

ORGHA NEWS



ORGHA, PO Box 51186, Livonia 48151 www.OldRosedaleGardens.com Publication Date: September 22, 2017

President's Press by Dick McLain

What a nice summer. We could have used more rain but lack of it means we have no events that were canceled due to rain. Movie night was great from what I heard. I was out of state with my family watching stars, meteors, and a total solar eclipse. Now school, fall, soccer and football. The ORGHA events have gone well so far so here is to hoping the rest of them do as well.

The new pillar is ready to be rebuilt at Merriman so look for that happening soon. The Auburndale pillar will be repaired as well.

The Plymouth Rd project is mostly complete but they need to address the ponding of water at some of the curbs and street entrances. I got the impression it will get better but not to expect perfection.

The Sheldon Park Village is still progressing slowly. I have given up on getting an update from the developer for now.

Thanks John Stimac for organizing the neighborhood soccer clinic over the past few years. And thanks to Dante Del Pizzo for taking over and making sure this activity continues.

Many really big thanks go out to the Mary Crombez and the entire Crombez family for carrying us through many years of great and incredibly organized Halloween Parades and parties. We had grown to rely on them. They are now passing the mantel on to Marisa Cicotte as the new organizer. Thanks Marisa for thanking this on and I am sure you will get many tips from the Crombez.

A big thanks to Taura Zarankaitė Underienė and her team of volunteers (Amy Beckner and her sweet daughter Claire, George DuPuis, Margot McCormack, Nata Zaranka, Rebecca Seilicki and Timothy Bailey) that showed up to remove the excess mulch that appeared around the trees in Kleinert Park. The trees are so much better for it.

The big question many have had over the last few weeks is what is happening at the corner of Cranston and Orangelawn. Well look for the details in our Q&A later in the newsletter.

We will be having our annual General Meeting in October on Thursday the 26th. Come out and have cider and donuts, ask your questions, and vote for the board member.

Be safe out there and see you out in the neighborhood.

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Volunteers Needed for This Year's Christmas Walk

It will take place on Friday, December 8th. For more information, contact Tom Wozniak at 734-525-7240 or twozniak@mac.com.

Thank You!

Usually August is a bit sleepy but not in Old Rosedale Gardens! We had not one but two fun activities! We are grateful to the Bagazinskis for once again hosting our annual ice cream social. Thanks to the Ellsworths and George Kontos for organizing a wonderful mid-summer outdoor movie night for Old Rosedale families! The weather was perfect for both activities and all had good times. More reasons to love our neighborhood and be grateful for our terrific volunteers!

Upcoming Events

Oct 14-23	Home of the Season Judging
Oct 26	General Meeting
Oct 29	Halloween Parade and Party

Old Rosedale Broadcast System (ORBS)

To be in the know about local events that affect Rosedale Gardens, add your name to the Old Rosedale Broadcast System (ORBS) by sending an email to oldrosedalegardens@yahoo.com.

As a member of the ORBS you will receive announcements about developments such as lost/found animals, special announcements, etc.

ORGHA Facebook Group

facebook

Join the ORGHA Facebook Group where you can share thoughts on events, share photos, and receive reminders for ORGHA events.

Search "Old Rosedale Gardens Homeowners Association" on Facebook and click the "join" button. Please contact **Kim MacLeod** at kturnquist77@gmail.com to confirm your residency so she can approve your request.

ORGHA Buy, Sell, Trade Group

All ads now go on the new group so join today!

Search "ORGHA Buy, Sell, Trade Group" on Facebook and click the "join" button.

Q&A : Development at Kleinert Park / Cranston



Image capture: Aug 2016 © 2017 Google United States

Residents may be wondering about the development activity on the east side of Kleinert Park, at Cranston and Orangelawn. After speaking with several city officials, and obtaining the minutes from a Zoning Board of Appeals meeting from August 2003, the ORGHA board has put together the following Q&A as a summary and response to the many questions surrounding this issue.

