

# Arbor Hills Newsletter

## **Curb Replacement Project**

On Friday, April 3<sup>rd</sup>, several board members and interested neighbors walked the neighborhood with both the Management Company and T&M Asphalt Paving to inspect the condition of both the curbs and existing pavement repairs to our roads. T&M Asphalt is able to perform curb replacement, asphalt repair, crack sealing and all aspects of road maintenance. They have references from the University of Michigan and Varsity Ford. The goal of the inspection was to identify curbs in need of repair for the continued curb replacement project. Additionally, we inspected prior asphalt repairs and current areas of our roads which may need repair work. T&M is in the process of preparing a quote for this work. Further updates will be forthcoming. If you are interested in cement repair for your driveway or sidewalks, T&M will issue individual quotes to homeowners. Call Don at 248-684-2300.

## **Pond Project Status Update**

Unfortunately, the pond project has been delayed again. The City of Ann Arbor must give their permission for the excavating company to cross their property (such as Kilburn Park) with the heavy equipment needed to dredge the ponds. The weight restrictions were not lifted until April 19<sup>th</sup>. The plan is to brush hog the ponds after this time with dredging taking place in July when the ground has dried up. The final scope of work on Pond B (behind Cromwell Court and North of the pump house), Pond C (West of Kilburn Park and North of Dunwoodie) and Pond G (East of Aldwych Circle) is to remove sediment (dredge) and brush hog slopes and top of ponds. Pond H (East of Kilburn and Southeast of Strand) and Pond I (at the East end of Strand) will only have the slopes and tops brush hogged.

## **Mailboxes and Stands**

After several years without any attention, our mailboxes and stands need maintenance work. The cost to have this work done is approximately \$6,500 for paint, number replacement, and installation of metal plates on the posts. This topic was discussed at the last board meeting and it was determined that there was not enough volunteer interest to perform this work. Quotes will be obtained to as a first step to complete this project. This cost will come out of our reserve savings.

## **Reserve Study Ordered**

The Board has ordered an updated Reserve Study from Michigan Reserve Associates. This Reserve Study is a budget planning tool which identifies the current status of the reserve fund and a stable funding plan to offset ongoing deterioration of the major common elements. These common elements include the curbs, streets, lights, common sidewalks and fencing. This study serves as a guide to determine how much funding will be needed via the association dues to properly maintain our neighborhood. The cost of this study is \$860 as this is the same company that performed the study in 2010; therefore only needing to update projected costs.

## **Street Sweeping**

The bi-annual street cleaning was performed on Wednesday, April 15<sup>th</sup>. Unfortunately, the date was not coordinated with the Management Company or board and so was performed on trash collection day. Please contact the management company if you have any areas of concern that need to be addressed. Additionally, please ensure that any drains near your home are kept free of debris so that water is flowing into them as needed.

## **Neighborhood Gardening Group**

Do you enjoy Gardening? We would like to start a group of Arbor Hills Neighbors that meets on a regular basis during the warmer months to enjoy some basic gardening tasks and socializing. If you are interested in learning more about this newly forming group, please email Karin Monnett ([monnetts@sbcglobal.net](mailto:monnetts@sbcglobal.net)). No skills or previous gardening experience required, just a willingness to have some fun working and socializing together.

## **Window Replacement – Group Discount**

George Meyer – 734-769-7330

\*Neighborhood discount of 20-25% based on number of homes ordering windows **in the month of May**. Call them directly for your individual quote.

## **WCC Fitness Center**

“Arbor Hills” group membership – 1/2 off the initiation fee of \$150 all year with \$0 initiation fee during the month of December. Their site is [www.wccfitness.org](http://www.wccfitness.org)

## **Tree trimming or removal**

Landscape Solutions - Joshua Gonzalez 248-955-8327  
Don Packard Tree Service – 734-484-1232 office

## **Cement Leveling**

*\*Contact the Board if you are interested in joining together for a ‘group quote’.*

A-1 Concrete Leveling - 800-538-3514

American Concrete Leveling - 734-680-7477

Concrete Levelers – 877-538-3577

## **Painting / Repair**

Jagway Construction – Jeff Gray – 734-476-4908

\*They can also repair woodwork prior to painting

## **Furnace Replacement or Repair**

Koch & White – 734-663-0204

Quality Heating & Cooling – 734-591-3310

Indoor Comfort – 734-665-9860

Costco – replacement – Pat Walters – 877-483-6226

## **Board Meeting**

The April Board Meeting will be held on **Wednesday, April 29th** at Clague Middle School Media Center from **7-8pm**. The meetings are open to all neighbors and everyone is encouraged to attend.

### **AGENDA TOPICS will be:**

Pond Project; Curb Replacement Project; Mailbox Repair; Landscape Maintenance

## **Board Members & Officers**

Collin Ross – President

Elaine Kennedy – Vice President

Carla Charlebois – Treasurer

Elena Levin – Secretary

Zhenlin Liu – Director

## **How to Contact the Board**

Email and voice messages will be forwarded to all members of the Board. Please let us know your questions, concern or comments.

Email address: **Board@Arbor-Hills.org**

Phone number: **(734) 926-8857**

Web site: **www.Arbor-Hills.org**

## **Management Company**

Your Peace of Mind, Inc.

Karin Witting; Community Manager

PO Box 2148

Howell, MI 48844

Office: 517-545-3900; Fax: 517-552-4476

Fax 734-274-9086

Email: [ypm@ypminc.com](mailto:ypm@ypminc.com) Website: [www.ypminc.com](http://www.ypminc.com)

## **Does YPM Have your Current Email?**

Please take a moment to call or email Your Peace of Mind to ensure that your correct email address is on file. Email communications are being used more frequently to keep residents informed on everything from community events to neighborhood alerts to maintenance issues. Thank you!