

Arbor Hills Newsletter

April 2013

Phase One Street Light Issue

It was noticed that the street lights in phase one of the neighborhood were turning on too early and shutting off too late. The problem has been corrected by removing and replacing the photo control located on Earlmoore.

Dog Owner Responsibilities

All owners have a responsibility to follow the Ann Arbor City Code (Chapter 107, 9:45) regarding their dogs:

- All dogs **must** be secured by a leash held by the owner or secured to a stationary object **and** attended by the owner.
- Dog discharges on property other than that of its owner must be removed **immediately**; failure to do so will result in a ticket.

Detention Pond Maintenance

Three storm water detention ponds located near Kilburn park, Aldwych, and Cromwell Court have been previously identified for maintenance in an Atwell study. This maintenance will keep the ponds functioning properly as they process the storm water runoff in our neighborhood. Next week, personnel from Atwell, Metro Environmental, Marcus Management, and the AHCA Board will meet on site to review the scope of work for these areas.

Complaints to the City

Do you have a complaint about a City function? Are there dead trees in Kilburn Park? Do trash and recycle trucks back up into your driveway or lawn? These types of complaints can be registered with the City using the online Citizen Request System. Don't hesitate to use this system as more complaints are registered on a particular item, there is a greater possibility the City will take corrective action. Below is the web address:

<http://www2.a2gov.org/A2CSR/CSRRequest.aspx>

Neighborhood Inspection this Month

Marcus Management will perform a neighborhood inspection per Association bylaws and policies regarding the exterior elements of your lot and home. The inspection form is on the backside of this newsletter and has been updated to reflect the feedback from residents at the last open Board meeting. Please be aware that violation notices will be issued for items that are not in compliance. The Board of Directors requests your understanding and cooperation in making this a successful process.

Board Meetings

The Board will meet in a regularly scheduled executive session Wednesday, April 24. The next Board meeting with an open session will be May 22.

Board Members and Officers

Ig Justyna – President
David Finnegan – Vice President
Carla Charlebois – Treasurer
Jill Kulhanek – Secretary
Vance Allen – Director

Board Contact Information

Email address: Board@Arbor-Hills.org

Phone number: 734-926-8857

Web site: www.Arbor-Hills.org

Management Company Information

Marcus Management, Inc.
28545 Orchard Lake Road, Suite A
Farmington Hills, MI 48334
Telephone: 248-553-4700; Fax: 248-553-4570
24 hour Emergencies: 248-553-9195
Email: MarcusMgt@aol.com
Website: www.MarcusMgt.com

AHCA Site Inspection Checklist

- The grass lawn needs to be cut and then mowed regularly to a height not to exceed 6 inches
- There is dead or missing grass in areas of your lawn that need to be seeded or sod laid.
- There are excessive weeds in your lawn which need to be treated and/or removed
- There are excessive weeds in the landscape beds that need to be removed
- There is ivy growing on the building, which needs to be removed
- The landscape shrubs and ornamental trees need to be pruned off the building, walkways and/or driveways
- There are ripped screens that need to be repaired
- There is at least one broken window seal or glass that needs to be replaced
- There is damage to siding, roof, trim or the garage door that needs to be repaired/replaced
- The wood trim of your home needs to be painted
- There is a violation with advertising material in either the widows or lawn
- There is pet waste that needs to be cleaned up from the lawn
- The street tree needs to be weeded and cleared of hanging branches over the road/sidewalk to a height no less than six feet off the ground
- The street tree ring must be well kept and requires maintenance
- Trash, recycle, and/or compost bins have been left out more than 12 hours since last pickup and need to be stored inside
- Recreational equipment needs to be properly stored or removed from plain view
- The sidewalk needs to be repaired to remove all trip hazards, please refer to City Sidewalk Repair/Replace Standards on Arbor Hills web site www.arbor-hills.org under Documents/More Documents