

Arbor Hills Newsletter

February 2011

Reconvened Annual Meeting

The Arbor Hills Reconvened Annual Meeting was held at the Holiday Inn on January 11th. The meeting's agenda included an Alternative Energy Presentation, the Treasurer's Report, the President's Annual Report and the election of two Board Members for two-year terms. Elected to the Board for 2011-2012 were Deb Holmes and Elaine Kennedy.

Board Members

Steve Hadrill
Deb Holmes
Elaine Kennedy
Siva Senthoran
Winnie Song

Officers

President – Elaine Kennedy
Vice President – Deb Holmes
Treasurer – Steve Hadrill
Secretary – Ig Justyna

Note that per the Bylaws (Article 13) Officers do not have to be Board Members (except the President) and shall be elected by the Board to serve at the Boards' pleasure. Ig Justyna previously served as Board President and will perform the role of Secretary.

Future Board Meetings

All Board Meetings will now be held on the Third Wednesday of the Month at Clague Middle School Multi-Media Center from 7:30pm – 9:30pm. The meetings are open to all neighbors. Please put these dates on your calendar and plan to attend in order to participate in the operation of your neighborhood.

Future Meeting Dates:

February 16, 2011
March 16, 2011
April 20, 2011
May 18, 2011
June 15, 2011

Committees at Arbor Hills

The Arbor Hills Board is establishing Committees to help in the operation of the Association. This is an excellent opportunity to get involved. Lend your expertise, interest or concern to a committee. No experience is necessary. All individuals are invited to join. Help make your community the best it can be!

We need volunteers to both lead and staff the following committees. If you are interested, please email your interest to Board@Arbor-Hills.org

Committees

Social/Welcome – Plan special events, form groups and clubs within the neighborhood and welcome new neighbors to Arbor Hills

Communications – Keep everyone informed of all business and happenings in the neighborhood both by newsletter and web updates

Budget/Finance – Advise and assist on budget preparation; review of the HOA's finances, investments and policies

Landscape - Advise on the operation, care and maintenance of roads and other common areas.

Architecture – Review alteration requests; assist in maintaining the community's aesthetic goals

Rental – Aide those who choose to rent their homes to be compliant with Association, City and Michigan Condominium rules

Solar Energy – Help investigate this possibility for our neighborhood lights or just for individual homes

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

Phone number: (734) 926-8857

Non-Resident Homeowner Assessment

The Board approved the formation of a Rental Committee Chaired by Chuck Daniels. This committee has put together a list of requirements that need to be followed when leasing your house in Arbor Hills. The requirements are based on the community's Bylaws, City of Ann Arbor ordinances and the Michigan Condominium Act. Because landlords are agreeing to follow the requirements that the rental committee has put together, the Board of Directors has made the decision to rescind the Administrative Fee.

The website will have the required steps and an addendum form to complete if you have already entered into a lease which is non-compliant.

If you have questions, please contact Chuck Daniels cdaniels8@comcast.net or Chad Brummett cbrummet@umich.edu

Parents and Tots Group Forming

Are you interested in a neighborhood parent and tots group? We are in the initial stages of organizing a neighborhood play group for infants, toddlers and preschoolers and their caregiver. Email Janet Sherman Hartnett with the following information: Names and ages of your children, days you are available and whether mornings or afternoons are preferable. janet_s_sherman@yahoo.com

Do you want to start a Group?

Do you like to walk, play cards, read books, or discuss current events? If you would like to start a neighborhood group, volunteer to organize one! It's a great way to meet your neighbors. Contact a board member or post your idea on the new "forum" on our website.

Management Company Information

Select Community Management

Shireen Williams, Association Manager
4039 Stone School Road
Ann Arbor, MI 48103
734-663-1900, ext. 229
swilliams@thecondopros.com
www.thecondopros.com

February Board Meeting Agenda Items

- Atwell Contract Discussion - Cost \$12,000 - What work was performed; what are the results; what further action is needed; and how does this effect homeowners? (Wetlands-Stormwater-Drainage)
- Select Community Management is due an increase of 3% this year – \$37/month – only second increase in six years. What services are provided by our management company? Do you have any comments or concerns you would like to share?
- Road Reserve Study Status
- Arbor Hills has a new website. Are there any suggestions for improvements, additions, changes?
- New committees are being formed. What are their charters and how will they function and report to the Board? Signup sheets will be available!
- Please contact the Board with any requests for agenda additions

Special Thanks!

An emergency "Web Group" was formed to get our Association Website up and running. The Board would like to thank John Bennett for creating the site and Doug Perlin, Dave Delauter and Winnie Song for testing, advising and assisting. If you have interest in joining this group please contact the Webmaster.

NEW WEBSITE

Arbor Hill's website has changed!!!

It is now: **www.Arbor-Hills.org**

Our email list is not accessible anymore! We need to re-create our Arbor Hills email list. It will be used by the Board only for communicating important information, news and announcements that effect Arbor Hills' homeowners. Please submit your email address through the "Contact Webmaster" Link on the Arbor Hills website.

CHECK IT OUT – NEW GROUP EMAIL AVAILABLE!