

Arbor Hills Newsletter

Association Dues

Every co-owner should have received a packet from our management company, Your Peace of Mind, with the Annual Dues Assessment Invoice, two payment coupons (one for January and one for July) and a copy of the 2016 Budget. **PLEASE NOTE THAT THE ASSOCIATION DUES HAVE BEEN INCREASED TO \$630/YEAR OR \$315 IN TWO INSTALLMENTS.** The Assessment is payable half in January and half in July. Payment of the first half is due on January 1. It is considered 'late' if not paid by January 10 and a late notice will be sent to the co-owner. **However**, the late fee of \$25 is assessed **ONLY** if the payment is not received by **February 10th**. Please contact Your Peace of Mind with any questions.

Holiday Tree Disposal

This holiday season it is important to remember that Holiday trees cannot be discarded in front of the house or on the street. The City of Ann Arbor provides four free drop-off locations for undecorated Holiday trees from 12/15/15 – 1/31/16: the Drop-Off Station at 2950 E. Ellsworth (24/7); Parking Lots at West Park, Gallup Boat Launch and Olson Park from 6am to 10pm. All tree stands, nails, ornaments, tinsel and plastic bags must be removed. Since wreaths and evergreen roping are made with wire or plastic backing, these items should be placed inside trash carts.

Snow removal

Cars must be removed from the streets whenever there is a snowfall of 2" or greater to assist in the snow removal process. Homeowners are responsible for removing snow and ice from sidewalks within **24 hours** of a snowfall of more than one inch. This is not just an Arbor Hills policy, but also the Ann Arbor City Code.

WCC Fitness Center

A neighborhood group has been formed at the Washtenaw Community College Fitness Center; 4833 E Huron River Drive (next to St. Joseph Hospital). December has been designated as 'sign up' month where the normal \$150 initiation fee will be waived for all neighbors that sign up during December. Anyone who signs up after December would get half off the initiation fee as part of the 'Arbor Hills Condo' group. The fee is \$64/month and can be cancelled at any time. The facility includes sauna rooms, steam rooms, whirlpools, lap pools, shower rooms and hundreds of exercise classes which are included in your monthly fee. You can see their website at www.wccfitness.org or call Stephanie at 734-975-9950 for a free tour and/or guest pass to check it out. When joining, mention that you are a member of the "Arbor Hills" group.

Snow Removal Services

Homeowners have requested information on companies that will clear individual homes this winter. The company hired by Arbor Hills is Holiday Outdoors and will plow **driveways only** - call Brian for a quote at 248-755-7096. Other contracts recommended by neighbors are: Superior Lawn & Snow Removal at 734-913-5296 – mention that you are a homeowner in Arbor Hills for a waiver of their normal service deposit; Greg Wilson from Canopy Landscape 734-677-7033; and Evergreen Maintenance 734-677-1677. Remember that you should never shovel or blow your snow into the streets.

Road Repair Work

The contracted work for the curb and road repair – including crack sealing – has been completed. An inspection of the work will be completed this month.

City Relations Committee Survey

The City Relations Committee would like neighbors to participate in a brief survey to determine the extent of problems experienced in our neighborhood with regard to the additional housing developments proposed.

PLEASE COMPLETE AND RETURN TO USHA

JINDAL, 3219 KILBURN PARK BY DECEMBER 20TH.

Question 1

Have you ever experienced low water pressure in your home, especially on the upper levels? Please circle all that apply.

- A. Never
- B. Yes, if yes, when did it happen? Specify time of a day:

- C. All the time
- D. Sometimes, I do not remember exactly when
- E. Did you tell the City or AHCA Board? Yes, No

Question 2

Have you ever had flood in your home, especially on the lower level or in basement? Please circle all that apply.

- A. Never
- B. Yes, if yes, when did it happen? Specific dates:

- C. All the time
- D. Sometimes, I do not remember the exact date
- E. Did you tell the City or AHCA Board? Yes, No

Question 3

Have you ever had flooding in your home, near your home, on the street in your neighborhood, or nearby? Please circle all that apply.

- A. Never
- B. Yes, if yes, when did it happen? Specific dates:

- C. All the time
- D. Sometimes, I do not remember the exact date
- E. Did you tell the City or AHCA Board? Yes, No

Question 4

Due to climate change, we have had above normal amount of rain this year. Have you noticed an increase in water level in wet lands or in ponds around your home?
Never

Yes, if yes, when did it happen?

Specify dates: _____

Water level increase in inches: _____

All the time

Sometimes, I don't remember the exact date

Question 5

Do you use the intersection of Nixon, Dhu Varren, and Green roads every day?

- A. Never
- B. Yes, if yes, when do you go to that intersection?
AM (specify) _____ PM (specify) _____
- C. How many cars from your household use that intersection? _____
- D. When it is busy, how long do you wait to drive through? _____

Name: _____

Address: _____

Email: _____

Next Board Meeting

The next open board meeting will be held in January. Details will be included in the January 2016 newsletter.

Board Members & Officers

Elaine Kennedy – President
Usha Jindal – Vice President
Carla Charlebois – Treasurer
Elena Levin – Secretary
Dennis Stom – Director

How to Contact the Board

Email will be forwarded to all members of the Board. Please let us know your questions or concerns.

Email address: Board@Arbor-Hills.org

Web site: www.Arbor-Hills.org

Management Company

Your Peace of Mind, Inc.

Karin Witting; Community Manager

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Howell, MI 48844

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