

Silver Creek HOA Meeting Minutes

October 14th, 2026

Board Members Jim Woolford – President
 Bob Owsinski – Vice President
 Katie Cubr – Treasurer

Meeting called to order 7:01 pm

- Bob reviewed last year meeting minutes. Pump repair costs, road repairs on Brookview reviewed
- Jim passed out agenda for this year
- 6 month Review of Financials
 - Katie reviewed partial Financials to date. Posted on Web Site.
 - Dues to remain unchanged at \$425 for 2027.
- Pond updates - Jim
 - New company took over spraying kills algae - much better results (9 versus 5 sprayings) for same price.
- Jim took over sprinkler maintenance and merged the fertilizing with GLC's other landscaping duties to save addition cost
- Sidewalk repairs were completed.
- Jim pursued with DTE replacing Sodium lights earlier with LED's to reduce Electric bills. DTE will not pay for conversion. Estimate 10K. Tabled.
- Walking path repairs in area where trees are raising and breaking path planned for 2027. – Long term plan needed to address the entire path with input from residents on time frame based on cost. Plan to request input upcoming.
- Discussed asphalt repairs by Wayne County
 - Jim discussed with Brownstown who was responsible for repairs. Brownstown said Wayne County (who has patched with Asphalt in the past). Their referred contact at Wayne County said it was Brownstown. Brownstown provided Jim a color coded street map that clearly showed Wayne Country is responsible. Jim is pursuing clarification.
 - Not properly compacted and leveled. Wayne county typically repairs with Asphalt, we would like cement replacement. View Map on [Notices page](#)
- Discussed Dog noise and leash issues – Best to contact Brownstown Animal Control. We have no verbiage in the Bylaws to address this better than Brownstowns.
- Discussed Phragmites in pond – Cost estimate in past \$4000. Tabled.

- Discussed Bartlet pear tree requirements for sub. Trees on city property (between sidewalk and Street) require city approval to remove. Check with City before replacing trees on your property.
- Multiple comments on how nice the new Flowers are at the Entrances. Plus no need to buy and plant Mums in the fall. Thanks Angelique Clark and Erica Briganti for all the hard work planting them and Jim for setting up the sprinkler and fertilizing during the summer.
- Bob discussed potentially emailing all Annual dues letter and bills in January. Only 20 email addresses are missing. Bob will send letters to those to obtain email addresses. This will save print, paper, mailing and ink costs, - improve communication and prevent any long term mail holds from affecting prompt communication. It will also allow us to send notices of meetings and other communications to all residents.
- Election of officers
 - Current board reelected
- Minutes and financials to be uploaded to web site
- Meeting Adjourned 7:50 pm
- All forms and Bylaws can be found on site www.silvercreekestates.org
 - Link to send requests and send information on the site – residents encouraged to use link versus Facebook to contact board

Board attendees

Jim Woolford – President

Bob Owsinski – Vice President

Katie Cubr – Treasurer

Residents in attendance

- Tawanna Tucker
- David Foranori
- Mike and Kelly Perecki
- Dottie and Alan Bober
- Abigail Baires Gonguela
- Dennis and Donna Simon