Q: What is happening on the property?

A: It appears that the owners of the property are intending to install storm water sewers to accommodate the development of six homes on the eastern edge of the property, facing Cranston.

Q: Isn't this public park land?

A: The land is privately owned and publicly zoned. The property owner received a variance (a special approval) for that eastern swath of land to be used for residential development. This variance was issued by the Zoning Board of Appeals in 2003, following a lengthy process that involved the city council, the ZBA and a group of residents who were opposed to the rezoning.

Q: Isn't the variance expired by now?

A: No. The only way a variance can expire is if an expiration date is indicated in the approval. There was no expiration included in the approval.

Q: What can we expect to see from this development, now that the owners are utilizing their variance?

A: According to the minutes from the ZBA approval, the developer may build six homes (five lots at 65 ft. x 157 ft. and one lot at 75 ft. x 157 ft.).

Q: Will the homes be compatible with the character of our neighborhood?

A: The variance requires ZBA design review and approval for each home. Stipulations include: at least 80% brick; no front-loading garages; no privacy fences along the rear property line; a landscaped berm shall separate the properties from the park land; and the design of the homes must be compatible with existing homes.

Q: Will residents have an opportunity to offer input on the designs?

A: Yes. The ORGHA board will track the ZBA meeting agendas and inform residents of the meeting dates. ZBA meetings are open to the public and public comment will be allowed. Residents within 300 feet of the development will receive notice from the city.

Q: Should ORGHA hire an attorney for this issue?

A: No, the ORGHA board has decided that this would not be financially feasible, and there is no indication that the variance would be rescinded.

Q: Will the homes become part of ORGHA?

A: Yes.

Q: Will this affect ORGHA's national historic district designation?

A: No. We do have enough percentage of historic homes in the neighborhood to maintain that designation.

Q: Will the park land still be available for residents to use?

A: Yes. No changes are proposed for the park land. It is expected that a berm will be built at the rear of the property, but it is not expected to encroach upon the park land, specifically our soccer area.

Q: Will ORGHA soccer still take place at the park?

A: Yes.

Q: If I want to voice my concerns or offer input on the designs, may I do so?

A: Yes. Residents may attend the ZBA meetings; call the ZBA office at (734) 466-2259 or send an email to: ci.livonia.mi.us/contactUs/EmailUs.aspx (select "Planning" on the menu).

Q: Who is paying for the storm sewers to be installed?

A: The land owner is solely responsible -- not the city or tax dollars.

Q: Speaking of taxes, is this property subject to taxes, even though it is zoned public land?

A: Yes. The zoning has no bearing on the taxes. Taxes are based on ownership and use. The developer has been paying taxes on the land since it was purchased and has maintained it as well. New homeowners would also pay taxes, as we all do.

Q: What is the time frame by which the homes will be constructed?

A: ORGHA has not been notified of any time lines, plans or construction schedule.

Q: Are lots available for purchase?

A: Yes. The owner does not plan to build any houses, but will put the lots up for sale soon. New owners will plan and build their own custom home. The restrictions should apply to the new owner and the city will require the same approval process.

OLD ROSEDALE GARDENS HOMEOWNERS ASSOCIATION

2017 ORGHA Contributions

The list of residents having made contributions to ORGHA in 2017 is below.

Although our new on-line contribution feature has been helpful, we still are at a relatively low contribution rate. As of the 2nd week in September, we have received 203 contributions, which represent 33% of the neighborhood residents. Come on folks, we are entering the last quarter of the year so there isn't too much time to get those contributions in! Auburndale is setting a fast pace with a 42% contribution rate with Ingram right behind with a 41% contribution rate!

As in previous years, we optimistically set our goal at 50% of the neighborhood making a contribution to ORGHA.

