

# Arbor Hills Newsletter

## October / November 2004

### Calendar

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|--------------------------|---|
| Thursday, Oct. 21        | - Arbor Hill's Annual Meeting – 6:30pm @ Clague Middle School |
| Friday, Oct. 29          | - Thurston Elementary Fall Social                             |
| Sunday, Oct. 31          | - Daylight Savings Time Ends                                  |
| Sunday, Oct. 31          | - Arbor Hills Halloween Parade @ 4:00 pm                      |
| November 1 <sup>st</sup> | - Arbor Hills Street Tree Replanting Deadline                 |

### Annual Neighborhood Meeting

The annual neighborhood meeting for Arbor Hills is scheduled for **Thursday, October 21<sup>nd</sup> at 6:30 pm** at Clague Middle School. Candidates and/or nominations are being sought to fill 2 vacancies on the Board of Directors. If you are interested in running, or wish to nominate someone else, call the management company at 254-1990. If you are unable to attend, you are required to pass your vote to another neighbor. Please download a proxy statement from the website at [www.arbor-hills.com](http://www.arbor-hills.com).

### 70 Households Needed!!!

In order to conduct business at our annual meeting, bylaws require attendance or proxy vote by a quorum (35%) of homeowners. This means that 70 of our 200 households need to be represented. 2001's meeting was delayed for more than an hour while zealous homeowners knocked on doors and used cell phones to gather the quorum we needed to continue the meeting. State law requires that we hold an annual meeting every October. If there is no quorum, the meeting must be postpone and scheduled monthly until a quorum is obtained. The "bottom line" of this is unnecessary expenses for room rental, mailings, and copying charges (about \$200 ) for every meeting called...whether it's held or not. Sooo, if you can *not* attend October's meeting this year, *please, please, please* fill out a proxy statement for another neighbor to vote in your behalf. Proxy statements are available from Independent Management Company (254-1990); were included in your meeting notice letter that you received this past week; and can be found on our website at [www.arbor-hills.com](http://www.arbor-hills.com).

### Halloween Parade

Join us in Kilburn Park on **Sunday, October 31 at 4:00pm** for the Sixth Annual Arbor Hills Children's Halloween Parade. Kids--come dressed up, and decorate your bikes, wagons, and strollers for a walk around the block. This is your chance to "show-off" your costumes in the daylight before trick or treating that night.

### Arbor Hill's Street Tree Replacement

Some residents did not participate in our voluntary Ash Tree replanting program last fall. If you missed the sign up program last Fall, and have not replaced your dead Ash tree, you have until **November 15, 2004** before **violation fees** will be issued..

Replacement trees must be an approved species from the City of Ann Arbor's Forestry Listing and should be at **least 2-inches** in diameter. Judd Road Tree Farm did the replanting program last Fall and can be reached at (734) 944-5833. In addition, if your 2003 street tree did not make it through the winter, please contact Judd's directly, your tree is under a one-year

### Newsletters

Future newsletters are still limited to every other month or as needed. This saves time for our hard working volunteers and also saves on our overhead costs. The next neighborhood newsletter will come out in December.

### 2005 Association Dues Increase

Association dues are increasing for next year. Please attend the Annual Meeting to hear more details.

### New Directories

Neighborhood directories for 2005 will be distributed in November following the annual meeting. If you are a new resident, or if you need to update or correct last year's entry, please call or Kami Meader (994-7882 [aerokam@aol.com](mailto:aerokam@aol.com) ).

### Post No Handbills

...or real estate signs, "for rent" signs, garage sale signs, or any other signs at the front entrance without Board approval (see Bylaws: Article 6, Section 6.9). Such signs may, however, be placed in individual yards as long as they are less than 30 inches high and 5 sq. ft. in size. Also, remember that the areas to the right and left of the main entrance are private property; only the median boulevard is common area. The Board will approve placing single-day,

temporary signs, as long as they are in common areas. Any questions? Call 254-1990.

### **Home Corners**

Fall is here and Winter is just around the corner.

Here are a few Fall and Winter tips to keep in mind.

- Replace your furnace filter.
- Replace your humidifier filter, wick pad, if you have one on your furnace.
- Inspect and repair any caulking around windows and doors that is missing or cracked.
- If you cover your air conditioner unit outside, remember to leave gaps at the bottom for air to pass through so any rain, snow, or ice that gets in doesn't get trap.
- You may wish to have your furnace checked and cleaned, so please contact a licensed and insured professional.

Have a tip, send it to [hadrill@aol.com](mailto:hadrill@aol.com).

### **Street Lights**

Please report burned out street lights to the Management Company and indicate the street light pole number. The best way to report a burned out street light is to visit Select Management's website at [www.thecondopros.com](http://www.thecondopros.com), and fill out a work order under the "Helpdesk" section.

A special thank you to all the neighbor's who reported the recycle truck accident involving a downed light pole on Ashburnam Road. In addition, thanks for your patience on the repairs and living with a few dark nights.