



Hello neighbors,

As summer wanes and autumn begins, I write about what has happened and what is planned in our subdivision.

### **Contracted Work**

- Snow removal and summer maintenance: The board awarded our summer maintenance contract to Neher Perfect Lawn Care after experiencing degraded services from our prior long-term contractor. The tipping point came last February when mail carriers had trouble delivering within our subdivision and repeated requests for snow removal remediation were not addressed satisfactorily.
- Sidewalks: 41 sidewalk sections that posed possible trip hazards were replaced this spring.
- Storm drains and pond: Cracks were sealed in one storm drain in Trent Drive near Dundee. A small sink hole was repaired around the pond discharge and clogged filter stone around the pond outlet control structure was replaced. The entire storm drain system was checked for obstructions and functional health.

### **Planned Work**

- Neher Perfect will trim the natural area around the pond at the end of the growing season. This maintenance task is necessary to control brush and overgrowth.
- Street expansion joint sealing is planned this autumn or next spring.
- Leaves will be cleared from street gutters later this autumn to help keep storm drains clear and water flowing freely. This procedure is considered storm drain system preventive maintenance as outlined in the bylaws. You can minimize leaves blown onto the easement between street and sidewalk by routinely removing fallen leaves in front of your home (ie. there won't be any leaves blown onto the easement if you have already removed them).

### **Emergency Weather Precautions**

Canton has experienced several high precipitation events the last few years. Streets throughout the township have flooded, including streets within Covington Square. Our storm drain and retention pond system are regularly inspected and maintained by a qualified contractor and the subdivision clears street gutters and storm drain grates as mentioned above. However, drainage systems can still reach capacity and temporarily flood streets. The frequency of these high precipitation events seems to be increasing over time. As a precaution:

- Please do not park in the street when the weather forecast includes substantial rainfall. Flooding has damaged cars.
- Do not drive through standing water, but you knew this from drivers training years ago, right?
- Please check the backup system on your sump pump and assess the overall health of your sump pump at least once a year. And, no, temporary street flooding cannot cause a basement sump pump to fail (this was asked).
- Please do not park in streets during snowfalls until after snow removal crews have plowed.



September 13, 2021

### Responsible Living in Covington Square

The board has fielded complaints on every item listed below. Each represents a direct violation of the bylaws (posted on [covingtonsquare.org](http://covingtonsquare.org)), Canton ordinance, or an inconsistency with keeping the aesthetic beauty and desirability of the subdivision. Please review carefully and remediate any concerns that may have arisen from your property. We really dislike being caught between the complainers demanding action and the offenders who resist! Thanks in advance for being respectful of your fellow neighbors.

- “No house trailers, commercial vehicles, boat trailers, boats, camping vehicles or camping trailers, snowmobiles, jet-skis, wave runners, all terrain vehicles, gliders, airplanes, etc. may be parked on or stored on any lot, unless stored fully enclosed with an attached garage.” Canton ordinance Z 4.01 (E) allows RVs “for a period of not more than 48 hours prior to and 48 hours after use of the vehicle within a seven day period. RV permits are available from Canton Township for up to 2 weeks each, up to twice per year.”
- Refuse can storage. Paragraph P.1. indicates refuse or recycling containers must be “properly concealed from public view.” Please store these containers in your garage or if you really insist on keeping your cans outside, please incorporate them into your landscape design so they are not visible from the street.
- Ladders, bicycles, hose reels, car tires, building material scraps, etc. cannot be stored outdoors if visible from the street.
- I didn’t realize this one until writing this letter... Paragraph P.9. states: “No basketball backboards or hoops may be installed or placed on any lot in such a manner as to be visible from the street on which the dwelling fronts, and in the case of corner lots, such basketball backboards or hoops shall not be installed or placed so that they will be visible from the streets on which the dwelling fronts and sides.” Portable basketball hoops have been allowed since the subdivision inception and their presence is grandfathered. However, please consider selling or disposing of your basketball hoop if your family no longer uses it. They do not contribute to the aesthetic beauty and desirability of the subdivision...
- Please do not discard branches, old shrubs, yard waste, concrete, bricks, blocks, or stones in the natural area around the pond, the Lilley berm, or along Truesdell Drain. Debris hiding in tall grasses can damage trimming equipment or create an eye sore.
- Fences are prohibited except “rear fencing shall be allowed for all lots whose rear yard abuts Stonegate and Century Subdivisions in accordance with the Township’s Fence Ordinance. Appropriate fencing for in-ground swimming pools shall be allowed pursuant to the requirements of the Township Ordinances.”
- Fruit and vegetable gardens are permitted, but please ensure plants are aesthetically pleasing when viewed from your neighbor’s back yard. Garden fences, plant stakes, trellises, large bushy plants, and compost bins compare to reheating fish in the company lunchroom. Enough said.
- Please pick up after your dog in your own yard or around the sub. Most pet owners are conscientious, but a few outliers have raised the ire of fellow neighbors.



September 13, 2021

- Consult our [mailbox policy](#), posted at [covingtonsquare.org](http://covingtonsquare.org), for replacement parts information.
- Annual dues invoices are mailed every January. Every homeowner is responsible for ensuring they receive (and pay) an invoice for dues. New homeowners, please provide your name and street address to [treasurer@covingtonsquare.org](mailto:treasurer@covingtonsquare.org) to help ensure the postal service does not forward the invoice to the previous homeowner. Our attorney confirmed all homeowners are responsible to pay dues even if they did not receive an invoice. Taking legal recourse for delinquent properties is very expensive for the homeowner and very time intensive for your volunteer board. Please pay your dues on time.
- Cars parked on streets SIGNIFICANTLY IMPEDES snow removal, refuse pickup, and street cleaning. A snowplow maneuvering around a car in the street can deposit extra snow in front of your neighbor's driveway. Please do be considerate. PLEASE! This may be a really good time to sell cars not regularly used...
- Don't feed ducks and geese (yes, a neighbor has complained, and it is a Canton Township ordinance). Also, as it turns out, waterfowl live longer eating a natural diet.

The volunteer board is comprised of fellow neighbors with careers, families, and generally very busy lives. If you have a grievance with a subdivision matter, please research solutions to your concern before raising the issue. If you have a complaint about your neighbor, please work with your neighbor to find an amicable solution. We very much appreciate when you handle tribulations yourselves by:

- Calling the Canton Police at (734)394-5400 then press 2 and then 1 for dispatch to report cars, boats, campers, RVs, trailers, etc. parked on the street that haven't been moved for more than 3 days. Also, please call the Canton police to report parked vehicles blocking the sidewalk.
- Calling the Canton Ordinance Officer at (734)394-5335 to report campers, trailers, or boats parked in driveways for more than 48 hours, deteriorated structures, feeding of wildlife creating a nuisance, improper care of domestic animals, blight/junk/debris on property, tall grass height or noxious weeds, trees/shrubs encroaching on sidewalk, or snow removal on sidewalk.
- Serving on the board or a committee.

### **Annual Meeting**

A virtual annual meeting is planned near the end of October. Please provide your email address to [board@covingtonsquare.org](mailto:board@covingtonsquare.org) to receive an invite to the meeting; it's much easier to join the meeting by invitation than working from a printed flyer, manually typing a web url and a case sensitive passcode.

Please consider a position on the board if you have managerial experience and want to make a difference. If you are interested in a board or committee position, please let us know before the meeting via email to [board@covingtonsquare.org](mailto:board@covingtonsquare.org).

Thanks in advance for your patience and compliance.

Roger Faber  
President (and your kind neighbor)