

# Arbor Hills Newsletter

## Driving Speeds

Unfortunately, a neighbors' pet was hit and killed by a car this month. This is a tragic reminder that we all need to lower our speed when driving through the subdivision and be aware of pets and children that may dart into the street unexpectedly. Also, please remind any friends or visitors to Arbor Hills to drive slowly while in the neighborhood.

## Trash/recycle/compost bins

According to our Neighborhood Policies, all bins must be stored inside within twelve hours of pickup. This includes compost bags as well as containers. This is an easy way to keep our neighborhood attractive. Please ensure that you are not storing your bins outside or at the curb prior to the Wednesday pick up.

## Front Landscaping

New mulch was installed in the front beds and islands. Our landscape company will be returning to trim back the dead growth from the junipers. This trimming combined with fertilization should enhance the appearance of our neighborhood entrance.

## Street Trees

Many street trees are hanging into the road or over the sidewalks. We have many homeowners that walk in these areas. Please take a look at your tree and see if it needs trimming. Board members have volunteered to trim street trees. Please call or email the board if you would like assistance. They should be trimmed up to six feet.

## Pond Project

The contractor expects the ponds to be dry enough to dredge by the end of August. They will also complete the brush hogging around the designated ponds.

## Curb & Road Project

The board has signed a contract with T&M Asphalt to: 1) repair six curb areas; 2) perform asphalt repairs to all cold patching done by the prior curb repair vendor; 3) mill and replace the intersection of Kilburn Park and Aldwych Circle; and 4) perform crack sealing and overbanding through the neighborhood. The final cost of this work is fifty one thousand dollars. The work will be scheduled as soon as possible.

## 2016 Arbor Hills Budget

The board is continuing to work on the 2016 Arbor Hills Budget for presentation and vote at the annual meeting in October. The reserve study draft report was received and the board is submitting questions for the final version which will be incorporated into the budget.

## August Ice Cream Social

There will be one final ice cream social held in August. The date will be announced with the yellow sign at the entrance. Come out, meet your neighbors, enjoy some live entertainment and make your own sundae!

## Neighborhood Communication

Arbor Hills has many methods of communication available for neighbors. There is a neighbor-only

### Facebook page

[www.facebook.com/groups/arborhillssub/](http://www.facebook.com/groups/arborhillssub/)

Click "join" to request to become a member.

There is also a closed **Google Group**, which you can join. Only neighbors whom request to join (and are confirmed as co-owners) can send or receive email; thereby eliminating any chance of spam. Neighbors who want to join the email list can send a request to [arborhills.neighbors@gmail.com](mailto:arborhills.neighbors@gmail.com).

## **Alteration / Modification Forms**

Homeowners, please remember to complete the Alteration / Modification Form for any exterior changes to your unit. This includes any replacement, additions, painting or anything that changes the appearance of the exterior of your unit. Please discuss these changes with your neighbors, get their signatures and then forward to YPM for board approval PRIOR to the work being performed.

## **Window Replacement/Repair**

George Meyer – 734-769-7330

## **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 Repair**

T&M Asphalt Paving – Don – 248-684-2300

## **Cement Leveling**

*\*Note - There was not enough interest in forming a group to pursue a group discount*

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

J&B Painting – 734-261-5700

Perkins Painting – 248-238-0440

## **Lawn Service**

Schrader – 734-276-1402

Good Guys Lawn Care – 734-470-6550

Superior Lawncare – 734-913-5296

## **Fee Schedule for Selling/Buying**

Please be aware that when a home is bought, sold or refinanced within Arbor Hills, there are often additional fees from our management company that apply when certain kinds of information must be requested. This is a homeowner expense (not an association expense) which must be paid separately. The fees are as follows:

- Status Letter: \$125 (additional \$50 for RUSH)
- Owner Transfer Fee \$125
- Condo Questionnaire \$75

## **Next Board Meeting**

The August open board meeting will be held on August 19<sup>th</sup> in Kilburn Park from 7-8pm. Topics will include Reserve Study questions, Pond and Road repair project status and neighborhood concerns.

## **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](mailto:Board@Arbor-Hills.org)

Phone number: (734) 926-8857

Web site: [www.Arbor-Hills.org](http://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

Email: [yvm@yvminc.com](mailto:yvm@yvminc.com) Website: [www.yvminc.com](http://www.yvminc.com)