

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

October 28, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:40 p.m.

ROLL CALL: Directors: Kurt Westermann, Anindya Roy, Jim Evangelista; Joanna McGuckin, John Tatge (Absent)

MGMC: J.C. Palmer, Erin Karim

Homeowners:

Chris Petersen - 18350 Clairmont Circle East
Brent Pawlak- 18678 Marblehead Drive
Heather Jiddou- 48372 Four Seasons Boulevard
Jun Zhang - 48347 Binghampton Drive
Alex Shalhoub – 47680 Manorwood Drive
Phil Collareno - 17850 Mission Pointe

2) INTERIM ACTION OF BOARD:

- Officer Appointments
 - Kurt Westermann – President/Treasurer
 - Jim Evangelista – Vice President/Secretary

3) COMMUNITY FORUM

- Chris Petersen – Landscape maintenance fall cleanup of boulevard islands looks great.
- Alex Shalhoub – Received Warning Notices for sidewalk leveling and stand-by generator evergreen screening. He has completed the work, but has a question he sent to the Management Company, but hasn't heard back. Kurt suggested he forward his question directly to the Architectural Control Committee (ACC) at accstonewatervolunteer@gmail.com.
- Heather Jiddou – Asked about evergreen screening for an AC unit and needs to plant one more shrub, but her landscaper is having trouble sourcing it. She asked for an extension of time. Kurt asked her to send an email to accstonewatervolunteer@gmail.com and request an extension of time.
- Brent Pawlak – Just moved in September and received a Warning Notice for Exterior Lighting. Brent wants to know what needs to be done and how to proceed. JC will forward the detailed information previously submitted to the Closing/Title Company regarding the two outstanding violations, one of which has been cleared. Kurt said the quantity of soffit lights will need to be reduced, the light color adjusted, and the brightness reduced. Kurt said the

Management Company will be sending Brent copies of information sent to the Closing/Title Company and instructions on the next steps to clear the violation.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Work (see attached PowerPoint presentation)**
 - Spring Hill Park gazebo floor replacement
 - Mystic Shores Park South and Overlook Park West pedestrian path improvement
 - 6 Mile Road, Overlook Trail Road, Parkshore Drive sidewalk leveling & replacement
 - Beck Road entrance waterfall/pond area landscape lighting
 - Mystic Shores Park north pedestrian path drainage
 - Lake irrigation pump/motor enclosures
 - Concrete paver leveling
 - Paint 6-mile road wood fence
 - Water wash both Gazebos and install bird spikes under gazebo roofs

6) PROPERTY MANAGER'S REPORT (J.C. Palmer):

- **Homeowner Property Inspections**
 - Sidewalks, Mailboxes, Exterior Painting, Landscape Maintenance
 - ❖ Follow-up re-inspections.
 - Utility Easements
 - ❖ Inspections.
 - In-Ground Basketball Hoops and Portable Hoops
 - ❖ Inspections.
- **MGMC Priority Projects**
 - Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
 - ❖ No progress since May 1, 2025.
 - ❖ In accordance with the contract terms, Treasurer Westermann withheld \$4,560 (30% milestone payment) until the contractor submits the required engineering documents.
 - ❖ **Contract with Adams Well Drilling has been terminated**, and Spicer Group

has been hired to create the Schematic Diagrams and a Power Distribution One-Line Diagram.

- Stormwater System Inspection & Cleaning (Stoneridge Lake & Spring Hill Lake Areas)
 - ❖ Start Phase II (Stoneridge & Spring Hill Lake Areas) Inspection & Cleaning Work started on October 13th and is expected to take five (5) weeks.
 - ❖ Metro Environmental will store debris removed from storm sewer system on their site, and after dewatering, transport to the landfill.

- 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).
 - ❖ Management Company will provide a map (PDF file) showing where new signs were installed in 2024; and present a map (PDF file) showing where signs will be installed in 2025.

