

STONEWATER HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

April 15, 2025

Zoom Webinar Meeting

1) **CALL TO ORDER: 6:32 P.M.**

**ROLL CALL: Directors:** Kurt Westermann, Anindya Roy, Jim Evangelista; John Tatge and James Gray were absent.

MGMC: J.C. Palmer

Homeowners: Chris Petersen 18350 Clairmont Circle E., Maitham Alsharifi 47961 Manorwood, Berni Brown 18667 Clover Hill Ct, E. Mady (daughter Olivia) 18028 Peninsula Way, Fran Hobbs 48190 Four Seasons, Iman Goldasteh 48392 Binghampton Dr, Milan Gandhi 18679 Clairmont Circle E, Samer Mossallam 17923 Mission Pointe, Phil Collareno 17850 Mission Point

2) **INTERIM ACTION OF BOARD (President Westermann):**

- **Boundary Survey** – The Board approved hiring a surveyor to stake the west side property boundary of Overlook Park.

3) **COMMUNITY FORUM**

- Chris Petersen – Nice to see fountains turned on.
- Milan Gandhi – Thought that the Spring Hill Lake fountain may not be level, because the spray pattern appeared to be tilted 10-15 degrees. President Westermann said it was very windy and the fountain spray was being blown to the east.
- Bernie Brown – Regarding the March 25<sup>th</sup> communication on minimum tree requirements, he would like to know what was approved for the previous owner.
- Phil Collareno – Said his Lot was pie shaped and didn't feel there was enough room for six (6) trees in his backyard without obstructing his view of the lake. President Westermann said many homeowners place their trees on side property boundaries and also plant small ornamental trees to minimize obstructing their view.
- Mason Alsharifi – Stoneridge Lake North fountain #4 lights were not operating. Service contractor will be notified.

#### 4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – JE
- Second – AR
- Vote – All approved

#### 5) PRESIDENT'S REPORT (President Westermann):

- **Township Road Repair Program** – The Association is pursuing road repair work requests with Wayne County Deputy County Executive, Assad Turfe; Northville Township Director of Public Services, Bob Belair; Wayne County Commissioner, Terry Marecki; and has filed Service Requests using the Wayne County Connect App.
- **Priority Maintenance Work (see attached PowerPoint presentation)**
  - Beck Road entrance waterfall/pond area landscape lighting
  - Concrete paver leveling
  - Lake irrigation pump/motor enclosures
  - Paint 6-mile road wood fence
  - Mystic Shores Park South and Overlook Park West path improvement
  - Spring Hill Park gazebo floor replacement
  - Installation of bird spikes under gazebo roofs
- **Lake fountain shore panel replacement**
  - Mystic Lake (South, #6) and Parkshore Lake (South, #7)
  - Fountain installation

#### 6) PROPERTY MANAGER'S REPORT (President Westermann for J.C. Palmer):

- **Homeowner Property Inspections**
  - Shorelines
    - ❖ MGMC's Rob Locher will be inspecting shorelines in June.
  - Sidewalks
    - ❖ Warning Notices were mailed in mid-March requesting homeowners complete repairs (level or replace complete sections) by June 1, 2025.
    - ❖ Several Homeowners have already contacted MGMC and submitted supporting documentation showing their repairs have been completed. MGMC appreciates the prompt attention to these notices as many areas posed a significant trip hazard.

- Minimum Front & Backyard Trees
  - ❖ Inspections were completed in January/February.
  - ❖ MGMC will provide a report of Lots for ACC to inspect. However, the ACC will need to note the type of violation recorded, to separate those which need their involvement.
  - ❖ ACC will perform follow-up re-inspections.
- AC & Standby Generator Evergreen Screening
  - ❖ Inspections completed in March/April
  - ❖ MGMC will provide a report of Lots for ACC to inspect. However, the ACC will need to note the type of violation recorded, to separate those which need their involvement.
  - ❖ ACC will perform follow-up re-inspections
- Exterior Lighting
  - ❖ ACC inspections completed in March
  - ❖ First group of violation notices have been issued
- Exterior Painting
  - ❖ Inspections scheduled for April
  - ❖ Non-harmonious color, peeling or dirty paint.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
  - ❖ Contractor was on site, Friday, March 14, 2025 to make corrections to the PLC programming and display. Contractor also needs to provide product data, one-line, schematic, and wiring diagram for the power/control panel.
  - ❖ A schematic diagram was provided on March 19, 2025. Links to Product Data Sheets were provided on March 26, 2025.
  - ❖ On March 23 and 29, 2025, BOD noted the following: some equipment is not shown on the Schematic Wiring Diagram; no One-Line Diagram has been submitted for the Power Distribution System; missing control panel markings to identify the three power sources; need to replace the 14 AWG, 120 Volt power distribution wiring with 12AWG wiring; a correction is needed to the Lake Level Displayed units on Control Panel.
  - ❖ Contractor said he would take care of everything the week of April 7, 2025. No date has been scheduled by the contractor to complete the work.

- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
  - ❖ Landfill disposal tickets need to be submitted with invoice submitted in February 2025 (for work performed in October 2024). Optional charges submitted for heavy cleaning of 100 linear feet of pipe has been disputed. Contractor has not resubmitted his invoice.
  
- Fire Lane Signage - On June 10, 2024 the Board requested MGMC to send Wayne County a request to install approximately 20 fire lane signs/year in the three phases (Phase 1 - Manorwood-Clairmont East-Stonewater Blvd North; Phase 2 - Stonewater Blvd Sout-Clairmont West-Parkshore Drive-Sheffield; Phase 3 – All other streets and cul-de-sacs).
  - ❖ Provide a map of where and how many signs were installed by Wayne County.
  - ❖ On March 26<sup>th</sup>, Management and Board Member Jim Evangelista met with Eric Lentz of the Wayne County Traffic Division. We inspected fire lane signage installed last year during Phase 1 operations and determined where Phase 2 signs would be installed. Furthermore, Eric sent an excerpt from their code book requiring a traffic study to be completed before stop signs could be installed. Management to present a map depicting 2025 services.
  
- Entrance Sign Letters
  - ❖ Repair of “O” and “N” letters on monument wall entrance sign at Beck and Manorwood entrance?
  - ❖ JC will obtain a quote by the end of the week, March 21, 2025.
  - ❖ Last Thursday April 17<sup>th</sup> Management reached out to Molly at Signs and More to determine what they are planning to propose to repair to the monument wall letters at the Beck entrance and provide a quote for approval. Management reached out again this week but has not received a response at this time. Management has also asked if they would be willing to do a site-wide picture inventory of all signs and associated replacement costs without direct cost to the Association. Management should receive a response by Friday, April 21, 2025.

- **New Action Items**

- None

## 7) **TREASURER’S REPORT (Treasurer Westermann):**

- **December Financial Report** – The 2024 year-end financial report has been finalized and approximately 20 invoices for work completed in 2024, but paid in 2025, have been accrued in 2024. The Association ended the year within approximately \$8,000 of its annual budget; and maintained the minimum required year end Operating and Reserve Fund balances.
- **January Financial Report** – One correction is required to finalize the January financials.

- 2024 Annual Audit – Our 2024 Audit will be getting started soon.

## 8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

### **2025 Update:**

The ACC is utilizing the Management Company's Vantaca ARC software to provide more direct communications with the homeowner and improve tracking of open requests.

Corrective actions requiring ACC approval to clear violations, will now be reinspected by the ACC.

The ACC has seen some improvement in using MGMC's Vantaca ARC process, however not all activity is currently being processed through Vantaca. The ACC requested some training to ensure it is fully utilizing the software, and to help reduce the burden on MGMC staff.

MR activity has started to pick up and the ACC will officially resume installation inspections on May 1<sup>st</sup> to address a large backlog of mostly stand-by generator evergreen screening.

### **Plan Approval Process:**

There are currently 19 pending requests, 9 are missing information and another 9 have yet to be submitted as the result of a Violation Notice (minimum tree requirements, mechanical equipment evergreen screening and unapproved modifications).

### **Approved Plans – Installations In Process:**

There are currently 18 approved requests pending installation inspection; there have been 4 new MR approvals since the last meeting.

### **Failed Inspections:**

There are currently 7 failed inspections pending reinspection; 6 of which were carried over from 2024.

### **Final Approval (Installation):**

There was 1 new installation approval since the last meeting (inspections will resume May 1<sup>st</sup>); 2 final approvals YTD.

**9) UNFINISHED BUSINESS:**

- JC & Director Evangelista discussed this with Eric Lentz, he stated that per Michigan code Stop Signs cannot be used to control speeding. JC will follow up and ask Eric to put this response in writing, site Michigan code.
  - Eric Lentz (Wayne County Traffic and Maintenance Engineer) provided a copy of the page from the MDOT manual on Uniform Traffic Control Devices that states Yield or Stop Signs shall not be used for speed control.
  - President Westermann asked JC and Director Evangelista to follow up with Eric to discuss the fact that many cars are using Stonewater to avoid the traffic signal at Beck & 7 Mile.

