

Arbor Hills Newsletter

April / May 2004

Calendar

April 28	- Thurston Elementary Kindergarten Roundup @ 6:30pm
May 3	- Arbor Hills Board of Director's Meeting
May 15	- Planting Day @ 10:00am
May 31	- Memorial Day Bike Parade @ 10:00am
June 7	- Arbor Hills Board of Director's Meeting
August 28	- Neighborhood Picnic @ 4:00pm

DTE Negotiations Resolved Without Litigation

The Arbor Hill's Board of Directors, together with their attorney, has finally negotiated a contract with DTE to pay an average of two-years of back payments of electricity costs for the 31 street lights in Phases I and II of our neighborhood. Although the contract has not been formally signed, this is finally a big step forward for our community in resolving a seven-year conflict.



Memorial Day Bike Parade

Get out your bikes, wagons, jogging strollers and decorate them for the newest Arbor Hill's Neighborhood event! Monday, May 31th, Memorial Day, at 10:00am there will be a bike parade. Meet at Kilburn Park for the parade. Snacks will be provided. Also a ribbon will be awarded to the best decorated bike or wagon. Ann Arbor Police Department will patrol our parade.

Planting Day

Saturday, May 15th at 10:00 am is "Arbor Hill's Neighborhood Planting Day" for the front entrance flower beds. Your help is instrumental in getting the front entrance to look beautiful. No need to sign up, just show up with your rakes, shovels, and spades ready to help. Plus, it's a great way to meet some of your neighbors! Alison Donahue has volunteered to head up this day, call her at 741-0916 if you have questions.

Dog Urine

Do you have a dog? This suggestion is for you. Several neighbors have begged that you encourage your dog to do its business on the grassy area between the sidewalk and street. Dog urine burns grass and many neighbors have been working hard to make their lawns, bushes, and flower gardens look nice.

Dog Leashes & Invisible Fencing

Dogs are required by Ann Arbor City Law to be leashed when the dog is not on owner property. If you spot an unleashed dog, please report the incident

to the Ann Arbor Animal Control Officer at 994-2911 or 997-1497. Please note that several neighbors have installed invisible fencing in their yard, to allow dogs to run unleashed within their property line. This is legal as long as the dog remains on the owner property.

Arbor Hill's Ash Tree Replacement

Some residents did not participate in our voluntary Ash Tree replanting program last fall. If you missed the sign up program and still want to get a tree this Spring, then contact Judd Road Tree Farm directly at (734) 944-5833. Pricing and timing can be confirmed directly with Judd Road Tree Farm. In addition, if your new street tree did not make it through the winter, please contact Judd's directly, your tree itself was under warranty.

Fences, Decks, Etc.

Any major alterations to the exterior of your home must be approved by the Association Board of Directors. This includes decks, fencing, patios, hot tubs, basketball hoops, etc. "Alteration Forms" can be mailed or faxed from the management company (call 663-1900). Please submit your plan ideas along with this form, at least two-weeks prior to construction, to the management company for approval.



Local Area Swimming Pool Memberships

-Dolphin Pool on Prairie Street is looking for new members.

-Chapel Hill will not accept outside pool memberships until May 5th. The cost is estimated to be approximately \$275 for a family membership. For more information call 761-2430.



-Orchard Hills Athletic Club (OHAC) currently has a waiting list for pool membership, however their swim team is open for outside members and has a reduced rate for Dolphin members. For more information call Joann Culbertson at 663-2142.

OHAC Swim Team

All swimmers and divers are encouraged to give the OHAC team a try. Beginners are welcome. Practices begin the week of June 7th. To join you must attend the mandatory parent meeting at the OHAC pool on Tuesday, June 1 @ 7:00pm. For more questions please call Jennifer Barber @ 913-9911.

Management Company

Please direct all your phone calls and concerns to ...

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

Open Board Meetings

Neighbors are welcome to attend any or all of the open meetings of the Arbor Hills Association. Scheduled three times a year, the next open meeting date is July 5, 2004. If you are planning to attend, please call Jane Ueda (369-2348) or Kami Meader (994-7882) at least two days in advance to find out the meeting location.

Newsletters

Future newsletters will now be limited to every other month or as needed. The next neighborhood newsletter will come out in June.

