

# Charter Club Estates

## Community Newsletter is back!

We heard from many Charter Club residents who missed receiving The Charter Club Estates Home Owners Association (CCEHOA) New-letters or prefer paper communication to stay updated with community news. And others who simply like the idea of having a paper copy to reference. That's why we are excited to announce the return of Charter Club News! Our new quarterly newsletter!

If you're the type who does not want to wait for a quarterly newsletter, the CCEHOA website ([charterclub.org](http://charterclub.org)) will continue to be your go to for the latest HOA information. And your first stop, if you need to reach out to the Board for questions. A refrigerator magnet with a QR code, link to the CCEHOA website is included in this mailing. No need to remember a URL addresses. Just use your mobile phone camera to scan the QR code below for quick access.



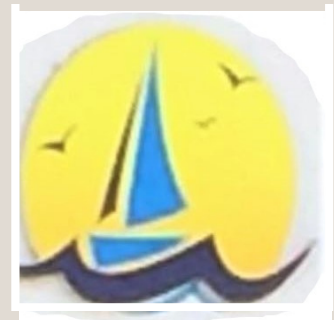
## Board seeks Help from, WDIV's Help Me Hank!

Last month, one of our board members, Afreida Wade was featured in an Help me Hank segment. Looking to bring attention and aid in recovering the over \$18,000 stolen back in the summer of 2022 in a "check washing" scam.

During the segment Hank Winchester, Consumer Investigative Reporter for Local 4 News recounted the boards ongoing odyssey with the bank to recover the taken funds and hold the assailant/s accountable.

Hank also, explained some of the high tech tactics criminals use in this growing crime known as "Check Washing". Concluding with valuable tips to keep yourself from becoming a victim. If you want to see the full segment for yourself. The WDIV website has it posted.

The board is still fighting to recover the funds and will continue to share progress either on the website as well as future newsletter articles. As a preventative measure from future attempts, online banking has been setup for vendor payments.



## HOA Board Members

Dionne Falconer

Tonya Haralson

Dawn Johnson

Marcie Prather

Aubrey Pruitt

Kellie Shelton

Trisha Street

Afreida Wade



[www.charterclubestates.org/contact](http://www.charterclubestates.org/contact)

## Upcoming Events

April 15, 2023 HOA Dues  
Payment Due.



## Snow Emergencies

Wayne County is responsible for snow removal in Van Buren Township, including residential streets. Subdivision and side streets are prioritized after freeways, high-traffic streets and safety concerns like railroad intersections. This often means several days before local subdivisions are plowed by the County.

The CCEHOA has contracted with a local private service for snow removal. Once an emergency is declared or advisory of 4 inches or more is announced, Charter Club subdivision roads will be plowed.

Members can help get the roads plowed faster and more effectively during the winter months by moving parked vehicles off the street in advance of a heavy snowfall. **As a reminder, if a snow emergency is declared. Vehicles left parked on the street may be subject to fines.**



## Home Maintenance Tips, Sump Pump 101

Regular maintenance can avert water issues and emergency plumbing situations. Here are useful tips to keep your basement sump pump healthy and operational.

Be sure to pour water into the sump pit to test your sump pump. Anytime you do this, your pump should come on, eject the water, and shut off shortly thereafter. Get rid of dirt, sand, grease, gravel, and debris by cleaning your pump. Regular cleaning will boost the pump's efficiency.

Get a battery-powered backup pump in case the main sump pump fails due to mechanical defects or power outages. Also, replace worn-out parts of the sump pump. Your local technician should guide you.

Here are additional recommendations that might help you keep the sump pump operational for many years:

- Unplug the primary pump and test the backup pump to ensure it is functioning properly.
- Check the float switch to make sure it's not restricted.
- Clean the air holes in the pump's discharge line.
- Listen for unusual noise when the motor is on.
- Replace the battery on the backup device every 2-3 years.

## Welcome New Neighbors!

On behalf of the CCEHOA board and its members, we want to welcome all new Members who have recently moved into our HOA Community.

If you have yet to receive an Official welcome from the welcome committee, please let one of the CCEHOA board members know or contact us through the website.

## Graduating in 2023

Are you, or any members of your household planning to graduate from high school or college in 2023?

The CCEHOA wants to know who in our community will be celebrating a graduation this year. The board would like to recognize this major achievement and honor our resident scholars. If interested, go to the community website, "Contact Us" page to submit your graduate's name, School attending, degree and any honors you wish to share with the rest of the community.

