

# Arbor Hills Newsletter – August 2022

## Calendar of Events

**Board Meeting** September 2022 – Date to be Determined

**Annual Meeting:** Thursday, October 27, 2022 – 6:00 p.m. – 8:00 p.m. Due to concerns about COVID, this year's meeting will be held again under a shelter in the driveway/front yard at Thomas Edwards' home located at 3353 Cromwell Road. ALL ARBOR HILLS CO-OWNERS ARE STRONGLY ENCOURAGED TO ATTEND! PLEASE JOIN US!

## INTRODUCING OUR NEW CASA BELLA PROPERTY MANAGER – Emily Whiting

Emily Whiting recently assumed responsibility as Casa Bella's representative for the Arbor Hills Condominium Association (AHCA). She has replaced Adria Willer. Emily is a member of Casa Bella's ownership team and brings a wealth of knowledge and experience to her role as AHCA's Property Manager. She holds an MA in Administration, a Real Estate License and is a certified community manager (CMCA). Casa Bella administers AHCA's bylaws and neighborhood policies, and manages our association and individual co-owner accounts. Emily serves as the first point of contact for co-owners who have questions or concerns about matters related to Arbor Hills. She meets regularly and maintains a close working relationship with AHCA's Board. She may be contacted at: [ewhiting@casabellamanagment.com](mailto:ewhiting@casabellamanagment.com) or (248) 655-1500.

## STREET TALK

Driving the speed limit and having consideration for pedestrians and cyclists is an individual responsibility. Only you can control your driving habits – your speed, whether you text or phone people while driving, whether you are on the lookout for people. We can only hope that residents and visitors to Arbor Hills follow our 15-mile per hour speed limit and drive safely. **Please slow down!** We don't want anyone to get hurt or killed on our streets. There are lots of small children here. Be particularly careful and SLOW DOWN in hilly sections of our neighborhood. (Drivers have been observed driving down the *middle* of the road on Kilburn Park Circle and where it intersects with Bayswater Drive!) Lots of delivery trucks are in and out of our sub, too. Please sit down with your young children and teenagers and tell them to stay out of the street. Please take care at our front entrance. Watch out for cyclists and runners. It only takes a second to change someone's life!

Please park your vehicles off the street and/or away from crosswalks and intersections where little ones may dart into the road unexpectedly to chase after a ball or cross the road on a scooter or bicycle. It is illegal to "roll through" a stop sign. Come to a full stop and look both ways before proceeding through intersections. And, please take care to park away from our mailbox stands. Postal workers will not stop to drop off mail if mailbox stands are blocked by vehicles! **PS – Please do not tape, staple or nail fliers to our mailboxes and/or mailbox stands. We just repaired them! Tape, in particular, damages our mailboxes.** Thank you!

## STASH YOUR TRASH BINS OUT OF SIGHT

**All trash, recycling and compost bins in Arbor Hills MUST be stored out of sight** within 24 hours following garbage pickup – not in your driveway, not in your side yard, not anywhere they might be visible from the front of your house. Leaving them in plain sight creates an eyesore and trashes up the neighborhood. Your cooperation is appreciated!

## REPLACING DEAD STREET TREES AND SIDEWALK MAINTENANCE

The City of Ann Arbor does not take care of our roads, sidewalks or street trees. Individual co-owners are responsible for ensuring their sidewalks are free of trip hazards. In addition, **diseased or dead street trees must be removed and replaced within three (3) months.** Replacement trees must be at least three (3) inches in diameter and a minimum of six (6) feet tall (from the ground once planted). The fall season is an excellent time to plant a new tree – there's generally less stress from hot weather on the tree and less watering is required. Try to select a tree that is hardy and will thrive in the narrow confines of our easements. **Don't forget to call "Miss Dig" to identify and mark underground utilities** before a new tree is planted! (Please note: Many flowering pear trees and other flowering trees in our area have been damaged by rust trellis virus, so you probably want to avoid planting them. Also, it is not appropriate to plant evergreen trees at the street.)

## **CONTRACTORS CORNER TO THE RESCUE!**

Attached to this newsletter is an updated copy of “Contractors’ Corner.” It lists names of various contractors that have been used with success by your fellow co-owners. **If your home needs power washing, cleaning, repairs, painting or landscaping, try one (1) of these contractors,** but call NOW to get on the list for service. These folks are busy!

## **LOOKING FOR A WAY TO CLEAN NASTY ALGAE/MOLD OFF YOUR HOUSE?**

We all know it’s an ongoing challenge to clean blackish/green algae/mold from vinyl siding and trim on your house. Most of our co-owners have found the most effective way to remove it requires hiring a company to “power wash” it. **You can find names of power washing companies online or listed in the attached “Contractors Corner.”** If you have received a notice in the past from Casa Bella about the need to remove algae/mold from your home, please take care of it right away – before the weather turns cold! Failure to do so may result in you being fined for non-compliance with AHCA’s bylaws/neighborhood policies. We don’t want this to happen!

## **BEFORE YOU START YOUR NEXT HOME, FENCING OR YARD PROJECT**

Arbor Hills is a “Condominium Association” comprised of 200 homes in a private neighborhood with private roads. A Master Deed, Bylaws and Neighborhood Policies govern what is and is not allowed in Arbor Hills. Completion and approval of an Alteration/Modification form is required if you plan to alter, add to or change any feature of your home or yard. This includes changing out/replacing existing items on your home. **A copy of an Alteration/Modification form may be obtained by contacting Emily Whiting at Casa Bella at: [ewhiting@casabellamanagement.com](mailto:ewhiting@casabellamanagement.com) or (248) 655-1500. When in doubt, ask!**

## **POND AND STORM WATER SYSTEM UNDER REVIEW**

The Board has retained Washtenaw Engineering to evaluate maintenance needs and recommend improvements to AHCA’s integrated pond and storm water drainage system. Please don’t be alarmed if you see people walking through your yard in coming weeks. **If you have any specific concerns related to our storm water management system, please notify Emily at Casa Bella.** She will pass this information along to the Board.

## **JULY 1, 2022 DUES ARE NOW PAST DUE!**

All AHCA co-owners are responsible for paying homeowners’ fees twice per year – currently \$365 by January 31 and \$365 by July 31. **If you do not pay your homeowner association fees on time, Casa Bella will charge you a late fee in the amount of \$25.00 per month after each deadline to pay.** These late fees can add up! Late fees will not be waived or refunded. Failure to pay dues/fees/fines on your AHCA/Casa Bella account will eventually result in your account being referred to our attorney for “Collections.” If this happens, you will also be responsible for paying the account balance, late fee charges **AND** attorney fees associated with the collections process. Questions? Call Emily at Casa Bella!

*We Hope Everyone has had a Great Summer!*

## **CONTACTS**

**Property Management Company:**  
Emily Whiting  
Community Association Manager

**Board Email: Not available/Under reconstruction**  
**Arbor Hills Website: [www.arbor-hills.org](http://www.arbor-hills.org)**  
**Emergency Board Phone #: (734) 913-4993**

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