Single Family Site Condominiums

Each house in this neighborhood is part of the Arbor Hills Single Family Site Condominium Project. What does this mean? The meaning is that each house in this subdivision is legally considered a condominium rather than a house. Condominiums are governed by by-laws set up within the laws of the State of Michigan that likewise offer unit owners joint ownership in common elements. However, unlike attached condominiums, in single family site condominiums each unit owner holds absolute and undivided titles to their unit and the land within the perimeter of the unit. Therefore any home repairs, roofing, plumbing, electrical, landscaping work, etc.

that are required, are the responsibility of the individual unit owner, not the Association. The Association funds and dues are specifically designed for common elements only. The legal definition is located in your Master Deed on the first page.

Dropping Like Flies

Email addresses are dropping off our neighborhood listing. If you change carriers, don't forget to update us with your new email address. By signing up with the neighborhood list, not only will you receive the newsletter digitally, but you will also automatically be notified about any crimes or emergencies in this area, along with special neighborhood events. We miss you, please send your email address to AeroKam@aol.com.

Freeway Berm Beautification

The Arbor Hill's Freeway berms need some tender-loving-care. The Board would like to encourage a Spring trash pick-up day to beautify our berms. We are looking for a volunteer to head up the program, please call Jane Ueda (369-2348) or Kami Meader (994-7882) if you are interested. The Association would also like to encourage neighbors to donate trees, shrubs, or any plant life to be planted on our freeway berms. If you would like to donate plants or cash towards planting, please contact the management company at 663-1900. We are asking neighbors not to plant without first notifying the Association, since these areas are protected by a legal conservation easement. Certain plant life might be prohibited by our Master Deed Second Amendment Exhibit C.

Yearly Financial Report

Per Article 15, Section 15.1 of your bylaws, the Arbor Hill's Association is required to provide each homeowner an End-of-Year Annual Audited Financial Statement. This report will sum-up the Association's income and expenses for the 2003 Year. If you did not receive your summary report, please contact the management company at 663-1900.



Contractor's Corners

Your fellow neighbors and not specifically Arbor Hills Advisory Board endorsed have recommended the following contractors:

C & Q Painting

Licensed & Insured
Interior/Exterior
(734) 483-3667

Ultra-Shine

Licensed & Insured
Interior/Exterior Painting & Power Washing
(810) 632-6220

High Hat Chimney Sweep, Co.

Licensed & Insured
1-800-371-5508

Sean Klein - Heating and Cooling

Licensed & Insured
(248) 755-3620

D & D Carpet Inc

(734) 429-7060

J. Needham & Sons, Inc. - Plumbing

Licensed & Insured
(810) 227-7474

H & H Heating and Cooling

Licensed & Insured
(734) 668-6744

Ann Arbor Drywall

Insured
(734) 973-0833

Crawford Door Sales

Licensed & Insured
Garage door installation & repairs
(734) 483-4563

Gordon Fellows Decks

Licensed & Insured
Custom/Cedar Decks
(734) 426-8633

Rick Owen Plumbing

Licensed & Insured
(734) 475-8213

Arrow Door

Licensed & Insured
Garage door installation & repairs
Evening and Weekend Appointments, great rates
(810) 225-6155

Commercial Building Materials, LLC

(734) 434-4600
Supplier of drywall & suspended ceiling supplies

Scholastic Painting

Licensed & Insured
Interior/Exterior & Decks
(734) 306-1129

If you have a recommendation, please send it to haddrill@aol.com and include the contractor's name, phone number, specialty, and whether they are licensed & insured.

Home Corners

Spring is sprung and once again there is lots to do to improve your home. Here's a list of things to keep in mind for home repair and maintenance upkeep.

- Cover your bathroom exhaust fan vents with chicken wire or a screen. Birds like to build nests in these vents and usually end up trapped in the vent hose somewhere in the attic. The birds usually can't get out and make a lot of noise.
- Look for loose or missing roof shingles to prevent water leaks into the attic.
- Look for loose or missing siding.
- Clear and clean off debris on and around your air conditioner.
- Hire a professional to clean and maintain your furnace and blower motor.
- Vacuum off the bottom front grill to your refrigerator to remove the dust buildup.
- Look for brown ceiling stains. This could be an indication of a roof leak or attic ventilation problems.
- Look for loose or missing caulk around windows, pipes, and vents.
- Look for low spots in the ground near your house where water pools and could leak into your basement. The ground should slope away from your house.
- Change your furnace filter.