The suggested contribution for 2017 is \$30, but as always, **any amount** contributed is gratefully accepted. Thanks again for your ongoing support! – George DuPuis

Arden

9605 Foster, Michelle
9610 Durst, Daniel
9614 Carey, Dennis & Lee
9615 Jones, David & Ahlijian, Steve
9627 Slade, Roberta
9837 Michelini, John
9908 Daoud, Anna
9911 Mueller, Donna & Douglas
9916 Paielli, Michael Allen & Pat
9924 Schirrick, Allen
9925 Paffenroth, Richard & Lorraine
9929 Cox, Kent & Linda
10001 Patterson, Linda
10004 Sundeck, Eric & Dorothy
11001 Higgins, John & Sally
11010 Horgan, Daniel & Aliece
11030 Barlage, Denise
11033 Johnston, Elsa
11328 Weber, Sue
11400 Trujillo, Jeff & Kim
11420 Banks, David

11040 Duff, Jeremy & Kelsey
11300 Kurish, Chris & Jackie
11301 Melvin, Troy & Liz
11315 Deming, Terry
11327 McIntyre, Judy
11400 Gibbs, Mabel & Irish, Barbara
11401 Rellox, Gary
11407 Wojtowicz, Marilyn
11414 Sears, Jim & Michele
11419 Treharne, Rick & Paula
11425 Polehanki, Dayna & Walkup, Jim
11427 McKernan, David & Sylvia
11428 Cantin, Michael & Rosemary
11431 Post, Kathy

Berwick

9605 Warrick, Nick & Bethe
9612 Mies, Patrick & Shelby
9627 Jeruzal, James & Jacquelyn
9816 Stempien, Ken & Nancy
9824 Brownfiel, John & Kim
9830 McCullough, Amy & Matt
9835 Ellsworth, Melissa & Justin
9900 Squire, Brad & Marnie
9910 Del Pizzo, Dante & Gosia
9923 Griep, David
9927 Jenkins, Dan & Stacy
10006 Bracey, Cliff & Michelle
11010 Harris, Donald & Margaret
11013 Niles, Tim & Lila
11026 Hatten, Jesse & Helena
11028 Begley, Shawn & Salena
11035 Stimac, John & Kanai, Susan
11040 Little, John & Dianne
11300 Kitahata, Miwa & Fontaine, Jean-Marc
11305 Senda, Dan & Jeanne
11320 Zarb, Thomas & Margaret
11324 Pickett, Todd & Kristin
11402 Belcher, Lisa & Olson, Eric
11416 Ryland, Jon & Christa
11420 Shearer, Jenny
11425 Noble, Jeff & Cindy

11429 Hayes, Jay & Jozina

Blackburn

9610 Sanderson, Debbie & Doris
9614 Johnson, Bruce & Chris
9619 Seiter, Robert & Julie
9627 Rice, Dale & Eve
9824 White, Cathryn
9837 Balog, David & Marnie
9838 Kiehl, Michael & Colleen
9908 Stroud, Kim
9918 Stephens, Don R.
9924 Hillary, Tara & Chiu, Ed
11015 Carlson, Ron & Ruth Ann
11019 Fawkes, Christine
11038 Jones, Douglas & Gail
11309 Neary, Sean & Maureen
11325 Grad, Jeff & Jaclyn
11406 Reuter, Corey & Sara
11419 Pearson, Barbara

Cranston

9611 McGrail, Lucas & Vickie
9614 Carroll, Michael & Kelly
9625 Ryder, Tom & Cathy
9629 Turner, Irene
9812 Dale, Peter & Hench, Chris
9824 Pudvay, Terry & Jana
9832 Matle, John & Mary Lou
9909 Novak, Joseph & Kristin
9911 Barker, Kris D & Susan
9915 Martin, Scott & Suzanne
9917 Fitzgerald, Robert & Kathleen
9921 Amell, Robert & Mary Ann
9928 Palmer, LaRue
10006 Burklow, Dennis & Patty
11026 Matthei, Barbara
11032 Bourdon, Andrew & Stephanie
11324 Kuhn, Tim & Caroline
11326 Kevin,
11407 Wozniak, Tom & Kathy
11418 Hetu, David & Mary

