

Arbor Hills Newsletter

April 2018

Calendar

May 12th - Park work day, Saturday, 1:00-4:00pm
May 24th - Open Board Meeting, 7:00-8:00 pm, location to be confirmed.

Board Survey

Thank you to all who have replied to the survey sent out by Casa Bella on behalf of the Board. The survey will be closing as of this coming Friday, May 4th. If you haven't taken the survey, please do so. The survey is not a decision maker for spending ANY money. It is only a survey for the Board to be able to hear back from neighbors on the topics listed. If you didn't receive the survey link by email, please let Casa Bella know your updated email address for future notifications. The survey can be found at the following URL: <https://www.surveymonkey.com/r/B5TV5ZZ>.

Front Entrance Sign

The front entrance sign has been repaired and looks good.

Front Entrance White Fence

The West side of the front entrance white fence was struck by a vehicle avoiding a stopping car near the exit of Arbor Hills. The driver's insurance company is covering the repair and the repair should be complete within the next couple of weeks.

Front Entrance Flood Light

The front entrance flood light (East side) was stuck and flattened by a vehicle last week. It is not repairable and will need to be replaced. If anyone knows anything about it, please let Casa Bella and/or the Board know about it. The vegetation beyond the floodlight was damaged as well.

Arbor Hills Parks Work Day

What: Arbor Hills Neighborhood Parks Work Day

When: Saturday May 12; 1:00-4:00 pm (rain date Sunday May 13; 1:00-4:00)

Where: meet at Kilburn Park. Work will also be completed at Arbor Hills Park (at the end of Ashburnum)

Come work alongside your neighbors to help keep our neighborhood parks fresh while meeting friends old and new. Wood chips and additional supplies will be provided free of cost by the city. Please bring a wheelbarrow and shovel if you have one. If you do not have tools some will be available to borrow. We hope that you can join us!

Spring Cleanup

Thank you to all of those that showed up for the Arbor Hills cleanup on Saturday, April 28th. Your help was greatly appreciated. We collected over 12 bags of trash and part of a bed frame during the cleanup.

Street Sweeping

The Board has received 4 quotes for street sweeping and will be selecting the preferred contractor soon.

Street Light Posts

It has been noticed that the protective paint on the light posts is getting old, flaking off, and wearing away. To protect our investment in the poles themselves, it will be necessary to have them repainted this spring/summer. If you have a streetlight pole in your yard, please cut back any tree branches or vegetation near the pole that may prevent painting it.

Street Lights

Due to the overwhelming cost for repair (High Pressure Sodium versus LED), the Board with neighborhood support from the board meeting last Monday night is repairing 6 streetlights with 54 watt LED lights. These will be a brighter light than those LED's currently installed. The cost for a HPS light is \$290 to repair versus \$210 for the 54 watt LED light. As for the remaining lights in Arbor Hills that are HPS, a decision hasn't been determined yet and will be in the future. The Board will be following up with DTE about lowering the electrical costs with the LED streetlights as most of the streetlights are on a fixed monthly rate.

Commons Landscaping

We have selected Continuum formerly Landscape Solutions as the company for the common area landscaping and mowing.

Mosquito Dunks

The dunks are a popular means of cutting mosquito population in the neighborhood. These are not a poison but a bacterium called Bacillus thuringiensis specific to mosquito and certain other insect larvae such as Japanese beetle grubs. This product is also marketed as Milky Spore. It would likely affect the food chain in the presence of less food, but not be toxic to consumers like frogs and dragonfly larvae etc (from what a non-expert board member has read anyway). The Board is looking to add them this Spring to the ponds.

Arbor Hills Website

Visit our official website, www.arbor-hills.org for a calendar of events, history, Bylaws, Board policies, and other news are posted for your convenience. Please use the website's online form for any suggestions you may have.

Street Tree Trimming

Our Bylaws require our street trees to be trimmed to maintain a 6 feet minimum clearance underneath them. This clearance extends around the base of the tree and into the road. The City of Ann Arbor has a separate ordinance to go to 8 feet. This may seem extreme, but does allow easy passage underneath it and for snow plowing trucks to pass by them for improved clearing of the road. The Board would like feedback through the survey if whether neighbors feel 6 feet is enough, or should we go with 8 feet. This isn't a decision making survey, just looking for neighbor feedback at this time.

Wetland Pond Issues: Lockhaven/Elsinore

The Board is investigating the issue of rising water levels in the area and has been in contact with the City and is monitoring the water levels. Several weeks ago, a buildup of sediment, debris, and deadfall was removed to improve water flow to the engineered drain in the area. In the weeks since, the water levels have been dropping from where they were in March. Pictures documenting the water levels are available; let the Board know if you would like to see them. If anyone would like to review the area, please let the Board know and we can arrange to meet.

Water measurement stakes

There have been some concerns about changing water levels in some of the ponds and wetland areas. A while ago the board bought some measurement stakes which can be attached to poles and driven into the ground in a pond. This will help to establish a documented factual record of water levels. The Board has received some feedback on 3 locations (Pond C, Pond D and its surrounding area, and the Elsinore landlocked pond). If anyone feels there is a need for a water stake near them, please let the board know. The board is planning to get them installed over the next couple of weeks.

Common Areas

Along similar lines, there have been some complaints about common areas expanding into neighbor's yards. We are open to hearing why not, but our current position is that you should feel free to trim encroaching vegetation off of your lot. You may wish to consider site lines and privacy, if you would open a view with a neighbor. But that is not likely a problem with common property. Encroaching vegetation should only be trimmed back to the common area. If a common tree(s) pose a hazard to your property, please let the Board and management company know.

Sidewalks

It is neighborhood policy, city law, and federal law that sidewalks must be maintained in good order with no offsets of sections of greater than 1/2 inch. If you have sidewalk running through your yard, it is your responsibility for repair. If you notice any offset in a common area, please let the management company know so it can be taken care of to assist in mobility and avoid City fines.

Contacts

Management Company:

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