

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

August 18, 2026

Zoom Webinar Meeting

1) CALL TO ORDER: p.m.

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

MGMC: J.C. Palmer, Jennifer Krause, Vicki Strong

Homeowners:

Chris Petersen - 18350 Clairmont Circle East
Phil Collareno - 17850 Mission Pointe
Belal Majed – 18394 Clairmont Circle East
Zaher and Maria Srour – 48240 Binghampton Ct
Mamnoon Siddiqui – 48105 Four Seasons blvd
Imad Tinawi - 17922 Ridgeview Drive
Merrilee Nay – 18573 Steep Hollow CT
Mohamed Meghil – 17944 Ridgeview Dr.
Naznin Mahmood – 17379 Parkshore
Neal and Anna Maheshwari– 48050 Four Seasons Blvd
Sawsan Bazzi – 18170 Parkshore Dr.
Nick Norton – 18585 Steep Hollow Ct

2) INTERIM ACTION OF BOARD:

- 2027-2029 Landscape Maintenance Contract Renewal

3) COMMUNITY FORUM

- **Mamnoon Siddiqui**– Asked why the Landscape Maintenance Contract is a 3-year contract versus a 1-year contract. President Westermann said the Association has been pleased with the performance of the current contractor for the past three years. There were performance issues with the Great Oaks who was the previous contractor for ~20 years. A three-year contract allows the Association to stabilize pricing for these services over three years, and as the contractor becomes familiar with our Common Areas, he is able to deliver services more efficiently. Mr. Siddiqui said his only issue with the contractor was this past winter he didn't keep up with the snow removal and deicing. President Westermann explained the snow removal and deicing is done by another contractor, and thanked him for the feedback. He agrees with the Maheshwari's (see below) the overpopulation of geese is a problem. He

spends thousands of dollars to maintain his shoreline and the geese create a mess within a day.

- **Phil Collareno** – He noted that two fountains on Stoneridge Lake were down for about a week.
- **Naznin Mahmood** – Asked how long the landscape maintenance contractor has been working for the Association, and why the hydrangeas at the 6-Mile Road Sheffield Road entrance didn't get any blooms on them. She was very disappointed this year and last year with the hydrangeas and doesn't think the contractor knows how to maintain them and that he needs to cut them back in the fall. President Westermann said the contractor is very knowledgeable of the different types of hydrangeas, but one of his crew may have made a mistake in pruning them, because some hydrangeas bloom on old wood, some new wood, some on both. (The Association determined the hydrangeas at the Sheffield entrance are Endless Summer, which bloom on both old and new wood, and require very little pruning, just removal of dead wood, and should not be pruned back in the fall. Endless Summer hydrangeas are also susceptible to cold snaps or late spring frosts (which happened this year), that will kill flower buds set on the old wood. For this reason, the landscape maintenance contractor told the Association he only recommends planting Annabelle or Panicle type hydrangeas.)
- **Chris Petersen** – Weeds in the lakes have been better this year and PLM has been doing a good job, but the weeds are now nearer the surface and catching some prop motors, probably due to the lower water level. The contractor has done a good job up to now.

The shoreline/beaches look much better this summer, but there are still some that never get rid of the weeds.

Each evening, he and his wife take a boat ride around the lake and there are several young people still jumping from the Peninsula bridge or sitting on the bridge railing above them. He said over the years he has submitted 3 proposals to reduce the kids jumping and this is a dangerous situation for both them and the Association. None has ever been approved. This encourages more teens to come causing other issues. He encouraged the Board to initiate another look at this problem. (One of the suggestions Mr. Petersen made was to remove the rub rail on the inside of the bridge to make it more difficult for kids to step up on top of the railing and jump off. The rub rail was removed several years ago. The Board did review all Mr. Petersen's proposals and found the other suggestions could increase the risk of injury of someone jumping off the bridge. As explained in the past, there is no law that prohibits someone from jumping off the bridge. In addition, the Board has consulted with Northville Township Police Department (NTPD) several times, and they agreed with the Board's decision regarding Mr. Petersen's suggestions. The Board feels the best deterrent to stop individuals from outside the community from jumping off the bridge, is for homeowners to call and make a complaint of trespassers in our private parks.)