Auburndale

9609 Ogilbee, Tom & Donna
9820 Malosh, Ryan & Michelle
9826 Nixon, Gary & Karen
9829 Nelson, Michael & Carol
9830 Ridolfi, Dennis & Alice
9833 O'Brien, James & Lisa
9836 Blaker, Joanne & Don
9904 DeLand, Trevor & Abby

9905 Kopack, Alan & Laura
9909 Thayer, Marilyn
9916 Adams, Mary & Ebarb, Myra
9928 McKee, Pamela
10001 Kenyon, Sally
11009 Meier, Alan & Karen
11014 Higgins-Luthman, Mike & Kathy
11015 Meier, Larry & Mary Kay
11029 Garrett, David & Cheryl
11037 Maguran, Ted & Louise

11419 Walser, Kurt & Kathleen
 11428 Tryon, Joe & Carol

Hubbard

9607 Hayward, Richard & Debra
 9620 Modes, Mike & Meg
 9800 Bunch, Valerie
 9904 Guthard, Monica
 9906 Noble, Frank & Julie
 9912 DuPuis, George & Julie
 9918 Afonso, Antero & Jan
 9921 Sherlock, Craig & Teresa
 9928 Treadway, Megan & Shawn
 11018 Neiiendam, Bob & Jennifer
 11025 Gravelyn, John & Thomas,
 Heaven
 11036 Rooke, Rob & Susie
 11300 Pawelski, Greg & Janine
 11310 Davis, Lou Ann
 11326 McLain, Richard & Schultz,
 Lonni
 11406 Orosz, Mark & Nicole
 11424 Calleja, Bob & Mary

Ingram

9610 Austin, Dale & Loiselle, Rachel
 9615 Crombez, Dale & Mary
 9619 Brennan, Terry & Pat
 9809 Treece, Jason & Jennie
 9820 Auth, Robert & Velma
 9827 Flaughner, Scott & Robbins, Jerry
 Lee
 9830 Green, Collin
 9835 Wilkins, Jamie & Renee
 9839 Morland, Mike & Jenn
 9904 Curd, Zach & Erin
 9905 Reckling, Art & Pat
 9910 Tomayko, Brent & Ashleigh
 9911 Dotson, Jerry & Jan
 9918 Kovelie, Charles & Nancy
 9921 Mack, Fred & Patricia
 10001 Ogden, Michael & Renee
 11029 O'Donahue, Liam & Kathryn
 11030 Heenan, Kathleen
 11033 Corrieri, Joann

11034 Percin, Kevin & Renee
 11040 Kent, Richard
 11300 Sedlar, Pat & Julie
 11305 Lucid, Wendy
 11321 Oke, Brian & Stacie
 11325 O'Donohue, Garrett & Noelle
 11326 Klopfer, Greg & Tami
 11400 Kolinski, Jon & Melissa
 11404 Bagazinski, John & Brenda
 11406 McGrann, David & Michelle
 11407 Thompson Steckel, Lenda
 11426 Owens, Jim & Nancy
 11427 Brow, Larry & Helen

Melrose

9618 Cahill, Liz & Jim
 9807 Newman, Darryl & Laurie
 9828 Kotlinski, Joe & Susan
 9832 Zaranka, Nata
 9833 Johnson, Stephen & Kelly
 9836 Paulisin, Cathy & Liggett, Craig
 9841 Bobowski, Danny & Bond,
 Melody
 9901 Kalasz, Michael & Maritsa
 9928 Belcher, Jeffrey & Stephanie
 11008 Berberovic, Albin & Amela
 11030 McFall, Jason & Cassandra
 11040 Corrie, Tony & Alice
 11300 Trepanier, Ken & Wendy
 11309 Aquino, Colleen
 11331 Sobaszko, John & Margaret
 11415 Brubaker, Lee & Pamela
 11419 Grzelak, Dave & Mary
 11420 Mieczkowski, Eric & Jessie

