

WHA Board - Sept 22, 2025 meeting minutes

Present: Michele Maley, Chuck Cheek, Melanie Gumz, Naro Sigler, Rick Keeling, Karen Bedy, Pavan Kumar Gangadhar, Mark Sigler (arrived late)
Absent: Matt Maley

The meeting was called to order at 8.02 PM.

President's report

- Park Equipment - Damage
 - The slide in Cottonwood Hollow Park was found damaged on September 7, and a large brick found close to the slide, which may indicate intentional vandalism.
 - Pavan put caution tape around the slide
 - Replacing the slide may be cost-prohibitive. A commercial (not residential) grade of slide is needed.
 - Removing the slide isn't practical as it would leave an opening that would pose a hazard.
 - The manufacturer of the slide is unknown - Karen will try to determine.
 - Another option would be to see if Rainfall Landscaping crew can repair the damage.
- Snow Plowing
 - Teddy's has sent a quote, which is \$1000 more than last season. Teddy's insists that salting of intersections is necessary, and cannot be handled on a "per request" basis.
 - Quote from contractor with only four trucks was received but there are concerns about ability to handle snow removal on a timely basis.
 - Michele is having a difficult time getting snow removal contractors to provide quotes
- Liberty Mutual (carrier for Worker's Compensation insurance policy) self-audit has been completed successfully
- Winter Newsletter is due to be sent with HOA invoices in January. Michele will send to board for input.
- Weed control along Ford Road entrance has improved appearance of the area.
- Sidewalk replacement program mandated by Canton Township, contracted to Rotondo, is running behind.
- Michele requested volunteers to be the additional contact persons between the webmaster and WHA.
 - Karen & Melanie are willing to handle communications with the webmaster.

Vice President's report

- Trash cans in Cottonwood Hollow park
 - Chuck reported that trash cans in Cottonwood Hollow park are still collecting some water, but the contractor that empties them seems to be coping. The contractor will dispose of the old trash cans.

Secretary's report

- Park Maintenance policy
 - Melanie requested that the Board consider implementing the following statement as policy:

Willow Homes Association Park Maintenance Policy

Willow Homes Association (WHA) is responsible for general park maintenance at Cottonwood Hollow Park and Laurel Woods Park, including routine lawn mowing and trash removal.

Please note that WHA does not perform regular trimming of bushes, shrubs, or trees along the borders of either park. Residents whose properties border these parks may occasionally experience plant growth encroaching onto their property. While WHA does not manage tree, shrub, and bush trimming along individual property lines, we encourage and appreciate residents' efforts to trim back branches as part of their regular property care.

If a resident observes that a tree within either park appears to be unhealthy or poses a potential hazard, we kindly ask that they notify a member of the WHA Board so the situation can be assessed. However, there is no need to contact WHA if the resident is simply trimming vegetation that has grown onto their property from the park's edge.

- Naro made a motion that the Board adopt this policy, the motion was seconded by Rick, and the motion was carried unanimously.
- Melanie is continuing to update the WHA email distribution list. Both she and Pavan use the account to share information with the residents.

Treasurer's report

- Dues payment status
 - Forty-five accounts have not paid 2025 dues.
- New liens
 - There are potentially four houses at risk of having lien filed. Mark will finalize list of new liens to be placed, and send invoices to Michele. Michele will provide to lawyer.
- Payments to Rainfall for grass cutting are complete.
- Replacement of playscape perimeter
 - There has been an open question as to whether there are sufficient funds to move forward with replacing the perimeter boards around the playscape in Cottonwood Hollow park. Mark will advise availability of funds.
- Scam activity
 - There have been scams targeting members of the HOA board.
 - Mark is being especially careful about sharing HOA financial information.
 - Contact information for board members has been removed from the WHA website, in favor of a "contact form" that does not disclose email addresses.
 - Melanie and Pavan are careful to send email to WHA residents, using bcc: (blind carbon copy), to avoid disclosing residents' email addresses.

New Business

- Fall Social Event
 - The cider and donut event is scheduled for Saturday October 25. Pavan is organizing the event.
 - Annual Meeting to be scheduled at Canton Township Administrative Building on Monday May 4

Old Business

- Ford Road "Nottingham Forest" entrance sign
 - Sign would benefit from re-painting - been many years since it was painted.
 - Naro will reach out to Jerry to gauge interest
 - Decision on whether to proceed will be tabled until spring
- Laurel Woods Park report
 - Rick reported that the grass has been cut and the garbage cans are not yet in need of emptying - but the dog droppings receptacle is in need of emptying.
 - There are bushes that are about 2 1/2 feet tall that due to growth may require trimming
 - The walkway is filling with grass - will need to review this in the spring
 - The board is concerned about the new management company's willingness to shoulder responsibility regarding Laurel Woods Park.

The meeting was adjourned at 8.54PM.