

Willow Homes Association Membership Guide

Website: <https://willowhomesassociation.com/wp/>

Mailing Address: Willow Homes Association- P.O. Box 87183, Canton MI 48187

Meet Our Neighbors

The Willow Homes Association (WHA) includes 498 single family homes, 78 duplexes and 2 parks. The parks are Laurel Woods located on Foxthorn Rd, and Cottonwood Hollow located on Willowcreek Rd. The neighborhood is bordered by Ford Rd on the South, Morton Taylor on the West, Warren Rd to the North and Lilley Rd to the East.



Subscribe to Receive Email Communications from WHA

An email distribution list has been created to make it easier for you to receive important announcements and information from the WHA. If you are an owner or resident that lives in our association, please scan the QR Code below to register or use this link.

[WHA HOA Email Distribution List](#)



Meet the Volunteer Board and Check Out How the Neighborhood is Supported

Homeowners Association Board

The Board is made up of nine volunteer homeowners who live in our association and are committed to making this neighborhood a great place to live and raise your families. Members are elected to office during the annual meeting held on the first Monday in May every year. The positions are for a 3-year term. There are no limit on the number of terms someone can serve if they are elected.

Purpose

Board members meet every other month to review items of importance in keeping our neighborhood managed, share information, address resident questions, review budgets, make decisions on contracts for annual landscaping needs, snow removal, park maintenance and neighborhood enhancements and much more.

Meeting Cadence

Meetings occur in January, March, May, July, September, and November and are scheduled based on board member availability and take place virtually. If you would like to attend a meeting, they are open to all and an email request for the meeting link can be sent to the President as listed below.

Annual General Membership Meeting is held in person on the first Monday in May and a postcard is mailed to your home with the exact date, location & time. This is also announced on the association website and shared via social media platforms. We invite and encourage you to attend this meeting.



The current Board members are as follows.

Title	Name
President	Michele Maley
Vice President	Chuck Cheek
Treasurer	Mark Sigler
Secretary	Melanie Gumz
Member	Matthew Maley
Member	Karen Bedy
Member	Richard Keeling
Member	Naro Sigler
Member	Pavan Gangadhar

If any resident is interested in joining the board, please email the board President to inquire about any opportunities that may be coming up.

Agreements

Willow Homes Association has agreements with the Foxthorn Condominium Association and Highlands Vista Group (leasing company for Bainbridge Apartments) that allows the owners/renters the use of Laurel Woods Park in exchange for an annual fee that contributes to the budget. Limitations of use apply.

Association Budget

A copy of the annual budget is mailed to each resident with the annual statement in December. Copies can be requested from the Treasurer by emailing WHATreasurer48187@gmail.com.

Grass Cutting & Snow Removal

Willow Homes Association hires a contractor to cut and maintain the grass in the parks, common areas and entrances. A contractor is hired to plow the streets in the winter season when two or more inches of snow have accumulated. Allow them 24 hours to complete. Salting of intersections is by request only.



Status Letters

There is a fee of \$50 to obtain a status letter when you sell or refinance your home. Please allow up to 5 business days to process your request. Letters can be requested from the Treasurer by emailing WHATreasurer48187@gmail.com.

Indemnity Insurance

Willow Homes Association has a \$1 million insurance policy with Auto Owners Insurance Company. This policy covers Association property, liability, workers compensation, and a security bond.

Funding the Association's Operation and Maintenance

Association Dues

The Annual Assessment (Dues) for all members of the Willow Homes Association is \$100. These fees are used to cover expenses related to shared amenities within our neighborhood, community operations and to upkeep common areas. The association is a non-profit entity as defined under Section 501 (c) of the Internal Revenue Code. It is tax exempt.

There will be no Special Assessment for this year.

Delinquent Status for 2025 Dues Collection

Total Paid	453
Current year (2025) Past Due	34
Past Due for Two Years (Lien Eligible)	6
Past Due Three or More Years (Lien Placed)	5

Checks and Money Orders are acceptable forms of payment and can be mailed to the PO Box.