 - ❖ During the May Board Meeting the Management Company showed a map of the fire lane signs installed in 2024. (The Board has requested a copy of the map showing signs installed versus required.) The Management Company has reached out to Wayne County’s Traffic Safety Department, Eric Lentz to complete the Phase I (2024) signage (3 missing signs); and for a schedule when Phase II will be installed.

 - ❖ On 7/13 Director Westermann sent MGMC several corrections that needed to be made to the maps provided. He reemphasized the need to focus efforts on the Phase 1, 2, and 3 areas described above, and recommended having dedicated maps for each phase.
 - MGMC reported that all the signs Wayne County chose to install last year have now been installed. However, the Phase 1 signs the Board requested be installed first (see description above), over one year ago, still have not been installed. President Westermann requested MGMC to include him on all emails and phone calls to Eric Lentz of the Wayne County Traffic Safety Department.

 - (President Westermann, asked MGMC to complete the installation of Phase 1 signs, and update the sign location maps to strictly follow the Fire Marshals 2020 recommendations for the location of missing signs, and to change the color of the symbol for where missing fire lane signs were noted (with an “FL” in a green box) to red, where signs have now been installed. The red color will match the red for locations of existing signs

and provide a good visual representation of what is complete and what needs to be done.

- The Board asked MGMC to prioritize the installation of missing fire lane signs on Mission Pointe. **JC said Wayne County has committed to install the fire lane signs on Mission Pointe before Thanksgiving. The Management Company will coordinate a meeting in early December between Northville Township Police Department and homeowners on Mission Pointe.**

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- **August Financial Report** – The August Financial Statement has been approved and has been issued. A minor update is required to the September Financial Statement Report and it should be issued later this week. The Association's expenses year-to-date are tracking the planned expenditures.
- **2024 Annual Audit & Tax Filing** – Our Federal and State of Michigan Tax Returns have been filed and acknowledged by both tax authorities. The 2024 Final Audit Report will be sent to residents this week.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2025 Update: More than half of the violations requiring ACC approval have achieved final installation approval. Since the end of the growing season is near, due dates to install any plantings will be extended to May 30, 2026. However, several homeowners with outstanding violations, still have not obtained Modification Request (MR) approval.

The ACC discovered that many of the noncompliant landscaping violations stemmed back to projects not being implemented in accordance with ACC approved plans. This is why ACC follow-up final installation inspections are so important.

It was estimated that more than three quarters of the ACC's workload has been spent reviewing remediation plans and performing installation inspections for noncompliance issues. The most common violations this year are unapproved modifications, and failure to meet minimum tree requirements and evergreen screening of mechanical equipment.

Plan Approval Process: There are currently 45 pending requests, 13 are in process and another 32 have yet to be submitted as the result of a violation notice.

Approved Plans – Installations In Process: There are currently 15 approved requests pending installation inspection (8 addressing outstanding violation notices); 7 new MR approvals pending installation inspection since the last meeting.

Failed Inspections: There are currently 9 failed inspections pending reinspection (8 relate to outstanding violation notices); 1 of which occurred in 2024:

Final Approval (Installation): There were 22 new installation approvals since the last meeting (16 related to outstanding violation notices); 63 final approvals YTD (38 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- November 18, 2025 @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:38 p.m.



**MAINTENANCE
PROJECT UPDATES**
KURT WESTERMANN

The background features a light blue to medium blue gradient. Scattered throughout are several realistic water bubbles of various sizes, some with highlights and shadows, giving a fresh and clean aesthetic.

