

**WOODFIELD HOMEOWNERS ASSOCIATION  
GENERAL MEETING MINUTES  
Washington Township Offices  
Monday, May 22, 2023**

**Present:**

Board Members Present: Stan Kwolek, President; Mike Rizo, Vice President; Mary Ellen Hamilton, Secretary; Sharon Sharples, Treasurer; Lori James, Trustee; George McKenzie, Trustee. Absent Trustee Members were Tara Horne, Scott Jones, Mic Ide. Around 30 homeowners were present.

Meeting called to order at 7:02 p.m.

**New Business**

**Sam Previti**

The meeting was opened by Sam Previti, Washington Township Supervisor. He attended our meeting to advise of the progress on the 28 Mile Road sidewalk project. This walkway would run along north side of 28 Mile and join to walk in front of The Orchards Subdivision. Thus, this would possibly compromise the entrance to our sub and was to inform us of the potential plans. Unfortunately, he advised us of conflicts with easements on individual homeowner properties between the Orchards Sub and our entrance way so could not provide a definite time line until that is resolved.

We advised him that we have been trying to get the road commission to rebuild our front curb that they destroyed when they resurfaced 28 Mile Road. We told him of our frustration, for many years on this dilemma and the lack of communication with repair from the road commission. He promised to check on this situation and get back with us. We will post any updates on website.

A resident mentioned the proposed housing development at 27 and Van Dyke and how the more modern architecture would not coincide with our township landscape. Sam Previti stated that the land owner was running into many roadblocks, prohibiting going further, and encouraged Township residents to call in and state your objections to the Planning Commission. Attempting to pass Ordinance for no more residential, just commercial builds. The Planning Commission meets the second Thursday each month.

Supervisor Previti talked about all of the current and upcoming projects within the township. You can access information on these at [washingtontownship.org](http://washingtontownship.org), open Planning and Zoning Department and select Current Residential Development map for more detailed information on these projects.

Resident asked about the absence of the large pine in front of offices and he mentioned that the recent ice storm this year damaged it and will be seeing about replacement.

He also announced the Memorial Day celebration taking place that week.

**Woodfield**

Residents voicing concerns about the aesthetics of the entrance way into subdivision; mainly, the first two residential properties on the corner of Woodsman Drive. The easements, on these properties, were also recently included in WHA's lawn service to keep the entrance way as beautiful as possible. Reminding all homeowners to please keep their residences groomed to the very best of their ability. Another resident noticed that the other easements/entrances to the park entrance are not accessible. We did confirm that only the main entrance on Glenwood Trail is used for entrance at this time.

Also, seeking repair of watershed in front entrance. Looking for a resident who can rebuild for us.

We advised homeowners of Christmas lighting complications and how one company stole our previously purchased lights and will try to seek retribution. A new company was hired and trying to add back lost lighting decorations for upcoming season.

Resident mentioned pursuing Road Commission to seal subdivision roads again. Other improvements suggested but reminded that we are limited in what we can actually do to our roads without consequences from Road Commission.

A new homeowner has agreed to help us with our WHA Website, Enils Mertika, which is much appreciated and thanked him for his assistance in this matter.

With regard to voting in any new board members, one resident was suggested but declined the position. Current President Stan Kwolek will be resigning May of 2024 and current Trustee, Mic Ide, resigned. So, please let us know if any residents are interested in filling these positions. We need to keep our neighborhood running as efficiently as possible. We thank Stan and Mic for their contributions.

### **General Business**

The **Treasurer's Report** was presented with a balance of \$14,532.03. It was stated that besides normal operating expenditures, future funds are under consideration for maintenance of retention pond and main entrance, landscaping of additional common ground projects, etc. Discussion of possibly maintaining permanent tree removal company for ongoing storm damage with limit of \$3,000. Meanwhile, informing there are still some Township funds to cover retention pond maintenance.

Regarding dues in arrears: Six-year delinquent dues were paid up, lien removed, resident also liable for added attorney fees. Two-year arrears paid up. Another two-year dues still to be paid. Until dues are up-to-date on these homeowners, no voting rights are applied.

From our letter to Golf Estates residents, we did receive \$100.00 from a couple of residents. We will keep pursuing their interest and hopefully, monetary help in keeping front entrance beautification.

Meeting closed at 8:20 p.m.

### **Reminder:**

Storing of recreational vehicles, boats or trailers of any kind, full time, is against our By-Laws and also inconsiderate to your neighbors. Abandoned vehicles, over 48 hours, are to be reported to Macomb County Sheriff

### **Contact the WHA:**

Any questions, comments and/or suggestions for the Woodfield Homeowners Association can be submitted in one of two ways:

1. Mail to WHA, P.O. Box 287, Washington Township, MI 48094
2. E-mail to [wfieldassoc@yahoo.com](mailto:wfieldassoc@yahoo.com)
3. Active website whassociation.com