

Arbor Hills Newsletter

January 2015

Association Dues

This is just a reminder that your Annual Assessment payment is now due. As mentioned in the December newsletter, the payment coupon is incorrect. The late fee of \$25 is assessed ONLY if the payment is not received by **February 10th**. There are many units with credits on their account because they paid this late fee in error previously. Please contact Your Peace of Mind with any questions.

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 Arbor Hills policy, but also the Ann Arbor City Code.

Snow Removal Services

Winter is here. Do you need help shoveling your snow? Some 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. Superior Lawn & Snow Removal will plow driveways and shovel sidewalks for approximately \$30 when snow accumulation is 2 inches or greater. Their number is 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 are both recommended by current homeowners that are pleased with their services. Remember that you should never shovel or blow your snow into the streets.

Pond Maintenance Project

After much hard work, the Board is in the final stages of approving the pond maintenance work. The final scope of work on Pond B (behind Cromwell Court and North of the pump house), Pond C (West of Kilburn Park and North of Dunwoodie) and Pond G (East of Aldwych Circle) is to remove sediment, brush hog slopes and top of ponds, import topsoil (if needed), provide seed and mulch blankets. Pond H (East of Kilburn and Southeast of Strand) and Pond I (at the East end of Strand) will only have the slopes and tops brush hogged. The approximate cost of this work will be sixty thousand dollars and will come out of the Reserve Fund set aside for this work. Though the cost is very high, no significant maintenance has been done for the last twenty years. After this major project the ponds can be maintained on a regular basis at a lower cost. This topic and current progress will be reviewed at the January meeting.

Board Meeting Location

We have been informed that Clague Middle School will be unavailable during the summer months for our open board meetings. Additionally, the cost to rent Clague Middle School has risen to \$90 per meeting. Several alternative locations have been identified and will be discussed at the upcoming January meeting. If you have any recommendations or suggestions, please contact the Board or Your Peace of Mind.

Pothole Repair

As you may have noticed, we had several pot holes on our streets; especially on Kilburn Park Circle. These were intended to be patched but when the crew came out to do the work, it required asphalt replacement. The final cost was \$575.

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). Anyone who signs up as part of the 'Arbor Hills Condo' group will receive half off the initiation fee of \$150. The monthly fee is \$64 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.

Group Discounts

If you know of a service where Arbor Hills Condo Association can receive group discounts, such as home maintenance, painting, concrete work, windows, roofs and landscaping, etcetera; please inform the Board or post the information on the Facebook page. We are a large group of consumers and may be eligible for discounts. [If you are interested in working as a group to find neighborhood discounts, please contact the board.](#)

Tree trimming or removal

Landscape Solutions - Joshua Gonzalez 248-955-8327
Don Packard Tree Service – 734-484-1232 office or 734-883-3552 cell

Cement Leveling

A-1 Concrete Leveling - 800-538-3514
American Concrete Leveling - 734-680-7477

*If you have other contractor suggestions
or additions, please contact the Board.*

Thank you!

Board Meeting

The January Board Meeting will be held on **Wednesday, January 28th** at Clague Middle School Media Center **holding strictly to the timeframe of 7:00 – 8:00pm**. The meetings are open to all neighbors and will not be recorded. All neighbors are encouraged to attend.

AGENDA TOPICS will be:

Status of the Pond Maintenance Project
Financial Update
Location of Future Board Meetings

Board Members & Officers

Collin Ross – President
Elaine Kennedy – Vice President
Carla Charlebois – Treasurer
Elena Levin – Secretary
Zhenlin Liu – Director

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**

Web site: **www.Arbor-Hills.org**

Management Company

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Keep Arbor Hills looking beautiful.

If you see trash or debris, please pick it up.