Lastly, Mr. Petersen said the county has been putting up ugly fire lane signs in the subdivision. There have been 30 signs installed, and maybe 40 more to come that do not

match the upscale look in Stonewater and he proposed that we fix that. He said after 2 months of work, he submitted a project to MGMC for the Board to purchase architectural sign posts that can be simply dropped onto the ugly sturdy county posts and fastened with ground screws. He requested some time to present his proposal to the Board.

- **Neal and Anna Maheshwari** – Sent a letter to Vicki about geese population and droppings around the community and don't feel the response was satisfactory. The geese population is out of hand and they are looking for a solution. President Westermann explained the Association has participated in a State of Michigan permitted program for several years, where the Association contracts to have a certified contractor remove/destroy nests and eggs in the spring. The Association also used to participate in a State of Michigan permitted program in which a certified contractor would round up the geese and relocated them. However, the State of Michigan discontinued this program because it was determined the geese were returning to the areas from which they were relocated. In addition, in response to the over population of geese, last year the State of Michigan tried to launch a program that would allow contractors to round up the geese, euthanize them, and donate their meat to charity organizations; however, a lawsuit was filed prohibiting the launch of this new program. In addition, the Association's landscape contractor is raking the paths to try to keep the decomposed granite covered pedestrian paths as clean as possible. Neal asked if lakefront homes beaches could be sprayed by the Association to try to keep geese away. President Westermann said, unfortunately, the grape juice spray only lasts a short time and needs to be reapplied, because rain will wash it away. President Westermann recommended if you have a large open lawn area in your backyard where the geese like to land and eat the grass, consider installing landscape plantings set back from the shoreline, because the geese are less likely to enter your open lawn area, not knowing if predators are hiding in the landscaping. Neal and Anna said they take a walk along Four Seasons, to Clairmont Circle, to Parkshore Drive to 6 Mile Road and back, and every single sidewalk and the streets are covered in goose droppings; they have also seen 10-15 geese walking down the sidewalks and asked if the Association could clean the sidewalks. They will send pictures along the route they walk, and asked for a follow-up response from the Association within 1-2 weeks. President Westermann also suggested homeowners call Northville Township, who have influence at the state level in controlling the geese population, to make a complaint and ask them what are they doing about the overpopulation of geese? Northville Township also recently studied the deer population in our area.
- **Zaher Srour** – Asked several questions about how the Association contracts for its services. President Westermann briefly explained the typical bid process, prequalification of bidders, number of bidders, and bid analysis and award of contracts.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – K. Westermann
- Second – J. Tatge
- All in Favor – All

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Projects (see PowerPoint Presentation)**
 - Pedestrian Path Improvement – Phase 3
 - Stonewater Creek Pedestrian Bridge Replacement
 - Dead Tree Removal & Replacements
 - Peninsula Park – 11 trees removed, 6 replanted
 - Mission Pointe Blvd Island – 2 trees removed, 1 replanted
 - Creekside Park – 2 trees removed
 - Mystic Cove Entrance – 1 tree removed
 - Sandstone Park – 5 trees removed
 - Total of 21 trees removed, 7 new trees planted.
 - Dead Yew & Boxwood Shrub Removal – Dead yews were removed from all four islands on Stonewater Blvd., and the Mystic Cove entrance; dead boxwoods were removed from east side of Stonewater Blvd. entrance and Mystic Cove entrance.
 - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance work will be started in October.

6) PROPERTY MANAGER'S REPORT (JC Palmer):

- **Homeowner Property Inspections**
 - August Inspections
 - ❖ Follow-up re-inspections will be completed on all open violations.
- **MGMC Priority Projects**
 - 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.
 - ❖ New signs that are missing will be installed in the Fall.
 - Replacement of Park Entrance Signs
 - ❖ A map of the sign type and locations is being prepared to budget for their future replacement/repair.