**10) NEW BUSINESS:**

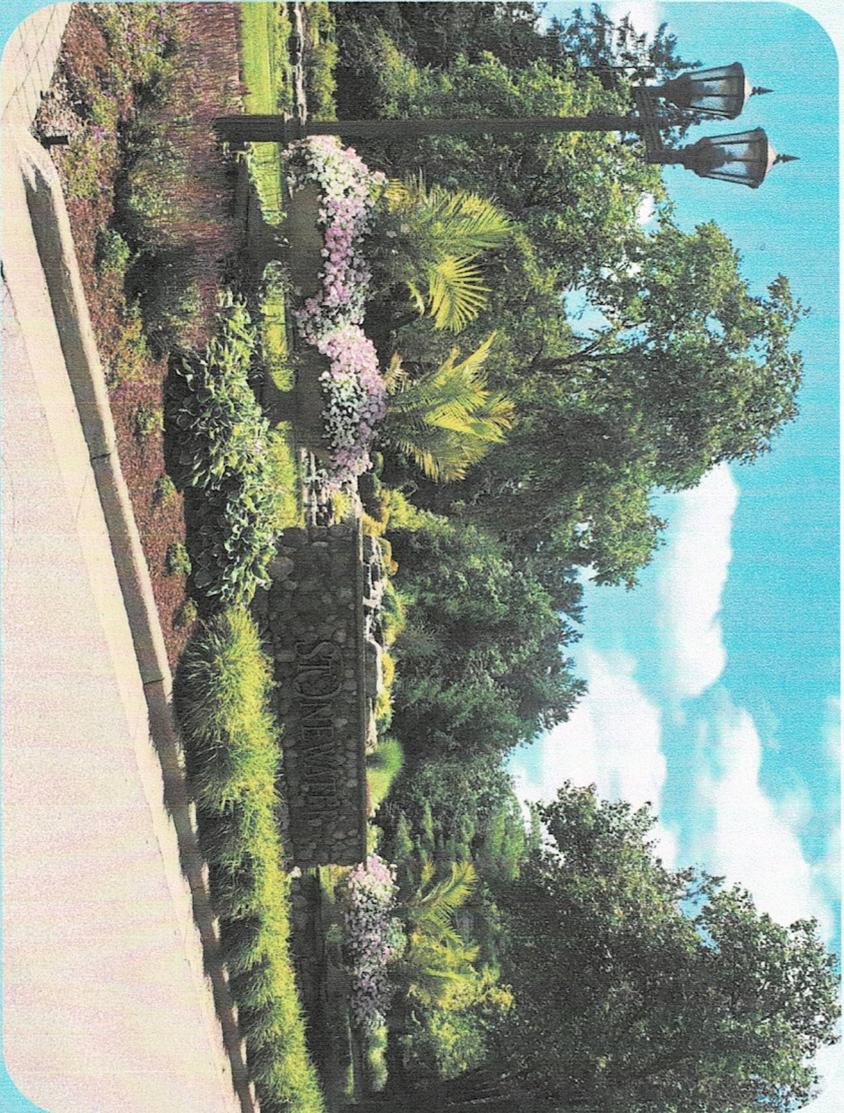
- None

**11) NEXT MEETING:**

- May 20<sup>th</sup> @ 6:30 p.m. Zoom webinar meeting.

**12) ADJOURNMENT:**

There being no further business, President Westermann adjourned the meeting at 7:35 P.M.



**MAINTENANCE  
PROJECT UPDATES**

KURT WESTERMANN

The background is a solid teal color with a subtle texture. Scattered throughout are several bubbles of various sizes, some appearing to float on the surface. The bubbles are most prominent in the top-left and bottom-right corners.

