

# Arbor Hills Newsletter



Fall 2006



**Arbor Hills Annual Meeting!**  
**October 26<sup>th</sup>, 6:30 pm**  
**Clague Middle School Library**

Be sure to **cast your vote** at our Annual Meeting. Don't miss this important event. It is your opportunity to be heard on neighborhood issues. If you are unable to attend, please make arrangements to place your proxy vote for new board members with Select Management. You will receive a ballot in the mail soon!

Many items will be on the Agenda that are important for neighbors to discuss and vote upon. Most importantly, we will need a **quorum** (35% of the households) in attendance/or in proxies to validate our meeting, so use your proxy if needed! We will be discussing and voting on the following items:

- Nominees for 2 open AH Board positions
- Schedule for Wetlands maintenance
- Neighborhood survey results
- Report on street light pole painting
- Report on street maintenance projects
- Report on 2006 neighborhood inspection
- Report about common areas use and abuse
- 2007 Budget presentation
- Setting of 2007 annual dues
- Hiring grounds service to clean common areas
- Open items

### **Halloween Parade**

Please join in the fun for our annual Halloween Parade on October 29<sup>th</sup> at 4:00 p.m. Children will meet at the park dressed in spooky costumes and will walk around the neighborhood with treats to follow!

# BOO!

### **Recent Feedback to the Board**

The board has received numerous complaints from the residents regarding the following issues. Please make efforts to respect everyone's wishes and try to keep our subdivision properties looking great:

- Keep our common areas clean
- Get in the habit of picking up any trash that tends to blow around on garbage day
- Hide your trash can inside away from site except on collection day
- Counsel your children to respect our common areas by not allowing them to damage the foliage, trees or to build structures
- Dumping in our common areas is prohibited, please clean any materials or plant and tree from these areas as soon as possible
- Street parking should be in the correct direction
- If you have not replaced your Ash tree, please do so
- If your old Ash tree stump is growing wild foliage, please cut it back

### **Help Keep our Annual Dues Under Control!**

You may have noticed that the complaints listed above have a great deal to do with keeping our subdivision clean and tidy. We have had problems with dumping, street tree replacement and yard maintenance in a few cases. The board has notified any offenders upon hearing complaints. However, managing property is up to all of us. So, if we continue to experience non-compliance for outstanding issues, we may need to raise the annual dues to cover the cost of paying a company to come and clean up trouble spots. Be sure to attend our annual meeting to discuss how we can avoid this extra cost.



Remember to Pitch In!

### **Halloween Tips (Reprint from 2005)**

Make Halloween a fun, safe and happy time for your kids and they'll carry on the tradition that you taught them to their own families some day. A few things to remember about this special night were found on <http://www.halloween-safety.com>.

- ⚠ Help your child pick out or make a costume that will be safe. Make it fire proof; the eyeholes should be large enough for good peripheral vision and not too long to trip over when running.
- ⚠ If you set jack-o-lanterns on your porch with candles in them, make sure that they are far enough out of the way...
- ⚠ Make sure that if your child is carrying a prop, such as a scythe, butcher knife or a pitchfork, that the tips are smooth and flexible enough to not cause injury if fallen on.
- ⚠ Teaching your kids basic everyday safety such as not getting into cars or talking to strangers, watching both ways before crossing streets and crossing when the lights tell you to, will help make them safer when they are out Trick or Treating.

### **Lost and Found**

While inspecting the common areas, a play sword and shears were found near Aldwich. If you would like to claim these, please contact Ig Justyna to recover them. Please note, these were implements that children used to damage and cut the trees in this area. Please let your children know that this is prohibited.

### **Many Thanks**

We are very lucky to have had work done on our light sensors by our Board President and Finance officer. They moved sensors in shady areas to prevent the street lights from being on all day. This volunteer service saved our association money for the light bill and for moving the sensor. Thank you Ig and Steve!

### **Management Company**

Please direct all your phone calls and concerns to Dave Wilson at Select Community Management and not to previous or current Board Members. Dave's contact information is as follows:

Dave Wilson  
Select Community Management, Inc.  
2455 South Industrial, Suite A  
Ann Arbor, Michigan 48104  
(734) 663-1900 ext 230

This information as well as an interactive on-line report for problems such as burned out street lights can be found at the Arbor Hills web site at:

[www.arbor-hills.com](http://www.arbor-hills.com)

**Note:** Please do not contact the management company regarding power and water outages. You should direct those concerns to DTE and the City of Ann Arbor.

### **Board Members Needed!**

Would you like to join the Arbor Hills board? At our upcoming Annual Meeting there will be a vote to fill 2 open board positions. The commitment is for only 6 or so meetings per year. If you are interested in being or naming a candidate, please obtain an application from Select Management at the Arbor Hills website.

### **E-Mail Call Again!**

Please be sure to notify Select Management of any email address or phone number changes. It keeps our database up to date.

### **Alteration Modification Forms**

If you would like to make any modifications to the exterior of your property, please complete an Alteration / Modification form. These are available at the Arbor Hills web site at [www.arbor-hills.com](http://www.arbor-hills.com) or from the Management Company. Prior approval is required before you begin any construction and this includes items such as awnings for your deck and any changes to your ground topography that impacts you or your neighbor's drainage and the wetlands or common areas.

### **Editorial**

The publishing of this newsletter is the responsibility of the Arbor Hills Board of Directors. Each Board member takes a turn at writing it with the content approved by the full Board. The topics covered in this issue are selected because of their relevance to our neighborhood and they are derived from already established by-laws, polices, or guidelines.

**Support our Neighborhood by attending the Annual Meeting on October 26<sup>th</sup> at 6:30pm at Clague Middle School Library. See you there!**