Willow Homes Association
P.O. Box 87183
Canton, MI 48187

Online Payments may be available and will be communicated with the annual statements mailed in December. Online payments may require a nominal processing fee depending on the service. These are always secure and fast and eliminate the occurrence of delays or lost mail often experienced with US Postal Service.

Note

Homeowners' Association dues are not tax deductible because they are imposed by the Homeowners' Association, rather than the state or local government. Refer to IRS Publication 17, Your Federal Income Tax, for more details.

Deadlines and Late Fees

Annual statements for each resident and the amount owed are mailed out in December. The assessments are due no later than **March 1st**.



Payments received after March 1st will be assessed a 6% late charge and a \$20 processing fee (this fee became effective Jan 2020).

Liens

According to our Covenants & Restrictions, By-Laws, and the State of Michigan law, the Association may file a lien or file a suit in Small Claims Court for non-payment of dues for homeowners who have two or more years of non-payment. The Association encourages all homeowners to keep their account current and avoid legal action due to non-payment. If legal

action is required, the cost to place a lien is \$200. ***A lien placed on your property prevents the sale/refinancing until the lien has been satisfied.*** It costs another \$200 to remove the lien, plus the cost to bring your account current and includes all delinquent dues, all late charges, attorney fees, court fees and other processing fees as assessed. Keep your account current!

Any association member who has received a delinquent Dues Notice, and disputes the bill, please contact the association Treasurer at WHATreasurer48187@gmail.com or send a letter to the association PO Box address immediately.

General Information

Cottonwood Hollow & Laurel Wood Parks

These parks are for the exclusive use of all the members of the Willow Homes Association. Enjoy our parks for your leisure and recreational needs and remember these are private parks. These parks are not an extension of homeowners' backyards. Residents are not allowed to install or leave personal property in the park area. This includes, but is not limited to, play structures, barbecue grills, lawn furniture, fences, and/or any type of recreational equipment. All personal property belongs within the homeowner's yard.

- **Please help keep parks clean after your visit, celebration, and your pets**
- **Park hours are 9 AM to Dusk**
- **Anyone present after dark will be subject to ticketing by the Canton Police Dept.**



Ford Rd Garden Wall

The Willow Homes Association has agreed with the Downtown Development Authority (DDA) to be responsible for the maintenance of the flowers and shrubs and to cut the grass.



Interesting in Planting Flowers?

If you reside near the boulevard or an island and want to plant flowers to beautify this area, the Board will reimburse a maximum of \$100 per boulevard. A detailed receipt is required.



By Laws and Covenants & Restrictions

The Willow Homes Association Bylaws and Covenants & Restrictions are available on the WHA website located at www.willowhomesassociation.com

Looking for Community Service Hours?

Scout Troops or High School students looking for community service hours please contact the board for assistance. There is always something to help out with and earn community service hours.

Canton Township Ordinances

Our association is subject to all Canton Twp. Ordinances which are governed by the MI State Municipal Code.

- Trees are to be pruned so public sidewalks have clear headroom of 7 feet (this includes Township planted trees between your sidewalk and the street)
- Grass is not to be taller than 6 inches
- No junk or unlicensed vehicles except in a completely enclosed garage
- Parking of boats, campers, RVs is permitted for 48 hours prior to/after use of the recreational vehicle. For additional time please contact Canton Twp for a 2-week permit.
- Dogs must be leashed, and homeowners must clean up after their dogs. Fecal matter must be disposed on the owner's property.
- Cars may not be parked at the end of a driveway to block the sidewalk
- No accumulation of snow or ice can remain on any sidewalk for a period longer than 72 hours after the ice or snow has formed or fallen
- For more information about Canton's ordinances or to file an ordinance complaint, call 734-394-5200 (M-F – 8:30 AM to 5:00 PM)