**APRIL  
BOARD MEETING UPDATE**

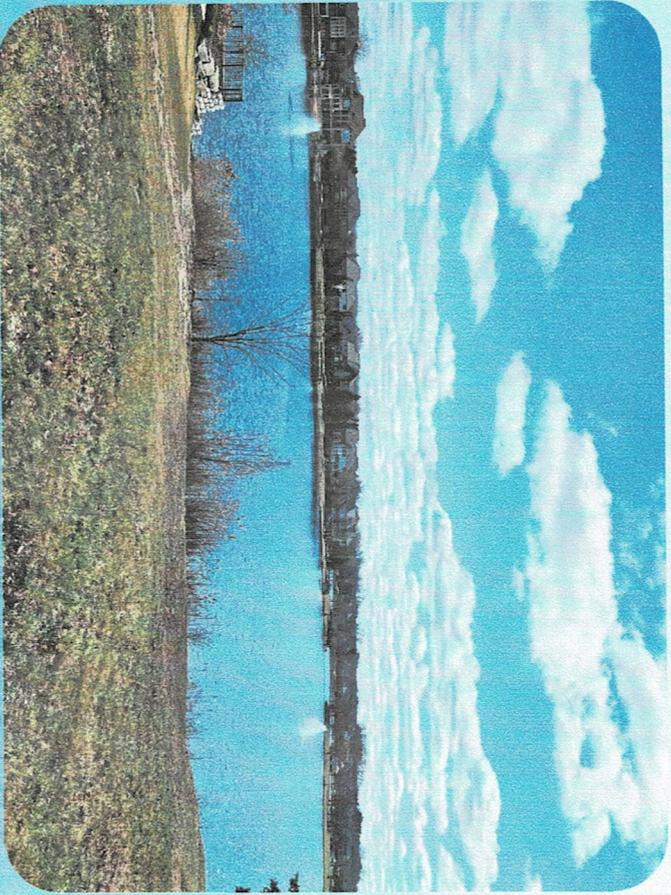
**LANDSCAPE MAINTENANCE CONTRACTOR  
CUTTING DOWN DRY GRASSES**



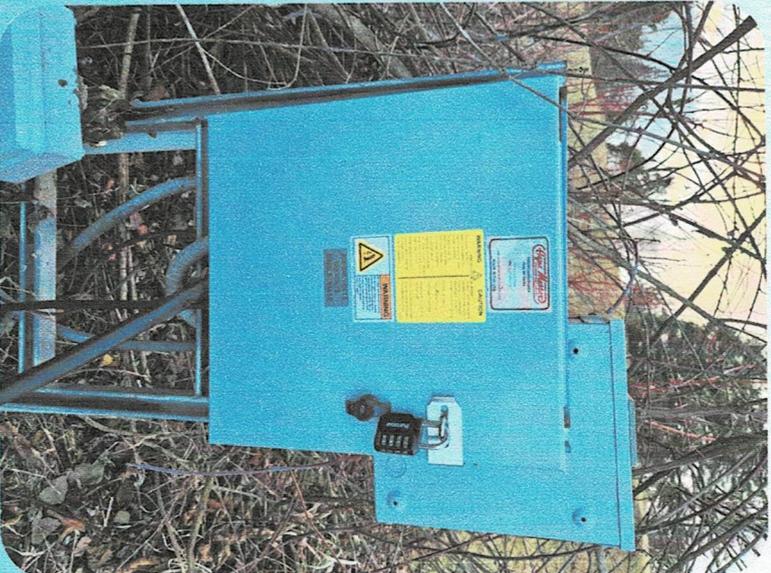
# LAKE FOUNTAIN INSTALLATIONS



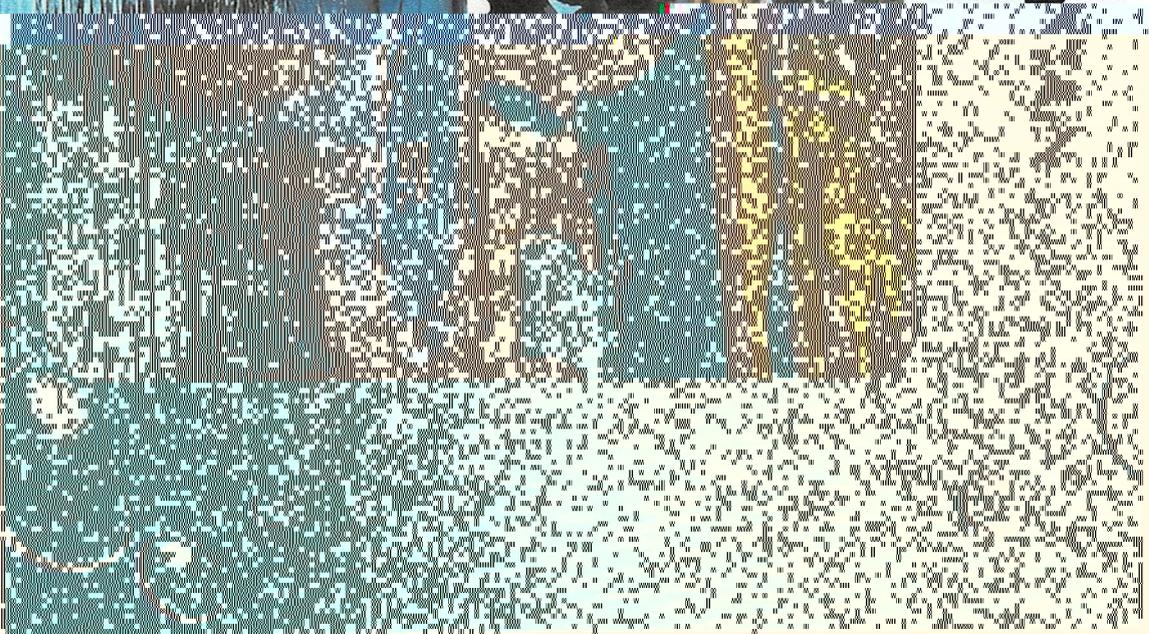
