

ARBOR HILLS NEWSLETTER

April 2014

Next Open Board Meeting: Wednesday, April 30th

The next open meeting of the Arbor Hills Board will be held on Wednesday, April 30th, at 7pm in the Clague Middle School Library. The open session is scheduled from 7-8pm. Agenda topics will include:

- Summer Picnic
- New Stop Sign
- Mosquito Treatments
- Spring Maintenance
- Committee Reports
- Financial Update
- Curb Project Update
- Pond Project Update

We hope to see you there!

Management Company Contact Information

Your Peace of Mind, Inc.
PO Box 2148
Howell, MI 48844
Telephone: 517-545-3900; Fax: 517-552-4476
Email: ypm@ypm-inc.com
Website: www.ypm-inc.com
Our YPM rep. is Karin Witting (Karin@ypm-inc.com)

Board Contact Information

Email address: Board@Arbor-Hills.org
Phone number: 734-926-8857
Web site: www.Arbor-Hills.org

Board Members:
Collin Ross - President
Elena Levin - Vice President
Usha Jindal - Secretary
Vance Allen - Treasurer
Zhenlin Liu - Member-at-Large

Collections Policy Revised

We have revised our Collections Policy, which applies when a homeowner is delinquent on AHCA dues. The full text of the revised policy can be found on our web site (www.arbor-hills.org). A summary of the new policy is as follows:

- AHCA dues are payable in two equal installments, on January 1st and July 1st of each year. If a dues payment is not received by the 10th of the month in which it is due, it is considered past due. However, if it is received by the 1st day of the month after it is due, no late fee applies. This is the same as the previous policy.
- If a dues payment is **not** received by the 1st day of the month after it is due, a \$25 late fee shall be assessed to the delinquent homeowner's account.
- For each subsequent month in which payment is not made by the 1st day of the month, an additional \$25 late fee shall be applied.
- After 3 months of late fees have been applied, no further late fees will be assessed. Instead, the delinquent account will be turned over to AHCA's attorneys for collection, and the resulting legal fees will be charged to the homeowner.

If you have any questions about the revised Collections Policy, please contact YPM or the Board. If circumstances make it difficult for you to remain current on your AHCA dues, please notify the Board as soon as possible - we may be able to work with you to avoid serious legal consequences which may result from delinquency.

Annual Inspection Readiness: Roofing

At its March meeting, the Board formally adopted the new Inspection Policy - thank you to all of you who provided your feedback on the policy. Accordingly, we will plan to hold an Annual Inspection of the neighborhood this fall, and will be providing information over the next several months to help everyone prepare for it.

With the harsh winter we experienced, many homes have had damage or accelerated wear-and-tear to their roofing. If your home is in need of roof repair, please check out the list of roofing contractors on our web site (www.arbor-hills.org). Note that these are not recommendations, just a list for reference. If you are concerned that you will not be able to complete needed roof repairs prior to the Annual Inspection, please contact the Board, so we can work with you on a solution.

Neighborhood Survey

Please tell us your opinion! Along with this newsletter, you are receiving a copy of the Neighborhood Survey, which asks your opinion on the performance of AHCA's Board, management company, and our major contractors. It also asks for your thoughts on how to improve our neighborhood. The survey can either be completed online, via the SurveyMonkey link provided (which is also on the front page of our web site, www.arbor-hills.org), or it can be completed and returned in hard copy format to Gabe Cherem (3255 Dunwoodie Ct). **Please submit your survey responses no later than Monday, May 12th.** We really value your views, and are committed to using the information you provide to improve our neighborhood and Association. We hope to make this an annual survey, so we can continuously improve our Association's service to you.

Adopt-a-Park Kickoff Event

Saturday, May 17th, 9am-noon

Kilburn and Arbor Hills Parks will be part of the 2014 Adopt-a-Park Spring Kickoff! Come join your neighbors in beautifying these two neighborhood parks. We will be spending the morning gardening the flower beds, planting a few trees, and spreading mulch. Please meet at Kilburn Park, and bring garden tools, shovels, and rakes.

Oakwoods Nature Area Work Day

Saturday, June 7th, 1pm-4pm

This is the first NAP Stewardship Workday at Oakwoods Nature Area in some time! We'd love for you to join us in getting reacquainted with this lovely park while working to improve its trails in celebration of National Trails Day. Meet at the park entrance off of Dunwoodie. Please wear long pants and closed-toe shoes. All minors must present a completed release form (available at <http://www.a2gov.org/nap> follow the volunteer link), and should be accompanied by a guardian. Tools, snacks, and know-how provided.

Summer Picnic

Let's have some fun!

We have had a lot of great ideas submitted for this year's neighborhood summer picnic. If you are interested in helping to plan and organize this fun event, please contact the Board. We'd like to have plenty of activities for children of all ages, music, and of course food and beverages. With your help, we can put on an event we'll all enjoy, and get to know each other better at the same time!