OCTOBER BOARD MEETING UPDATE

SPRING HILL PARK NEW FLOOR & TRENCH DRAIN SYSTEM



SIDEWALK – 47 SECTIONS LEVELED & 33 REPLACED



33 SIDEWALK SECTIONS REPLACED



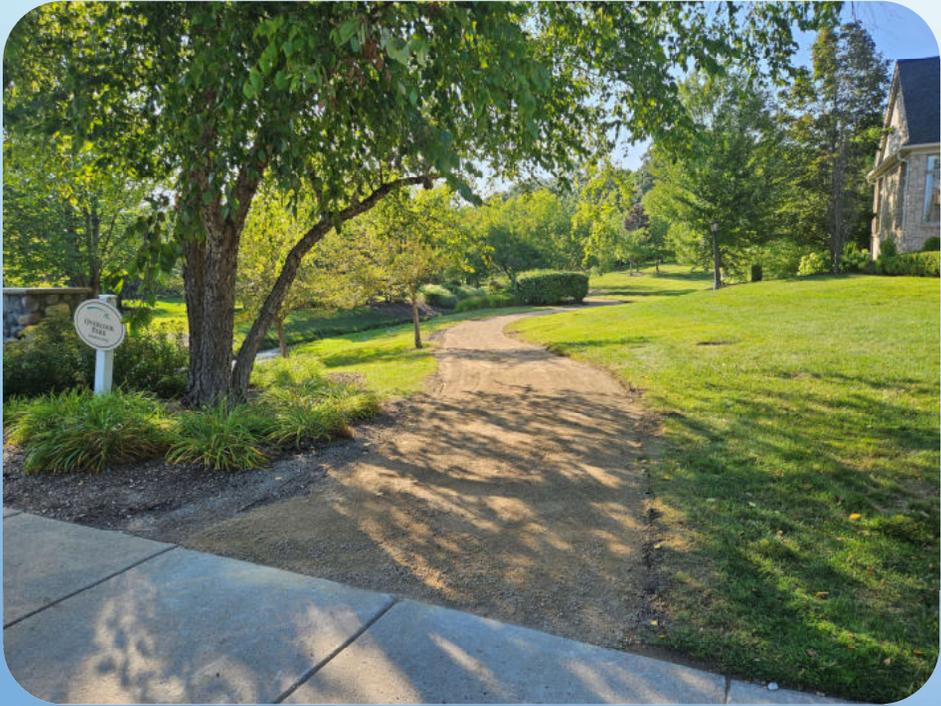
MYSTIC SHORES PARK SOUTH & OVERLOOK PARK EAST PEDESTRIAN PATH IMPROVEMENT



MYSTIC SHORES PARK SOUTH & OVERLOOK PARK EAST PEDESTRIAN PATH IMPROVEMENT