# LAKE FOUNTAIN INSTALLATIONS TEAL & STONERIDGE



# PARKSHORE LAKE SOUTH LAKE FOUNTAIN SHORE PANEL REPLACEMENT



PARKSHORE LAKE SOUTH FOUR  
CABLE DAMAGE



# STONERIDGE NORTH LAKE FOUNTAIN SHORE PANEL REPLACEMENT



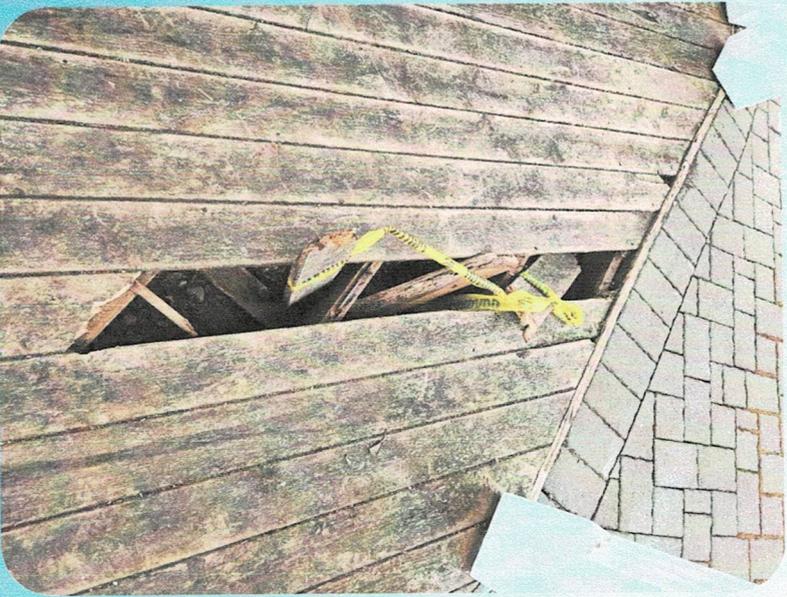
