

Arbor Hills Newsletter

Summer 2005



Arbor Hills Summer Gathering!!!!

Please mark your calendar for August 27th at 4:00 pm at our park for the annual summer gathering. We will have a fun bouncy attraction for the children and goodies and snacks. The association will provide soft drinks, munchies, paper products and a barbeque. Bring your own grilling items if you wish and please see below for what you can bring to the party:

Streets

Cromwell and Earlmere
Dunwoodie Rd, Buckhorn
Kilburn Park Circle
Ashburnum, Bayswater
Aldwych, Strand, Elsinore Cts

Dish to Pass

Salads
Casseroles
Casseroles
Desserts
Desserts

See You There!



Neighborhood Inspection Results

The Board recently conducted the yearly inspection of the neighborhood. Items that were identified as needing attention were noted. You may have received a notice to attend to any condition that could be a hazard to your fellow neighbors or unsightly. Thank you for your prompt action in these matters.

In addition, a wetlands inspection revealed some concerns regarding possible pond overflow which may pose flooding hazards to our residents in the future. The board plans to obtain quotes on professionally clearing the runoff areas and will report to the neighborhood at the October Annual Meeting.

Hide Those Garbage Cans!

Please make an effort to keep your Garbage container from view. It keeps the neighborhood looking neat. Thank you!

Front Entrance Landscaping

By now you may have noticed the changes to the front entrance. This has been a bumpy road. There was some confusion in early June and the landscape company erroneously installed plants at the front entrance without the board's approval. The board worked with the company to come to an agreement and different plants were planted and the area was cleaned. Thank you for your patience with this process. We are hoping that this will be a low maintenance design that we may all enjoy in the seasons to come.

Neighborhood Guidelines

You may now access a copy of the neighborhood guidelines at: www.arbor-hills.com

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

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.



Street Light Situation

The board has been examining some ways to reduce the cost of maintaining our streetlights. Currently, replacing bulbs and pole painting is very expensive. Some alternate options have included less expensive bulb replacement vendor quotes. Other options include replacing the commercial grade light poles with more attractive poles that have lower maintenance costs. The board is putting together a complete analysis this summer which compares the advantages and disadvantages of these options. You will be notified of any upcoming decisions regarding this issue. If you have an opinion on the appearance of the lights please mention it in the attached neighborhood survey.

Upcoming Annual Meeting

Would you like to join the Arbor Hills board? In October we will have our Annual Meeting. Among other agenda items, there will be 3 open board positions. 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!



We still need your email addresses! Would you like to get your newsletter, neighborhood announcements, and neighborhood specific crime watch alerts via email? It can be done. However, we have only about 90 valid email addresses for the 200 homes. If the circle above this paragraph has an "X" in it (on the printed copies of this newsletter placed in your mailbox), then that means we do not have a valid email address for your home. If you have an "X", then to update the database, please send your email address to: Ignacy Justyna, AHCA President at, ijustyna@comcast.net. The address will be held in strict confidence and will be used only for the purposes listed above.

Yardwork Smardwork!

As you know, the appearance of our yards is very important to the overall value of our neighborhood. Please keep your lawn mowed. If your lawn appears overgrown, it will be mowed at the owner's expense. Thanks for keeping up with this summertime chore. All the neighbors appreciate it!

Remember to keep watering your young trees, the season has been dry and your tree needs extra care to make it through the hot weather.

Pets

Thank you to all of the pet owners who are now leashing their pets. We all appreciate it!

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 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 the 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 Completing the Survey on the next page. Thank you!



Arbor Hills Condominium Association
Aesthetics Questionnaire and Survey

As the appearance of our neighborhood is important, the Board of Directors has many issues to deal with and would like to survey the neighborhood to get some input from the homeowners. This will allow the Board to make decisions that will reflect the wants and wishes of the majority. Your comments and replies are very important. Please answer the questions below and send your completed forms to Select Management by mail, email, or fax.

Street Lights

The Board is studying the possibility of replacing the current light poles. The poles are very tall and require special equipment to change bulbs and / or ballasts when they burn out. Also, the poles are made of fiberglass and require periodic painting. Possibly smaller more decorative lighting could replace the current arrangement and in the long run be cost effective. Would you be in favor of replacing the current lighting based on these factors?

- Yes, seems like a good idea if cost effective.
- No, I like the current lights and poles.
- Don't know.
- Don't have a preference.

Front Entrance Median and Side Islands

The Board recently had the two entrance side islands landscaped that when grown will provide a pleasant view. The median islands also need some work beyond weeding and mulching. What do you think should be done in the future? Please check the appropriate sections below.

- No further landscaping is needed.
- I like the way the side islands look.
- I don't like the way the side islands look.
- I like the way the center islands look.
- I don't like the way the center islands look.
- Don't have a preference.

Mail Boxes

The Association by-laws state the mailboxes should be in good repair and that they should be uniform. Do you want the Board to enforce the condition and color of the mailboxes?

- No, everyone should be able to put in the color and style they want.
- Yes, there should be uniformity in the color and style and the board should enforce this.
- Don't know.
- Don't have a preference.

Yards and street trees

Again, Association by-laws state that yards are to be kept up with regular mowing with grass or weeds not to exceed a specified height. Also, yards are to have live street trees of a designated type. Some neighbors are storing their garbage

cans and other material in the yard, which is visible from the street. What do you want the Board to do about this?

- The Board should regulate the appearance of the yards for those who do not comply.
- The Board should not bother with this.
- Don't know.
- Don't have a preference.

Storm water filtration basins and wetlands

Our neighborhood is composed of a system of basins and wetlands to mitigate water runoff from a rainstorm, which our Association is responsible for the maintenance of. Some of the filtration basins have become overgrown with vegetation and will require some periodic unobtrusive cleaning. Maintaining these basins and wetlands could cause costly flooding if left unkempt. What are your thoughts about this?

- I am in favor of having the filtration and wetlands cleaned
- I don't want anything done.
- Don't know.
- Don't have a preference.

Comments:

Thank you for your time in this matter.

Name

Address

Lot #

Please return your completed survey to our Management Company. If you received this by email, you may forward this completed survey to:

management@thecondopros.com

OR Mail to:

Select Management, LLC
2455 South Industrial, Suite A
Ann Arbor, MI 48104

OR Fax: 734/663-0809

If you have any questions, please contact Select Management by telephone at: 734/663-1900

