

# News

*The latest information and happenings in our community*

## A Quarterly Newsletter

Spring 2009

### Sidewalks

Please remember, it is the homeowner's responsibility to clear the snow from any sidewalk in front of or around the side of your home. Thanks!



### Community Maintenance

The storm water retention areas are being worked on! The bylaws mandate specific maintenance items on a periodic basis. Again this year, workers from Twin Oaks Landscaping are working on the storm drain system.

Page 2

### Upcoming Roadwork

The intersection at Nixon and Huron Parkway is about to undergo major changes.

Page 2



### Volunteers Needed

The Arbor Hills Association needs your help! The Association has volunteer committees, and the committees are in need of people interested in helping out.

Page 2

### Spring Workday

The Spring Workday in cooperation with Ann Arbor Adopt-A-Park is on Saturday, May 16th from 9am to 12pm at Kilburn Park. Come on out to help clean up Kilburn Park as well as dig in the soil to plant a few plants.

Page 1

### Open Board Meetings

This year's Open Board Meetings are going to be held on the first Wednesday of May, and the first Wednesday in August. The August meeting will be in Kilburn Park. Please contact the Management Company for details.

## Damage To The Front Entrance

This winter, in the span of about 45 days, three vehicles entering the neighborhood have gone over the curb and caused property damage. The first time the vehicle sheared off the light for our front entrance sign. This damage was quickly repaired but about 30 days later another vehicle caused even more damage. The light once again was sheared off and several of the plants were severely damaged. The third incident further damaged the landscaping. Also at least one Neighbor has had their 4 inch thick street tree completely severed due to a vehicle sliding out of control while turning onto Strand Court. Neighbors, when turning into the neighborhood or onto side streets, during all seasons but especially in the winter season, please recognize the slippery road conditions and slow down. No one was forthcoming in any of these situations to report the damage.

## Landscaping Committee Requests Volunteers

Our neighborhood Landscaping Committee plans to take on at least two exciting projects this year. First, we will be planning two Adopt-a-Park work days, which combine the

City's resources with our volunteer efforts to improve our neighborhood parks. Second, we intend to draft an attractive, integrated plan for all of our neighborhood's common area landscaping elements. If you are interested in helping with these projects, or if you have other ideas for projects that will improve the landscaping of our neighborhood's parks and common areas, please contact Board member Collin Ross via email: [cmross16@gmail.com](mailto:cmross16@gmail.com).

## Adopt-A-Park Spring 2009 Workday Kickoff

The Association is looking for volunteers to work with the Ann Arbor Adopt-A-Park program for the Annual Kickoff in conjunction with Spring Workday on May 16 from 9am to 12pm for Kilburn Park. We will be adding and filling GatorBags to help keep the shade trees planted last fall, watered throughout the summer, adding wood chips to the base of the trees, mulch to the flower bed installed last year, and adding some annual plants to the flower beds of Kilburn Park. There may also be some work done at the entrance of Arbor Hills and Oakwoods nature areas.

Details on what Adopt-A-Park is can be found at the City's website at [www.a2gov.org/adopt-a-park](http://www.a2gov.org/adopt-a-park). As part of the Landscaping Committee, the Association is officially participating in the Adopt-A-Park program for Kilburn Park and possibly Arbor Hills

Park. Due to the large number of parks in Ann Arbor, and the limited numbers of Parks and Recreation staff, often Kilburn Park becomes a little neglected. With the Adopt-A-Park program, local residents are encouraged to help maintain the park themselves with such things as annual plantings and other tasks. If you are interested, please contact the Board via the website for additional details.

## 2009 Association Board

The results of elections from the Annual Meeting in October are as follows:

**Ben Sayer**, existing member with one year remaining, was appointed Board Member At Large. **Steve Hadrill**, existing member with one year remaining, was again appointed Treasurer. **Ignacy Justyna**, former Board Member was elected back to the Board for a two year term, after a one-year break and was appointed Vice President. **Collin Ross**, existing member with one year remaining was again appointed Secretary. **Jane Klingsten**, existing member was reelected for a two-year term and was reappointed President.

Arbor Hills Website:  
[www.arbor-hills.com](http://www.arbor-hills.com)  
 Association Board Contact:  
[www.arbor-hills.com/mail.php](http://www.arbor-hills.com/mail.php)

A big thank you to our volunteer Board Members. Kudos to previous member **Larry Foti** for a very appreciated job well done. Larry is also continuing to serve the association as a key volunteer of the Welcome Committee.