**SPRING HILL PARK  
GAZEBO ROTTED WOOD FLOOR REPLACEMENT**



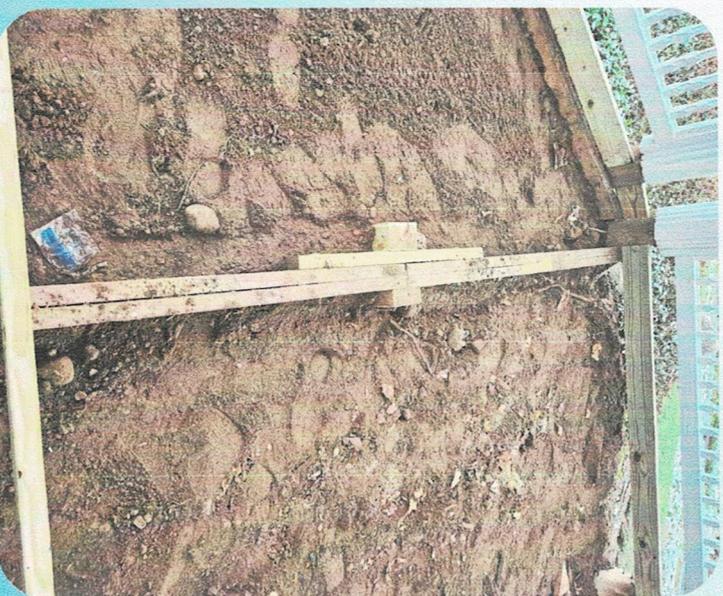
**SPRING HILL PARK  
GAZEBO POSTS REPAIRED & REPAINTED**



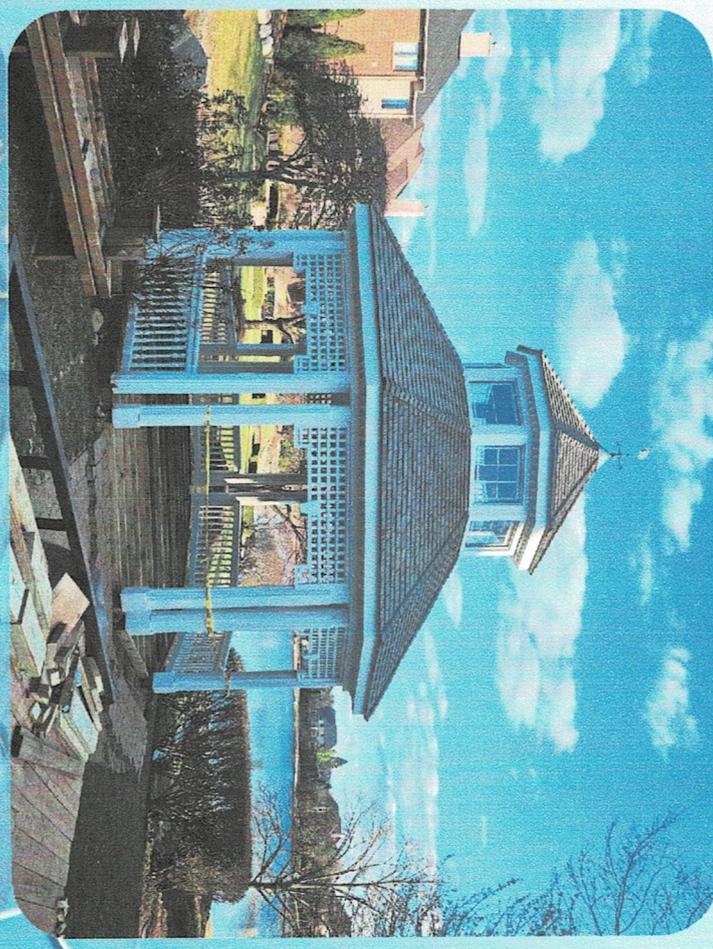
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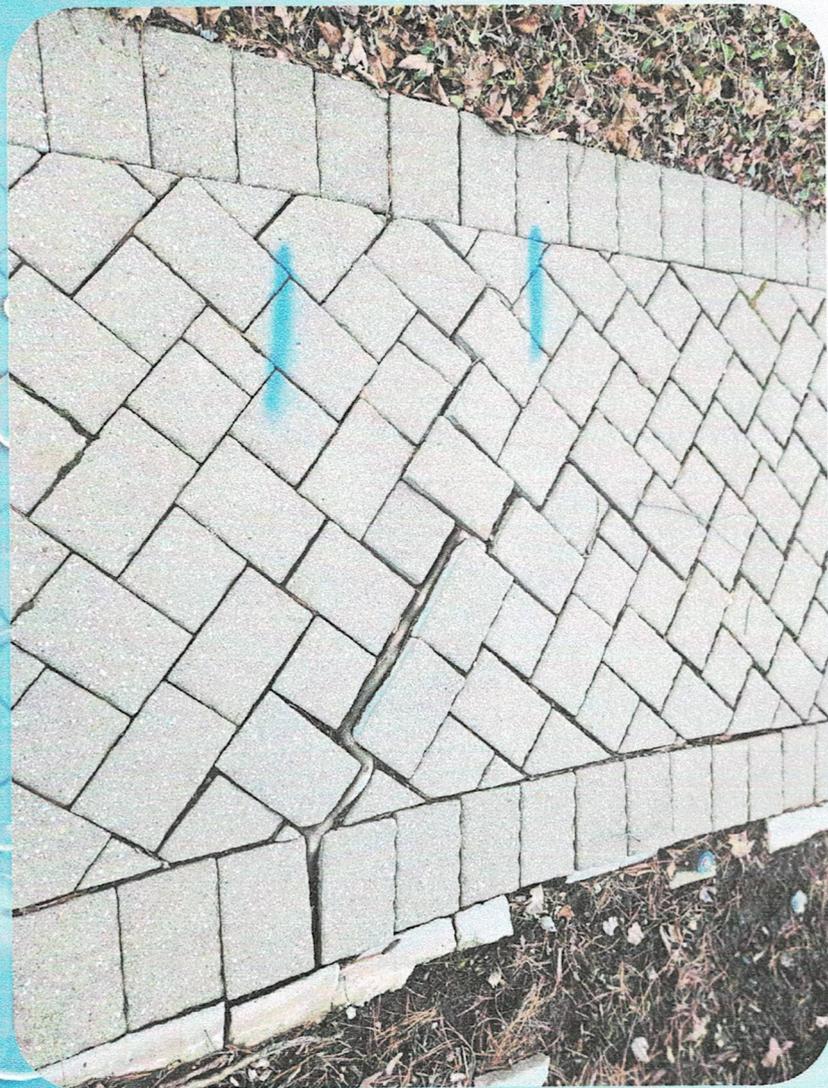