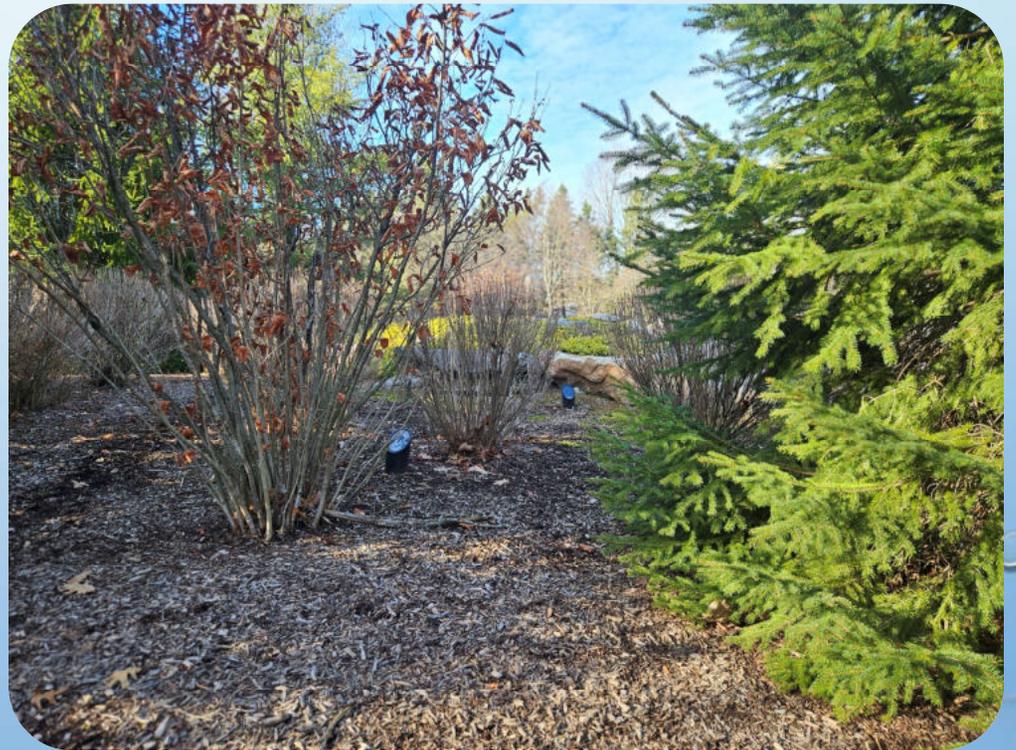
MYSTIC SHORES PARK SOUTH & OVERLOOK PARK EAST PEDESTRIAN PATH IMPROVEMENT



PENINSULA & SHOREBROOK PARKS LARGER TRASH CONTAINERS



BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



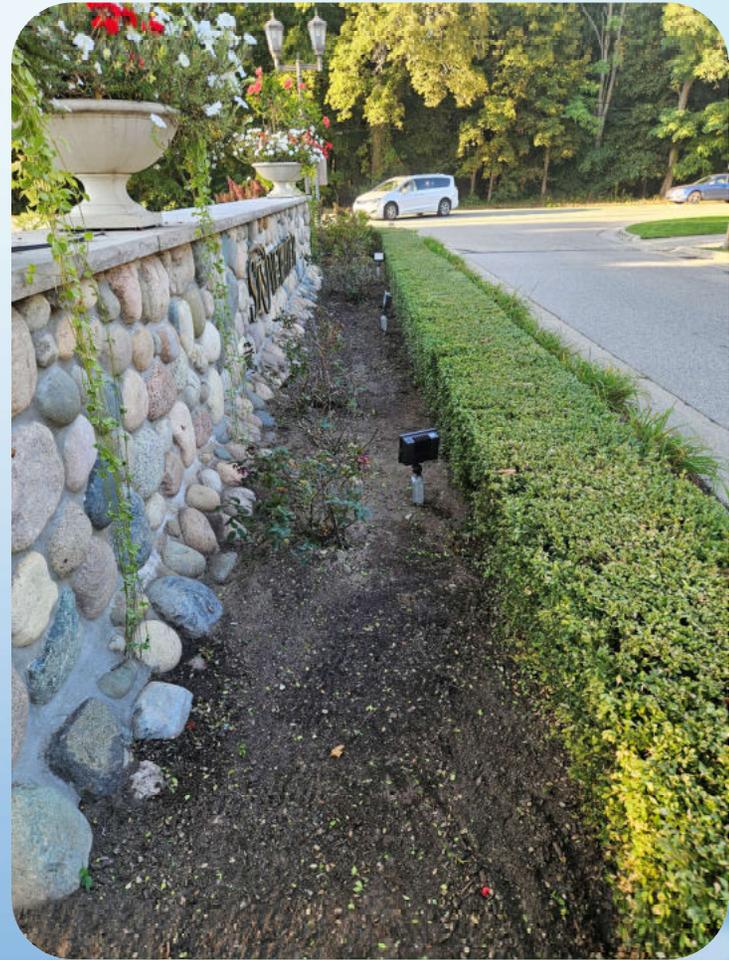
BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



