

Arbor Hills Newsletter

January 2013

Dues Statements

There was an error on the coupon mailed out by Marcus Management that indicated a late fee would be assessed if the dues were not paid by January 10. Please note the 1st half dues payment is due January 1 and must be received by January 31 to avoid a late fee.

Road Snow Plowing/Removal

Apartment Services is contracted to remove the snow from our roads and common element sidewalks. They will be in our neighborhood after a snow fall accumulation of 1 ½ inches. Any vehicle parked in the street during the snow removal will be towed at the owner's expense.

Arbor Hills Sidewalk Snow Removal

Snow must be removed from sidewalks on your lots within 24 hours of a snowfall. Owners of corner lots are also responsible for clearing the ramps from their sidewalks to the street. You should not shovel or blow snow into the streets.

Free Sand/Salt Mixture

Have a slippery drive or sidewalk? The City provides residents with up to one, five-gallon bucket of a sand-salt mixture, per visit to the maintenance yard at 721 N. Main, (734) 994-1617. Residents should bring their own container and shovel. Check in with the upstairs office before self-loading the mixture.

January Board Meeting

The Board will meet Wednesday January 16, at the Clague Middle School media center. The open portion of the meeting will begin at 8:15 PM and all residents are welcome to attend the question and answer session.

Ann Arbor Journal Deliveries

The Ann Arbor Journal is a free newspaper that is distributed in our neighborhood on Thursdays. Many of these newspapers wrapped in plastic end up in the streets and litter our neighborhood. If you do not want this paper delivered to your home, call **THE ANN ARBOR JOURNAL** at 734-429-7380 and request that delivery be stopped.

Reporting Problems or Concerns

Marcus Management should be the first point of contact when residents are experiencing problems, concerns or have questions regarding AHCA. Doing so will ensure that all matters are properly documented and responded to in a timely and effective manner.

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
Telephone: 248-553-4700; Fax: 248-553-4570
24 hour Emergencies: 248-553-9195
Email: MarcusMgt@aol.com
Website: www.MarcusMgt.com

Happy New Year!

Arbor Hills Condominium Association

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.