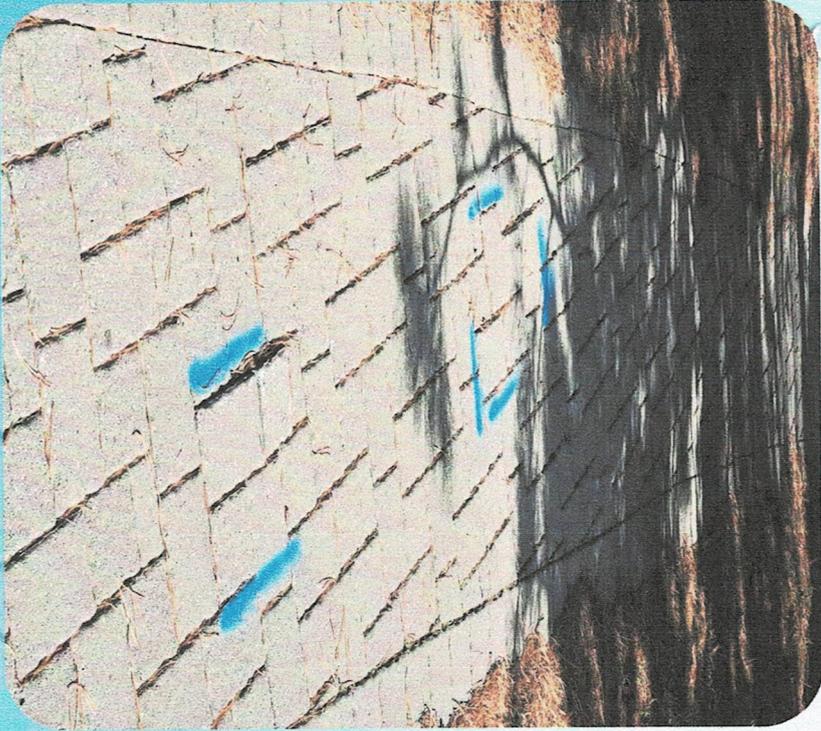
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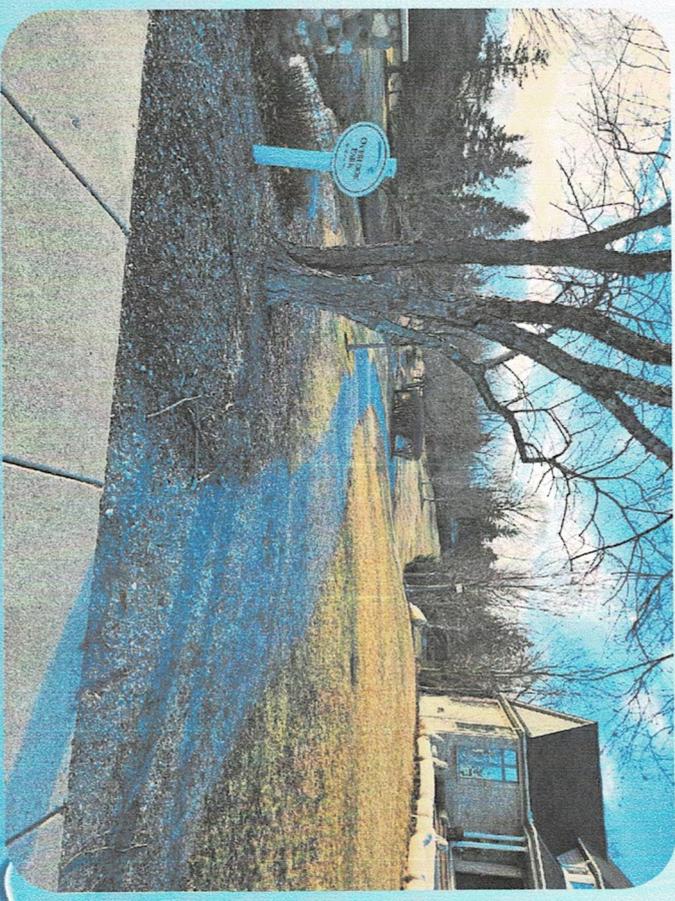
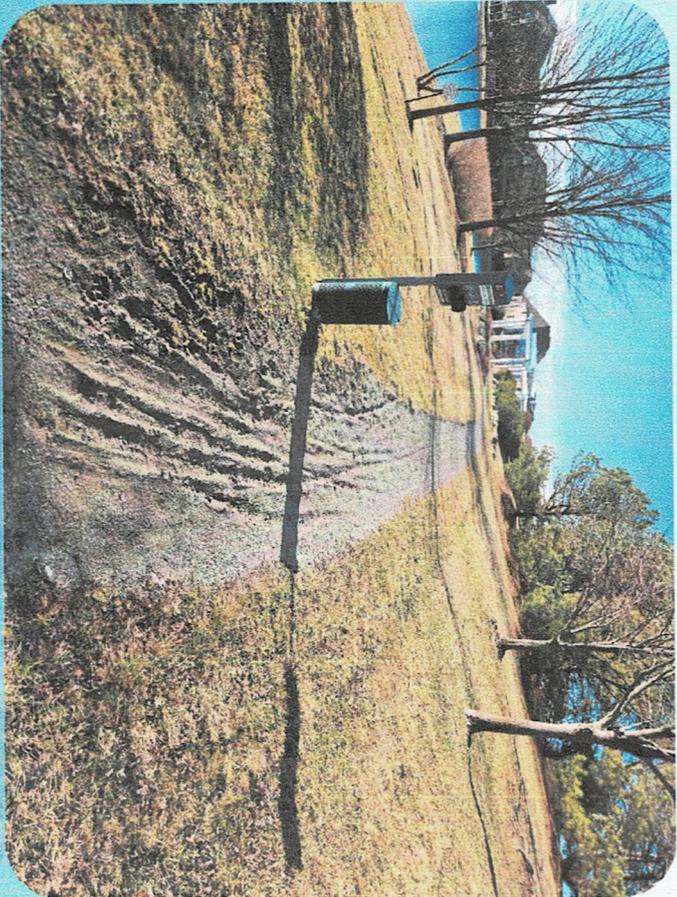
**6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING,  
PLUMB 20 REMAINING POSTS**