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- **April & May Financial Reports** – The April financials have been approved and the May statement is currently under review. As of July, the Association's incurred expenses are as budgeted.
- **2027 Annual Budget** – The Board will be reviewing the 2027 Annual Budget this evening in Executive Session.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC) - Director McGuckin (see Powerpoint slide)

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- Annual Meeting – September 15, 2026 @ 7:00 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:49 p.m.

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AUGUST BOARD MEETING UPDATE



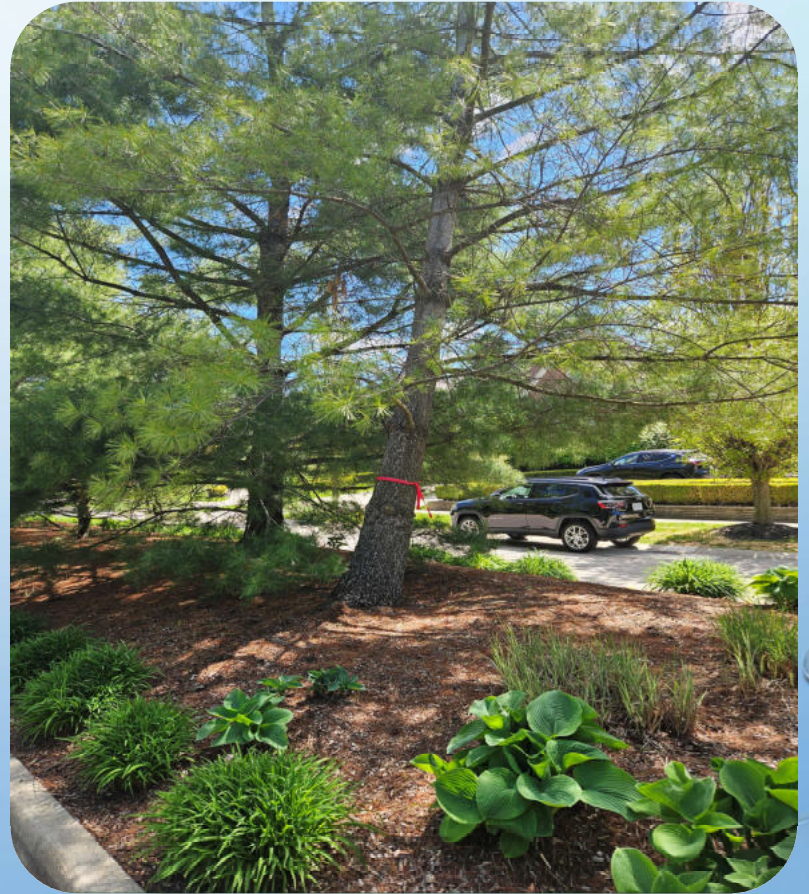
MAINTENANCE PROJECT UPDATES

KURT WESTERMANN

PENINSULA PARK DEAD PINE & SPRUCE TREES



HIGH RISK LEANING TREES REMOVED



PENINSULA PARK TREES (11) REMOVED



PENINSULA PARK NEW TREES PLANTED



MISSION POINTE BLVD ISLAND TREES REMOVED (2) AND 1 NEW TREE PLANTED



CREEKSIDE PARK TREES (2) REMOVED



MYSTIC COVE ENTRANCE TREE (1) REMOVED



SANDSTONE PARK CORKSCREW WILLOWS



SANDSTONE PARK TREES (5) REMOVED



STONEWATER BLVD ISLAND YEW SHRUB REMOVAL



STONEWATER BLVD ISLAND SHRUBS REMOVED