7 MILE ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



7 MILE ENTRANCES SIGN LIGHTING REPLACEMENT



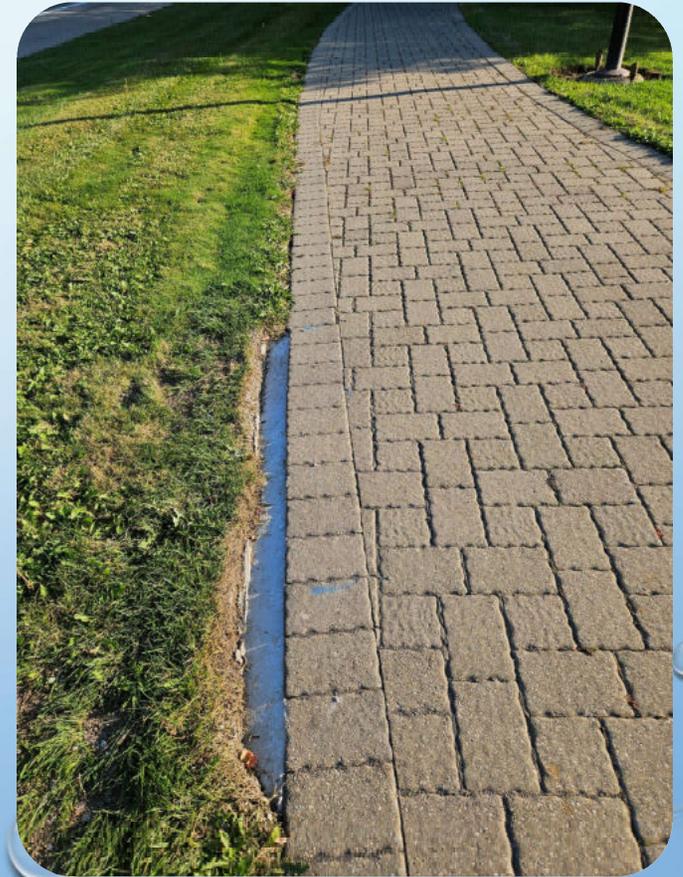
PENINSULA BRIDGE LIGHTING VANDALISM



CONCRETE PAVER LEVELING



CONCRETE PAVER LEVELING



LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP WITH ENCLOSURES



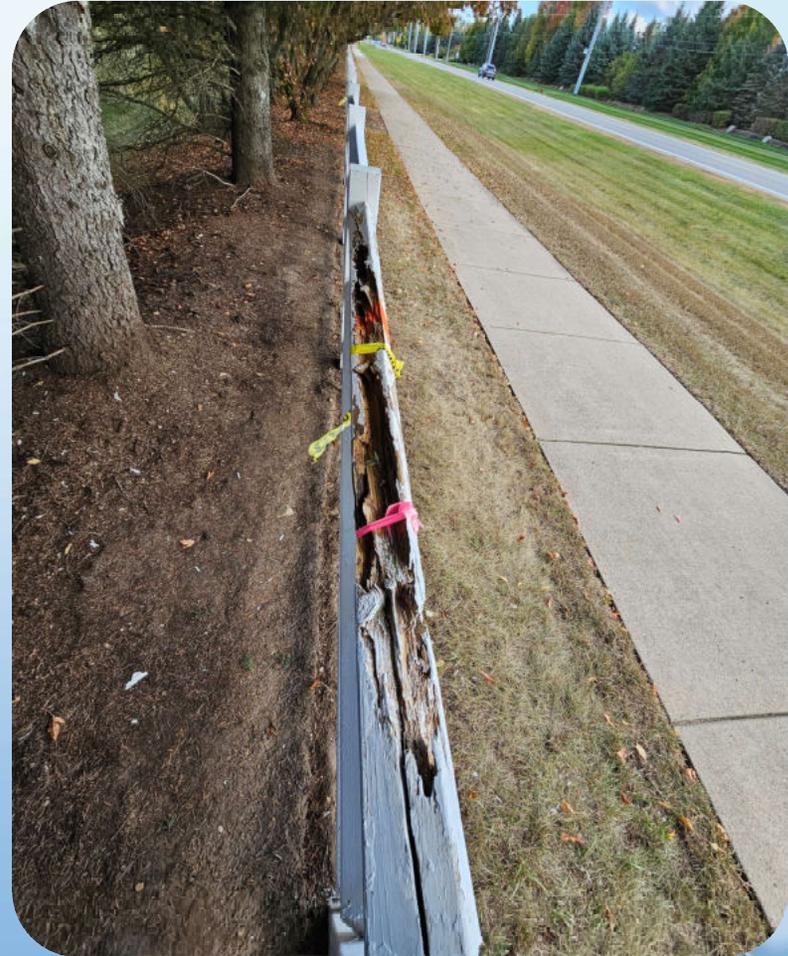
LAKE IRRIGATION PUMP NEW ENCLOSURES



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING, PLUMB 23 POSTS, REPLACE 1 POST & 21 RAILS



