

Arbor Hills Newsletter

February 2013

Nixon Property Sold

The property adjacent to the Northwest corner of our neighborhood has been sold to a development group. This has potential of negatively impacting Arbor Hills and is a situation that is being watched closely. This is a comment about the sale from a City staffer:

"We've been informed by a development group that they've acquired the property. They're at the early stages of site design. Any future development project would need to protect the large wetland and natural area on the east side of the site. We've asked that that eastern half of the site be dedicated as parkland so that it connects with the Oakwoods Nature Area. All development will take place on the western half of the site. Residential uses is what the developer is contemplating...maybe some senior housing.

Residents of Arbor Hills will receive post cards informing them of a citizen's participation meeting that would be required prior to any project being submitted for site plan approval (new City requirement). Residents will be able to see what is being proposed prior to site plan submittal. Residents will also be mailed postcards informing them of the public hearing at Planning Commission. Not sure when they'll be ready to proceed but it may be a few months before they're ready."

Roof Shingle Replacement

Be advised, replacing your shingles requires an alteration/modification form be completed and approved before the work begins. This requirement is to insure that the roof color is in compliance with the neighborhood roof shingle color scheme. There are co-owners that have not complied with this requirement and in the worst case scenario, roof shingles may have to be removed at the expense of the homeowner if the color is exaggerated from other neighborhood homes.

Vehicle Parking

Arbor Hills Bylaws stipulate vehicles may be parked on the streets, driveways, or in garages. Parking on your lawn is not allowed and please do not park on the wrong side of the street against traffic flow.

Street Light Repair Policy

There are 40 street lights in our neighborhood and the bulbs or other components in the lighting circuit can breakdown. When this happens, the cost to repair includes replacing defective components, repair labor, and a truck with a lift. To reduce the total cost of these repairs, the Board follows the practice of waiting until there are three defective lights or three months have elapsed with at least one light inoperative.

Board Meeting

The Board will meet in a regularly scheduled executive session Wednesday February 27. Next Board meeting with open session will be March 27.

Board Members & Officers

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

Board Contact Information

Email address: Board@Arbor-Hills.org
Phone number: 734-926-8857
Web site: www.Arbor-Hills.org

Management Company Information

Marcus Management, Inc.
28545 Orchard Lake Road, Suite A
Farmington Hills, Michigan 48334
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24 hour Emergencies: 248-553-9195
Email: MarcusMat@aol.com

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 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 disposal 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 liquids or other materials 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 normal 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 along 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 & Delinquent 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.