PEDESTRIAN PATH IMPROVEMENT



SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE



SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE



SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE



SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



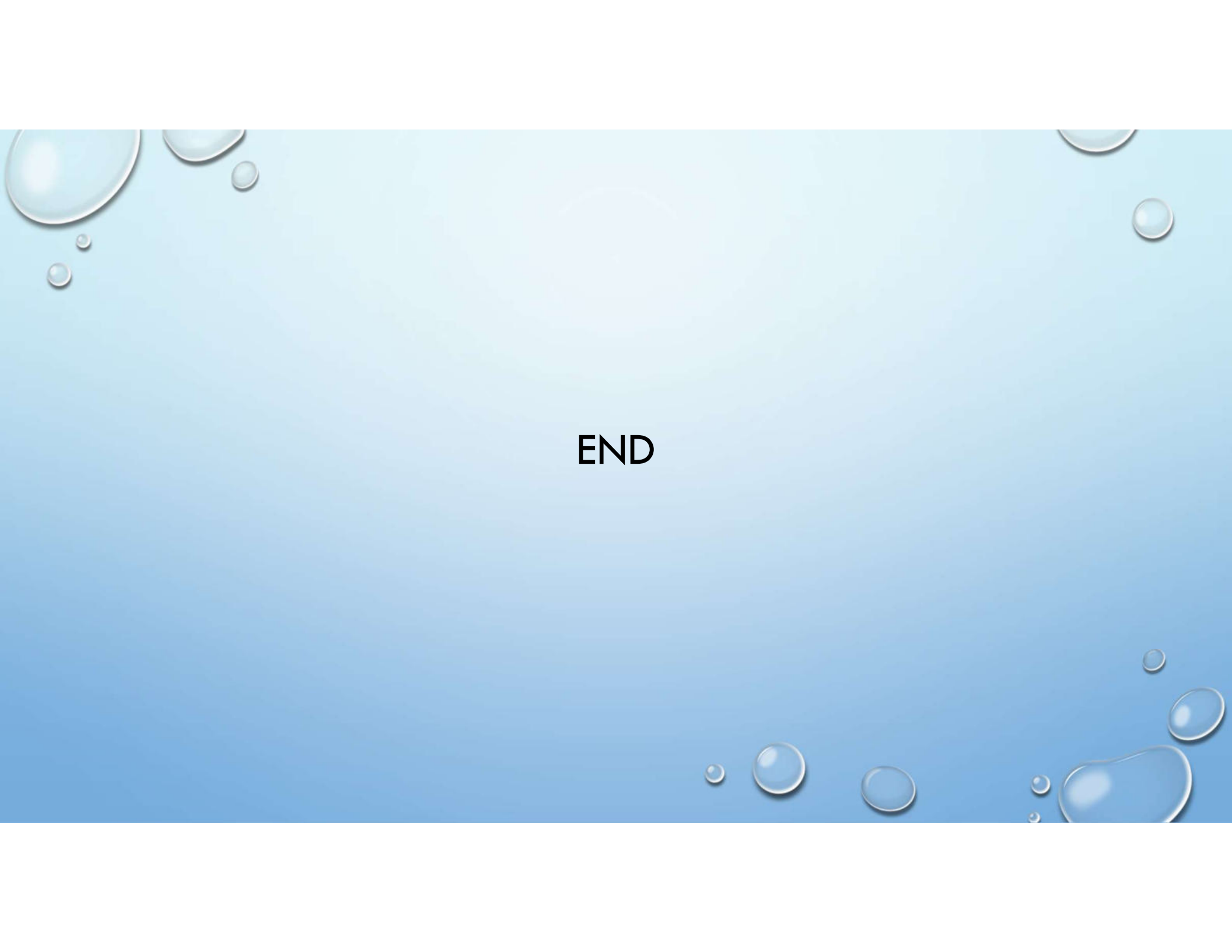
6-MILE ROAD PEDESTRIAN BRIDGE AREA



ACC Summary 8/16

- **65 active** ACC files; 63% involve compliance-related approval issues.
 - **Primary compliance drivers:** landscaping requirements & unapproved exterior modifications.
 - Currently *45%* of the ACC type violations have been remediated so far this year.
- **37 plan requests pending** (20 under review; 12 awaiting homeowner submissions).
- **25 approved** projects awaiting installation inspection; average modification request approval time: **7 days**.
- **3 failed** inspections pending reinspection.
- **11 final approvals since last meeting**; *47 year-to-date*, including 35 related to outstanding violation notices.

*Continued homeowner education on preapproval requirements and timely submission follow-up remain the best opportunities to reduce violations and improve compliance.

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