

# Arbor Hills Newsletter

December 2012

## **Dues Statements**

The 2013 dues statements have been mailed to all co-owners. Please note the 1<sup>st</sup> half payment is due January 1 and must be received by January 31 to avoid a late fee. The 2<sup>nd</sup> half payment will be due July 1 to be received no later than July 31. Of course, you may pay for the entire year on January 1.

## **Arbor Hills Winter Driving**

The fire hydrant flags are in place and the snow and ice conditions are sure to follow. Our neighborhood roads are narrower than other streets in the City and require even more attention to driving conditions. It is vital that all residents and visitors reduce their vehicle speeds during the winter season. Please control your vehicle speed to the existing conditions when entering the neighborhood from Green Road and throughout all our streets.

## **Contractors in the Neighborhood**

Please be aware that Marcus Management hires contractors to perform various tasks throughout the Association. One of these is Apartment Services who will be snow plowing in AHCA this winter season. They will also, from time to time, be performing minor common element maintenance such as placing or removing flags on our fire hydrants.

## **Board Meeting Schedule**

The Board will not meet in December due to holiday constraints. Next open session board meeting will be January 16, 8:15 PM at the Clague Middle School media center. Future open board meetings in 2013 will take place on the following dates: March 20, May 15, July 17, and September 18.

## **Holiday Trees**

The City of Ann Arbor provides four free drop-off locations for undecorated trees from Saturday December 15 through Thursday, January 31. There is no curbside pickup in the neighborhood.

1. The drop-off station at 2950 E. Ellsworth near Platt Road will be available 24/7 for holiday evergreen tree drop-off
2. The West Park parking lot off Chapin near W. Huron.
3. Gallup Boat Launch parking lot, 3000 Fuller Road, near Huron River Drive.
4. Olson Park parking lot, 1515 Dhu Varren Road, near Pontiac Trail

The last three locations are open only during normal park hours. Check the City web sit for even more information.

## **Board Members & Officers**

Ig Justyna – President  
David Finnegan – Vice President  
Carla Charlebois – Treasurer  
Jill Kulhanek – Secretary  
Vance Allen – Director

## **Board Contact Infromation**

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 Information**

Marcus Management, Inc.  
28545 Orchard Lake Road, Suite A  
Farmington Hills, Michigan 48334  
Telephone: 248-553-4700; Fax: 248-553-4570  
24 hour Emergencies: 248-553-9195  
Email: [MarcusMgt@aol.com](mailto:MarcusMgt@aol.com)

*Have a Happy Holiday Season!*

## Condensed ARBOR HILLS NEIGHBORHOOD POLICIES

1. **Grass:** Grass can be no longer than 6" in length and clippings shall be removed from sidewalk and road areas. The City or the Association can have the unit mowed at the unit owner's expense.
2. **Pets:** Animals shall be leashed and attended by a responsible person at all times. Each pet owner shall be responsible for collection and proper disposition of all fecal matter.
3. **Exterior Changes to your Home or Yard:** Any exterior changes or modification to your home must be approved by the Association including decks, fences, and changes in exterior paint color or roof replacement. An Alteration /Modification form must be submitted to the management company and approved by the Board before making the changes or modifications. All color schemes shall comply with the natural and earth tone appearance of the neighborhood.
4. **Wetlands and Common Areas:** No co-owner may remove vegetation from the wetlands or common areas. The dumping of any materials, such as dead trees, grass clippings and refuse is strictly forbidden. Pumping water from the wetlands is prohibited.
5. **Storm Water Drains:** Please keep any drains in your yard area or on the street near your home clear of debris. Materials like grass, leaves, snow or ice can keep storm water from draining and can cause flooding across roads and into yards. Dumping into these drains is prohibited.
6. **Garbage/Recycling/Compost Collection:** City ordinance requires trash, recycling and compost carts to be put out no earlier than 6pm on the day prior to the pickup (Wednesday). All items shall be secured to prevent winds from blowing them around the neighborhood. Carts must be removed from street sides within 12 hours of pickup and must be stored inside.
7. **Snow removal from sidewalks:** It is the responsibility of each co-owner to maintain the sidewalk areas by their unit by keeping them clear of snow and ice. This is to be done within 24 hours after an accumulation of snow greater than 1 inch. Ice is to be treated immediately. This is in accordance with Ann Arbor City Code. The removal can be done at the unit owner's expense.
8. **Street Parking:** In the event of snow, cars shall be moved from the street to allow snowplowing after an accumulation of 1 ½ inches. Any vehicle not removed will be towed at the owner's expense. Vehicles may not be stored on the common element roadway.
9. **Signs:** No signs or other advertising devices of any kind, other than signs for the purpose of property sale are permitted.
10. **Aesthetics:** All units are to be kept properly maintained, trimmed and free of debris. No material may be placed or stored on the sidewalk or driveway in front of your unit.
11. **Street Safety:** Co-owners shall not place any basketball goals, hockey goals, or any other permanent or temporary equipment onto streets for the purpose of allowing play on the streets.
12. **Unit Rental/Leasing:** All tenants and non-owner occupants must comply with the conditions of the Association policies, regulations and governing documents.
13. **Satellite Dish & Antennae Safety:** A satellite dish may not exceed one meter in diameter. Location is limited to the space defined by your unit property.
14. **Association Dues Assessment & Outstanding Homeowner Accounts:** These are separately addressed under the Collection of Association Fees and Charges. Any co-owner with an outstanding balance beyond nine months is subject to a lien on their unit.