## Maintenance: Storm Drainage Areas

Storm drainage maintenance continues this year. In the late fall last year, in following the Neighborhood maintenance plan as dictated by the Bylaws, it was decided that more work needed to be done on some of the storm water control structures and retention areas. Large amounts of silt have built up over the years and need to be removed. The work was put out for bid and Twin Oaks Landscaping was selected in late fall. Due to an unavoidable delay, a large part of the work was not able to be started before the winter weather arrived. However, work should commence as the weather warms and the identified areas will be receiving the needed attention: silt and vegetation removal and new stone jackets. The results of this work should improve the water drainage throughout the Neighborhood during the periodic winter and spring thaws. You may notice Twin Oaks in the Neighborhood on nicer days doing this work, so be on the lookout for workers and construction equipment moving around, as well as temporary piles of stones and other materials being used in the project.

## AH Committees

Did you know that our Neighborhood has several volunteer committees? On the front page, the **Landscaping Committee** was already touched on, but the Association is always looking for volunteers to work on any of the other committees as well: **Social, Welcome and Newsletter**. Perhaps you don't feel that you have enough time to be a Board member, but still want to help out in some way. Fresh volunteers are always welcome! The committee members decide upon their own meeting schedule, identify areas for improvement in the Neighborhood and make recommendations to the Board. An excellent example of the results of this process is the front entrance landscaping done this past fall. This project was completely handled by the Landscaping committee and their recommendation was accepted by the Board. The Welcome committee is responsible for developing welcoming materials for new residents and also going out to greet them in person. The Social committee is responsible for organizing such things as the Annual Picnic, the various holiday parades and

similar. And the Newsletter committee is responsible for the production of the newsletter, including writing articles and distributing the final product. There is plenty to do, so please contact the Board via the website to volunteer!

## Roadwork

### *Huron Parkway at Nixon Road Project*

While not specifically related to Arbor Hills, it will affect getting to and from our Neighborhood. Starting in April 2009, the City will reconstruct the intersection of Huron Parkway and Nixon Road, right next to the Plymouth Road Kroger, and the Plymouth Road Mall.

The current four-way stop sign intersection will be completely removed, in favor of a traffic roundabout which are currently in fashion. Details on the project can be found at the City's website. From their home page at [www.a2gov.org](http://www.a2gov.org), search for "Nixon" and you should find the project site. Construction is expected to progress in several stages and should be complete in August of 2009, so be watching for this event. It will certainly affect travel to and from Arbor Hills, both during and after construction.



## Sugarbush Park

### *Nature Area Stewardship Day*

On Saturday, April 18th from 9:00am to 12:00pm, Ann Arbor Adopt-A-Park and the office of Natural Area Preservation (NAP) will be holding a workday for nearby Sugarbush Naure Area. Come out to help in this woodland area to maintain trails and preserve native plants! This park is greatly appreciated and visited throughout the year. Amongst wildflowers and trees you will find a small grove of Pawpaws, an under-story tree that

bears the largest fruit native to North America! Minors must be accompanied by a guardian, or contact NAP (734-794-6627 ext 43475) in advance to obtain a release form. Please wear closed-toe shoes and long pants. Meet us between the two cul-de-sacs on Yellowstone Drive, just south of Bluett Road.

## Delinquent Accounts

Thank you to those of you who paid your first half of 2009 Association dues on time. Due to a delay in getting the payment info and coupons out, the due date was moved to February 1; thank you for your understanding. The start of the year can be a rough time for folks financially, especially just after the holidays have passed. This year has been particularly strained, economically, as surely everyone is aware.

As a result, we have seen a dramatic increase in the number of co-owners who have missed paying the Association dues. We strongly encourage these co-owners to contact the management company to work out payment and settle their accounts as soon as possible. Aside from the monthly late fees that are assessed, accounts that are over 90 days past due are subject to legal actions towards collection and the resulting legal fees are charged to those accounts. Currently, the debt created by account delinquencies is buffered by the Association reserves, and reduces the amount of interest earned and used for long term improvements such as the roads. If the large number of late accounts persists, it may lead to higher Association assessments.

## Electronic Payments

Automatic electronic payments for dues are available! Further information and a form for setup is available on the website:

<http://www.arbor-hills.com/dues.php>

### **Arbor Hills Community Web Site**

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

### **Select Community Management**

Shireen Williams, representative  
(734) 663-1900, ext. 229  
2455 S. Industrial, Suite A  
Ann Arbor, MI 48104

[www.thecondopros.com](http://www.thecondopros.com)