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING



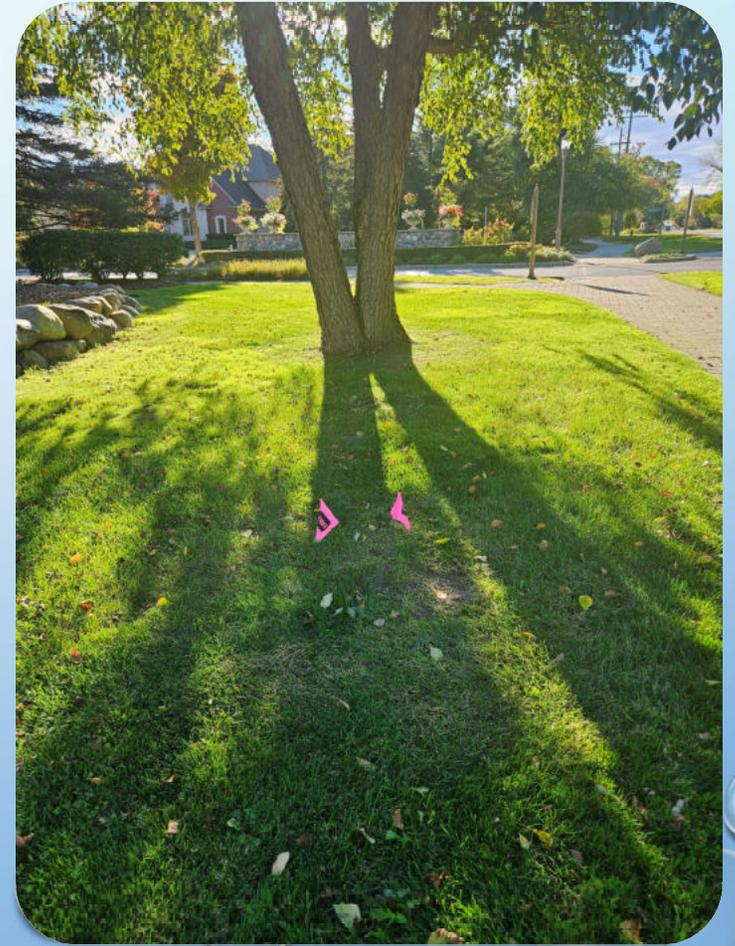
7 SUNKEN CATCH BASINS REPAIRED



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IRRIGATION SYSTEMS WINTERIZED (175 SPRINKLER ZONES)