W Chicago

31624 Day, Eileen
 31710 Miller, Paul & Wittl, Diane
 31711 Schulte, Jay & Dorene
 31800 Johnson, Justin & Melanee
 31801 Swan, Derek & Desiree
 31803 Knapp, M.J.
 31811 Buswinka, J.
 32006 Andrews, Linda & Chuck

32012 Lutz, Dennis & Maddy
 32015 Cicotte, Marisa & David
 32023 Verhelle, Kristyn & Skyler
 32024 Kracht, William & Marge
 32116 Calhoun, Donald & Peggy
 32124 Kuykendall, James
 32206 Alcala, Anthony & Anita
 32210 MacLeod, Dave & Kimberly
 32218 Preston, David & La

Out of Area

Aloe, Alex & Toni
 7750 Hidden Ridge Lane
 Northville, MI 48168

Hudy, Bob & Joyce
 9224 Texas
 Livonia, MI 48150

Leece, Paul
 19485 Eddington
 Northville, MI 48167

Lewandowski, Eric & Melissa
 29813 Linda St.
 Livonia, MI 48150

Mahalak (Ammann), Carolyn
 5522 Lake Ridge Dr.
 Brighton, MI 48116

Marzolf, Jeff & Kathy
 9155 Montana Ct.
 Livonia, MI 48150

McCormack, Margot
 30616 Cooley Blvd
 Westland, MI 481851717

Phillips, Allan & Rosemary
 9801 Merriman
 Livonia, MI 48150

Salon Techniques, (Marcella & Tina)
 31615 Plymouth Rd.
 Livonia, MI 48150

Weinert, Dick & Sue
 41120 Fox Run Rd. #203
 Novi, MI 48377

ORGHA Contributor Percentages			
January - December 2017			
Street	Contributors	Homes	Percent
Arden	21	72	29%
Auburndale	32	76	42%
Berwick	27	76	36%
Blackburn	17	73	23%
Cranston	22	60	37%
Hubbard	17	46	37%
Ingram	32	79	41%
Melrose	18	80	23%
W Chicago	17	54	31%
Totals ==>	203	616	33%

If you want to join the ranks of contributors, you can do it online!

Here is the link: <http://tiny.cc/gi4kky>

The online form has the same information as the paper form but is so fast and easy. Keep the activities funded and helps us out with whatever you can.

The link is now on the Facebook Group page too.

If you encounter any problems using this new system, please contact us at oldrosedalegardens@yahoo.com.

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The Perfect Gift – ORGHA Items for Sale

We now have a website with ORGHA merchandise including shirts, hoodies, mugs, note cards, boxer shorts, tote bags, etc. Order it, pay with a charge card, and it is delivered to your home. Just go to: www.cafepress.com/ORGHA. ORGHA does not make a profit from any of the sales. You can also contact Tom Wozniak at 734-525-7240 or twozniak@mac.com for ORGHA mugs at \$3.00 each.



Summer 2017 Home of the Season!

11020 Cranston, home of Joseph and Michelle Adamczyk



Joseph and Michelle Adamczyk have lived at this beautiful home since 1989. They have completed all of the landscaping and work on the house and their family can take a lot of pride in this showpiece home.

Honorable Mentions

9824 Arden, home of Kevin and Melissa Cox
9836 Melrose, home of Cathy Paulisin and Craig Liggett
9609 Auburndale, home of Tom and Donna Ogilbee
9612 Berwick, home of Patrick and Shelby Mies
9816 Ingram, no listing
9614 Blackburn, home of Bruce and Chris Johnson
9612 Hubbard, home of Wade and Diana Gorman
31824 W. Chicago, home of Amanda Callahan

Welcome to our new judge Bridget Grysko – we're glad you're on the team!