

PARKSIDE PRESERVE OF THE NORTH

Spring 2025 / Newsletter

BOARD MEMBERS

Anissa Ellis - President
Chauncey Doud - Vice President
Katina Boothe - Treasurer
Bret Bergeron - Member At Large

PROPERTY MANAGER

If you have a question or concern, please contact the Property Manager:

Jazmin Cornejo
KC Property Services, LLC
Office 248-586-9700
j.cornejo@kcpropertyservice.com

For emergencies during non-business hours please follow the phone system prompts.

For City Streets, Street Signs, Sewers and Snow Plowing please contact the City of Pontiac, (248)758-3000. You may also report issues at:

<https://bsaonline.com/CitizensRequestForAction/Submit?uid=825>

2025 BUDGET

The Board of Directors along with the Management Company have reviewed and discussed the expenses for the past year and the anticipated expenditures for 2025. The monthly dues remained at \$245 for the year. The deadline to pay your dues is March 31, 2025, a statement fee will be assessed if payment is not made by the deadline. The complete budget can be viewed at the following link: http://parkside-preserve.com/docs/2025_Budget_PP.pdf

SPRING HOME MAINTENANCE REQUIREMENTS

The board will be performing inspections to make sure that the exterior of all homes is in good shape. The following areas are required to be repaired and/or maintained as needed this spring.

- Power Washing
- Rotted trim must be painted and in good condition
- Shutters must be maintained

PROPERTY MODIFICATION REMINDER

Modifications to your property that include, but are not limited to paint, roof, decks, patios, and driveways. All must be submitted for review and approval by the HOA prior to construction/installation. The request must include the nature, kind, shape, height, materials, and location on the Lot of such structure or improvement, and the grading plan of the Lot to be built upon. [Link to the HOA's Alteration & Modification Form](#)

COMMUNITY REMINDERS

- **LEAVES:** Please clean leaves & debris from the storm drains and front yards. DO NOT rake leaves onto streets please as this can cause for the drains to clog.
- **NEIGHBORLY CONDUCT:** Be considerate to your neighbors and kindly keep the noise down.
- **PET REMINDERS:** Must be kept on leash, clean up after your pets.
- **TRASH CANS:** Must be kept stored or non-visible.
- **BULK TRASH:** This service is provided every other week. Link to bulk trash information flyer: https://www.pontiac.mi.us/departments/public_works/sanitation.php#outer-418

FRONT ENTRANCE RESTORATION

The board is working on obtaining proposals for the entire restoration and remodeling of the front entrance and the Marshbank Cul-De-Sac.

THE HOA IS GOING PAPERLESS!

The board is working towards becoming completely paperless by January 2026. All correspondence will eventually be distributed to the residents via email only, except for a couple of documents. i.e. budgets, meeting notices, etc. that are required to be mailed out. You may see a couple of board members going around the community in the upcoming months asking for your contact information to make sure we have this updated with the management company. We are really excited about this initiative as it will ensure everyone is informed in the quickest possible way. This will also help us to improve our carbon footprint.



The board would like to share some information on programs and services from the City of Pontiac that the residents may find helpful. We are also providing the link to the [City of Pontiac Parks and Recreation Website](#) and have attached the flyers that were passed out during the district meeting.

- **DUMPSTERS:** Your subdivision will receive 4 dumpsters for spring cleaning this year. The dumpsters will be placed on a Friday and removed on a Monday. The dates are to be decided with a tentative date of the 3rd weekend of April.
- **FREE LANDFULL DUMPING:** The city will have free landfill dumping days in April or May and we will keep everyone posted as soon as exact dates are released.
- **CODE ENFORCEMENT PARTNERSHIP:** The HOA has partnered with the City of Pontiac Code Enforcement with the goal to maintain curb appeal throughout the community. Code Enforcement is enforcing heavily on snow removal, if a property still hasn't removed snow from the sidewalk, contact inspector Thomas directly. If you need to reach Code Enforcement to file a complaint or follow up on a complaint, ticket, please call 248-758-2800 Option 1

Terrell Thomas, Code Enforcement Officer – District 4
Direct Phone 248-758-2839
Email: tthomas@pontiac.mi.us

- **HAZARDOUS WASTE DISPOSAL:** The city has partnered with the county to offer Hazardous waste disposal. see the attached flyer.
- **FREE SMOKE DETECTORS:** New smoke detectors are now available to Pontiac homes. Click the link below for more information: https://www.pontiac.mi.us/departments/public_safety/free_smoke_detectors.php
- **COUNCILWOMAN MEETINGS:** Kathalee James' meetings are the 4th Thursday of the month and begin at 6 pm. The meetings are held at New Mount Moriah Church located at 313 Walton Blvd., Pontiac, MI 48340
- **SENIOR'S CHORE PROGRAM**

A flyer for the Pontiac Senior Chore Program. The background is blue with a white diagonal line. On the right, there are three circular images: a person cleaning a gutter, a person using a snow blower, and a lawnmower. The Pontiac logo is in the top right corner. The text is in white and yellow.

PONTIAC SENIOR CHORE PROGRAM

Residents have the opportunity to apply for assistance with yard maintenance through the City beginning February 18.

APPLICANT REQUIREMENTS	SERVICES AVAILABLE
<ul style="list-style-type: none">• Must own the home and reside there• Must be 62 or older• 62 or under with a physical disability• Household income limits apply	<ul style="list-style-type: none">Gutter CleaningYard Clean UpBush TrimmingGrass Mowing

Applications are also available at the Ruth Peterson and Robert Bowens Senior Center.

Scan the QR Code or click the link to apply by March 18. 

FOR FREE ASSISTANCE CONTACT:
Candis Benford - Grants Administrative Assistant
Cbenford@pontiac.mi.us
(248) 758-3040 Option #4

<https://tinyurl.com/CHOREApp>