

CANTON COUNTRY ACRES

CIVIC ASSOCIATION | NEWSLETTER

Spring 2021

Dear Canton Country Acres Homeowners,

SPRING MEETING

Our spring meeting is scheduled for Thursday, April 22, 2021 at 7:00 PM via Zoom.

On the agenda we will be reviewing the budget for the 2021–2022 fiscal year and the statement of operations for the 2020–2021 fiscal year, as well as any new business. Please plan on attending this meeting. This is a great way to address any questions or concerns you may have. We are always looking for more neighbors to get involved; volunteers are needed to assist in maintenance of the park and upkeep of the front entrance, miscellaneous projects that may arise, and the board still needs volunteers.

BOARD UPDATE

We would like to thank Jason Steinhebel, who filled the CCACA board position of Vice President for the last few years. Because of his increasing schedule and responsibilities, he rendered his resignation on January 6, 2021, effective as of that date. He has been a valued member of the CCACA board and will be greatly missed. We would also like to thank his family, who volunteered their services on many occasions.

2021 DUES INCREASE — VOTE RESULTS

The increase in dues from \$109.00 to \$150.00 was passed. 113 homeowners participated in the voting process — 103 voted yes and 10 voted no. 50 homeowners were visited twice by volunteers but either did not answer their doors or were not home. 7 rental properties did not respond to the written proposals for the increase, and one home was in the process of being sold.

ANNUAL FEE NOTICE — \$150.00 DUE APRIL 1, 2021

Enclosed you will find the fee notice for \$150.00, due April 1, 2021. Please send the notice along with payment and be sure to include your lot number, phone number, and current e-mail address. If you do not know your lot number, please note that it is listed on the front of the envelope along with your address.

The association fees cover the cost of:

- Street repairs
- Snow plowing and salting
- Mowing common areas
- Upkeep and maintenance of park and park equipment
- Landscaping
- Signs
- Insurance
- Park property tax

The association fee is the responsibility of each current homeowner. You are given 30 days' notice before the designated due date of April 1, 2021.

⚠ Lien Policy

Please note, as specified in the by-laws: If the association fees are not paid within 30 days from the due date, the association may place a lien on the homeowner's property. The homeowner is then responsible not only for the association dues but also for legal fees (\$115.00 to place the lien and \$115.00 to remove the lien), interest (6% per annum), and a penalty totaling four (4) times the outstanding annual fee. Instead of \$150.00 in association fees, the homeowner would then be responsible for a total payment of \$989.00. Placing a lien on our neighbor's property is not our objective, nor is subjecting you to a much larger payment. Please pay on time to avoid these charges. As of the 2020–2021 fiscal year, all homeowners have paid their dues and the association has no outstanding liens on its books.

HOMEOWNER REMINDERS

There are a few items we would like to remind homeowners of:

- Home improvements (adding a shed, replacing a fence, redoing a driveway, etc.) require a building permit and a letter of approval from the association.
- Please do not dump debris of any kind in the park — leaves, dirt, stones, building materials, etc. We either pay for cleanup or volunteers handle it.
- Please refrain from disposing of dog waste in the trash bins in the park. Volunteers help empty those bins, and it is a distasteful job.
- Remember to remove garbage cans and recycling bins from the curbside after Thursday pickup — too many are being left in the street.
- Please keep debris from accumulating in the street gutter in front of your home to facilitate drainage to the sewers.
- When snow is forecasted, please remove your vehicle from the street so the plows can do their job. (This is an ongoing issue on East Roundtable Dr.)
- The upkeep of your property is your responsibility. Canton Ordinance Enforcement makes frequent visits through our subdivision.
- If a neighbor has violated an ordinance you would like addressed, it is your responsibility as a resident to contact Canton Township and file the complaint — it is not the board's responsibility to police the neighborhood.

FIND US ONLINE

Website: cantoncountryacres.org

Facebook: facebook.com/cantoncountryacres

Thank you,

Board Members of CCACA

BOARD MEMBERS

President: Clarence Griffin cegriffin219@gmail.com

Treasurer: Scott Caudill scottcmi2@yahoo.com

Secretary: Nancy Szczepanski ccacasecretary@gmail.com

Asst. Treasurer: Joyce Griffin jpgriffin1226@gmail.com

Member at Large: Joe Watson race1320@gmail.com

Member at Large: Kyle Whitlock kylewhit32@gmail.com