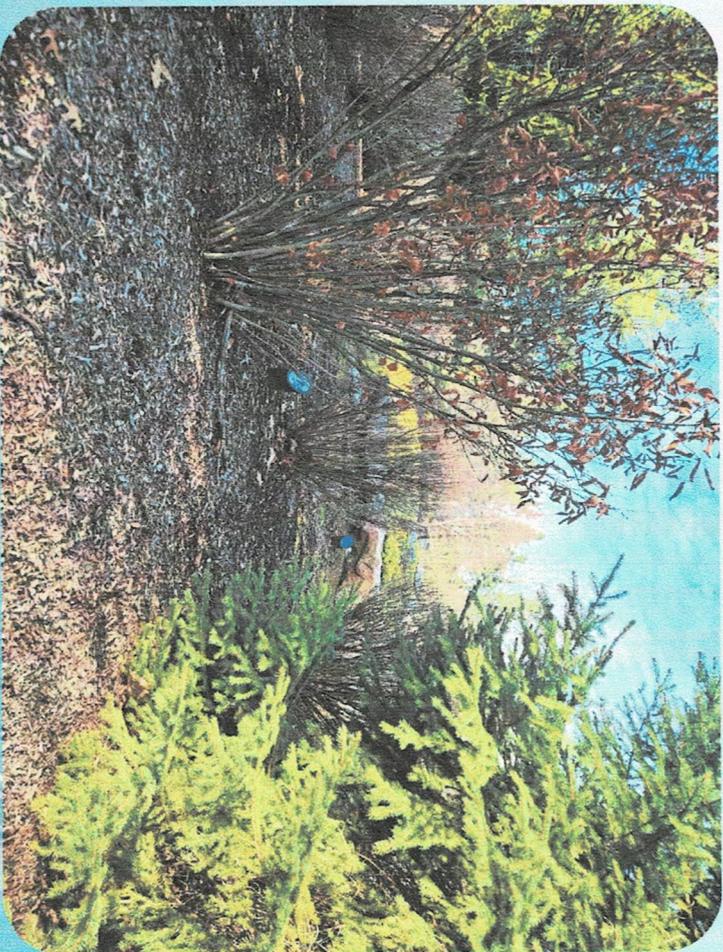
# CONCRETE PAVER LEVELLING



# MYSTIC SHORES PARK SOUTH & OVERLOOK PARK WEST PEDESTRIAN PATH IMPROVEMENT



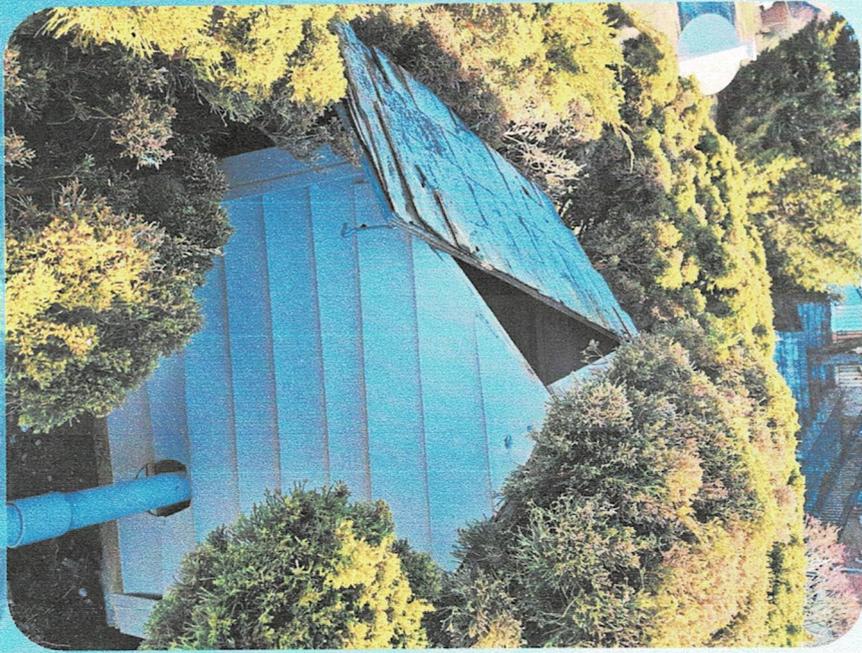
**BECK ROAD ENTRANCE POND/WATERFALL AREA  
LANDSCAPE LIGHTING REPLACEMENT**



**LAKE IRRIGATION PUMPS WITH  
NO ENCLOSURES**



# LAKE IRRIGATION PUMP WITH ENCLOSURES



**END**