

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

April 21, 2026

Zoom Webinar Meeting

1) CALL TO ORDER: 6:32 p.m.

ROLL CALL: Directors: Kurt Westermann, Anindya Roy, Jim Evangelista; Joanna McGuckin, J

MGMC: J.C. Palmer

Homeowners:

Phil Collareno - 17850 Mission Pointe
Heather Jiddou- 48372 Four Seasons Blvd.
Olivia Mady – 18028 Peninsula Way
Christina Frush - 18441 Stoneridge Ct
Kiran Koka - 18417 Stoneridge Ct.
John Carson - 47644 Manorwood Dr
David Adamse - 17998 Ridgeview Dr.
Lynn France - 17960 Ridgeview Dr
Remi & Shavi Sarna - 47924 Manorwood Drive
Sree Gangavarapu -18717 Clover Hill Ct
John Savona - 18514 Clairmont Circle East
Milan Gandhi - 18679 Clairmont Circle
Chris Clayson - 48245 Four Sasons Blvd.

2) INTERIM ACTION OF BOARD:

- None

3) COMMUNITY FORUM

- David Adamse – Requested a Board hearing, but didn't hear back. He has an Architectural Control Committee (ACC) response he would like to appeal. President Westerman asked MGMC to send David a link for an 8:45 p.m. hearing this evening.
- Christina Frush – Asked for a Board hearing but has not received a link. ACC sent an initial email reply to try to answer her questions; and the Association sent a second email today with additional information. Christina will review the email. The issue is regarding landscaping covering a storm sewer manhole/drain.
- Sree Gangavarapu – Asked about an ACC issue for a homeowner friend, President Westermann suggested the homeowner send an email or call MGMC to ask for a Board hearing to discuss.
- Phil Collareno – Asked if the no parking sign posts could be more decorative. The posts and signs are provided and installed by Wayne County

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – K. Westermann
- Second – J. McGuckin
- Vote – All approved

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Projects**
 - Lake Irrigation Pump/Motor Enclosures
 - Irrigation Pump Replacement (Parkshore & Stoneridge)
 - Pedestrian Path Improvement – Phase 3
 - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance
 - Lake Fountain Shore Panel Replacement
 - Stonewater Creek Pedestrian Bridge Replacement
- **Northville Township HOA Forum**
- **Trespassers**

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

- **Homeowner Property Inspections**
 - Re-inspections completed in March:
 - ❖ In-Ground Basketball Hoops and Portable Hoops
 - ❖ Holiday Decorations
 - ❖ Sidewalks and Driveways
 - April/May Inspections
 - ❖ Street Tree Canopies (Over Sidewalks & Roadway)
 - ❖ Re-inspections
 - May/June Inspections
 - ❖ Front Yard Landscaping
 - ❖ Re-inspections
 - June/July Inspections
 - ❖ Shorelines
 - ❖ Re-inspections
- **MGMC Priority Projects**
 - Stormwater System Inspection & Cleaning (Heather & Mystic Lake Areas)

- ❖ 2025 Invoice Status – no update

- 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).

- ❖ Presented a map of current signage and plan for 2026.

- Replacement of Park Entrance Signs

- ❖ A map of the sign type and locations is being prepared.

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- **December 2025 Financial Report** – An AR and Prepaid Report issue has been resolved and the 2025 year-end financial statements have been finalized.
- **January Financial Report** – With finalization of the December 2025 financial statement, the draft January – March reports will be reviewed and finalized.
- **2025 Audit/Tax Filing** – Our auditor just sent a request for initial documents to begin our 2025 Audit.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2026 Update: The Association has spent considerable time and effort to remind homeowners that the CC&Rs require Architectural Control Committee (ACC) approval prior to making external modifications. During the past year, homeowners have been reminded on average every 6 weeks.

Despite these efforts, over 70% of the ACC modification request volume is directly due to homeowners not following the ACC approval process. This not only can lead to unnecessary homeowner expenditures, but consumes significant time and resources to remediate the situation. Some violations take several months to years to resolve, which can also mislead other homeowners to believe the Association is not enforcing the restrictions or the installation is compliant.

In just the past few weeks, the Association had to issue multiple “Stop-Work” orders. While this was disruptive to the homeowner, it can also save the homeowner the cost of installing noncompliant plantings that need to be removed and replaced.

There are currently 76 open files in various stages of approval. Most of the committee’s volume (72%) is due to compliance notices, with the majority connected to minimum landscaping requirements and unapproved modifications. However, many of these are expected to be resolved after follow-up inspections in late May.

Plan Approval Process: There are currently 37 pending requests.

Approved Plans – Installations In Process: There are currently 34 approved plans, pending installation inspection since the last meeting

Failed Inspections: There are currently 5 failed inspections pending reinspection, and 1 is a carry-over from 2024

Final Approval (Installation): There were 2 new installations approved since the last meeting, and there has been 5 final approvals this year.

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- May 19, 2026 @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:40 p.m.