12 LAKE FOUNTAINS REMOVED



STORM SEWER SYSTEM INSPECTION & CLEANING STONERIDGE & SPRING HILL LAKE AREAS



BECK ROAD ENTRANCE WATERFALL/POND OVERFLOW LINE CLOGGED



MORE SUNKEN CATCH BASINS REPORTED THROUGH WAYNE COUNTY CONNECT APP



TREE REPLACEMENTS HILLSIDE PARK EAST

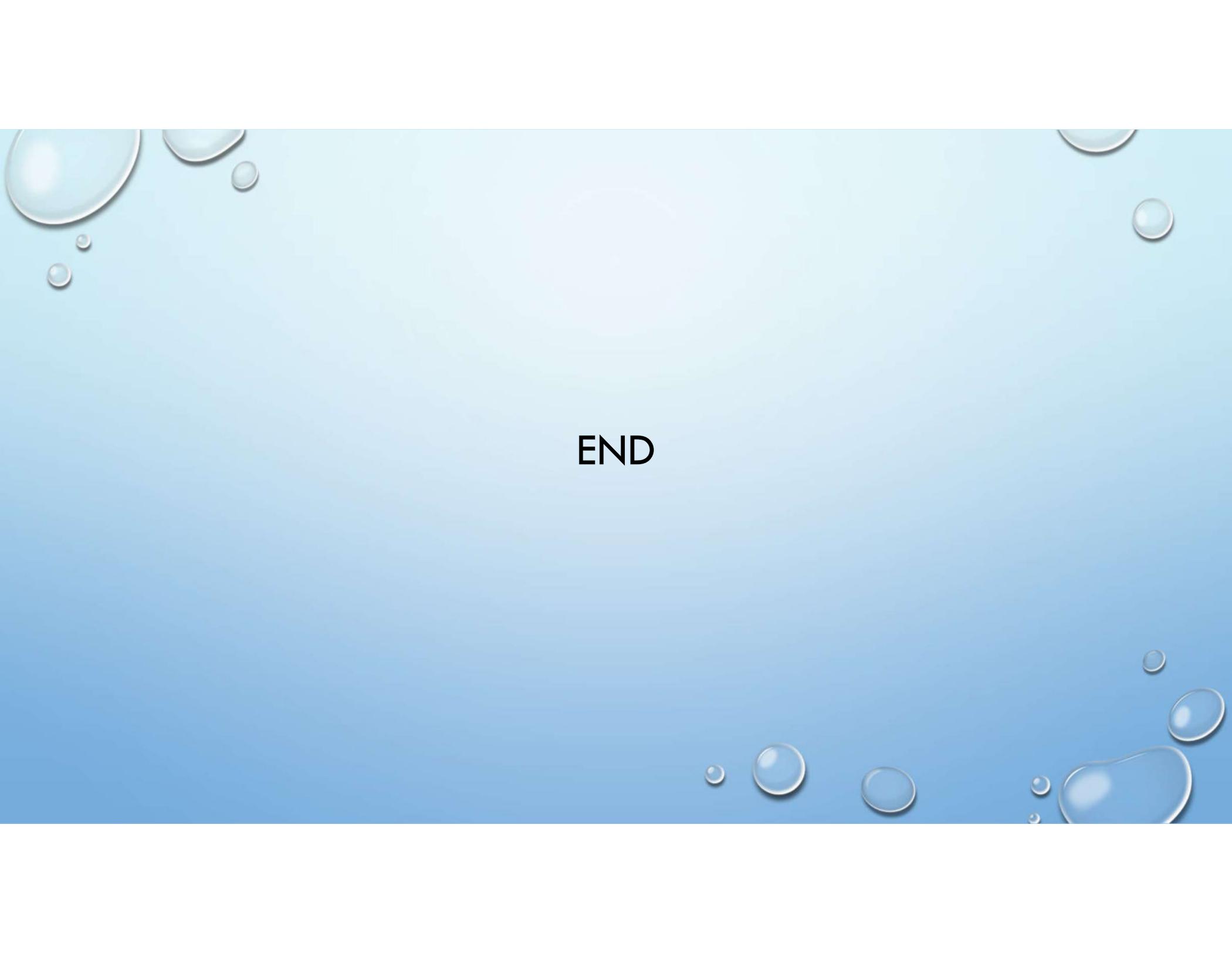


TREE REPLACEMENTS WILDLIFE PARK



MYSTIC SHORES PARK PEDESTRIAN PATH NEW UNDERGROUND DRAINAGE SYSTEM



The image features a vertical blue gradient background, transitioning from a lighter, almost white blue at the top to a deeper, more saturated blue at the bottom. In the center, there is a faint, white sunburst or lens flare effect. Scattered across the top and bottom edges are several realistic-looking water droplets of various sizes, each with a highlight and a shadow, giving them a three-dimensional appearance. The word "END" is centered in the middle of the page in a bold, black, sans-serif font.

END