Animals

- Ground feeding creating nuisance
- Odor

Fire

- Blocked fire connections (Contact Fire Dept after normal business hours and on weekends)

Garbage (Residential)

- Composting
- Debris
- Location/storage of trash
- Odor
- Pick-up times

Home Occupations

- Operating business out of residence

Light/Glare

- Residences or businesses that exceed maximum candle power

Noise

- Residential/industrial/commercial noise levels (Contact the Police Dept. after normal business hours and on weekends)

Nuisance

- Conditions that create a nuisance such as noxious weeds, pools
- Conditions that harbor vermin, cause odors, create blight, etc.

Permits

- Permit compliance for residential & commercial construction

Property Standards (Residential / Commercial)

- Blight
- Building materials
- Deteriorated structures
- Dumpster maintenance
- Firewood storage
- Graffiti
- Inoperable or unlicensed vehicles
- Junk & debris
- Off-street parking locations
- Outdoor storage
- Trees and shrubs encroaching on sidewalks
- Waste materials
- Weeds/dead landscaping (commercial property)

Recreational / Commercial Vehicles

- Commercial vehicles parked in driveways
- Locations & duration of parked campers, vehicles, trailers, etc.

Snow Removal

- Public sidewalks

Signs

- Signs posted in the road right-of-way

Canton Ordinance Enforcement



Ordinance Complaints: 734/394-5400

Ordinance Questions: 734/394-5335

Ordinance Officers:

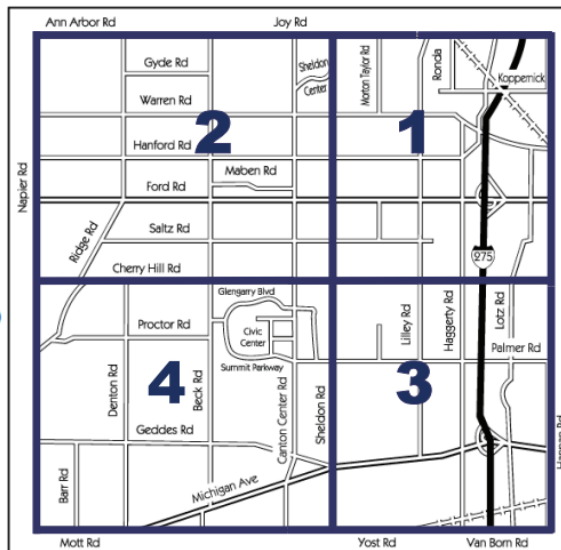
Area 1 - Sean Skinner, 734/394-5379
sean.skinner@cantonmi.gov

Area 2 - Mark Logsdon, 734/394-5209
mark.logsdon@cantonmi.gov

Area 3 - Kay Longton, 734/394-5210
kay.longton@cantonmi.gov

Area 4 - Bill Wagner, 734/394-5211
william.wagner@cantonmi.gov

Building/Ordinance - Mark Hook, 734/394-5180
mark.hook@cantonmi.gov



Rev. 10/2021

Streetlights

Any resident may call DTE Energy at 1-800-477-4747 to report a streetlight that needs replacement.



Roads

The Roads in our subdivision are owned and maintained by Wayne County. For repairs such as potholes please contact them online at <https://www.waynecountymi.gov/Government/Departments/Public-Services/Roads/Report-a-Road-Hazard> or 1-888-ROAD-CREW (1-888-762-3273).

Calendar of Events



The **Annual Garage Sale** is held on the first weekend in June, from Thursday to Saturday.

A summer **Snow Cone Social** is sponsored at Cottonwood Hollow. Please watch for announcements for date and time. We hope to see you there!

Check out the Canton Township website for all sorts of recreation, art, theatre, farmer's markets, Liberty Fest, golf, and much more. <https://www.cantonmi.gov/31/Recreation-Culture>