

Arbor Hills Newsletter

January/February 2005

Calendar

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| January 1 | - Due Date for First Payment of Association Fees |
| January 4 | - Board Meeting |
| January 10 | - Late Fees Incurred for Missing Dues |
| February 8 | - Board Meeting |
| March 8 | - Open Board Meeting |

Happy New Year

The Arbor Hills Board of Directors' wants to wish all our neighbors a wonderful and Happy New Year. May 2005 bring everyone happiness and joy.

Snow Removal Reminder

The Association has contracted snow removal service to clean our streets within three hours of each 1½-inch snowfall. In some situations, the plow service may take longer due to inclement weather, so please be patient. Our plow service has requested that homeowners remove all cars from the streets. In accordance with this request, the Board of Directors has established a towing policy for cars left on the streets that they will be towed. Due to the number of complaints and a few accidents over the past several years, the Board felt the towing policy was warranted last year and is continuing on with it this year. It will be the homeowner/renter's responsibility to inform guests, service personnel, etc. of the policy while visiting your residence. And remember: homeowners/renters are responsible for clearing their own sidewalks and driveways, not the Arbor Hills contracted snowplow service.

Salting

Our snow removal service is required to salt only our street intersections. However, the service is not always aware of slippery conditions. If you notice slick spots, please report them to the management company (663-1900, extension 230) immediately. (Regular "full-street" salting is not possible because of our sensitive wetlands and conservation easements.).

Snow Removal on Driveways and Sidewalks

If you own a snow blower or contract a snow removal company to clear your driveway and sidewalks, please don't blow the snow into the plowed or unplowed streets. This extra snow makes is hazardous for your fellow neighbors to drive through when traveling the street. Cleared snow should go into your yard.

Attention Ice Skaters and Hockey Players

Please note that it is the position of the Arbor Hills Board of Directors that no street playing or ice skating occur on common elements of the neighborhood. Due to liability, the Board cannot approve of any such activity. Residential cars, please be alert and respect neighbors crossing streets by following the speed limit within the neighborhood, 15 mph, and fully stopping for "STOP" signs.

Driveway Salt

Please do not use salt on your driveway and sidewalks. It will drain in to our wetlands and damage wildlife. Arbor Hills has very, very sensitive wetland areas. Try using sand as an alternative to tackle the ice.

Fire Hydrants

If you have a fire hydrant in your yard, please shovel the snow from around it during deep snowfalls. You never know when your hydrant might need to be found and used. This year all fire hydrants have been marked with flags for location. These flags are not toys and should not be played with. The spring load poles can cause injury when misused.

Christmas Tree Pickup

The City picked up Christmas Trees in January on Wednesdays. However, if you missed the City pick up; call 994-2807 for a drop-off location and assistance. Make sure to remove all ornaments and tinsel; also do not use plastic bags. The City will not take your tree unless it is totally naked. Please do not dispose of your trees on Association common property; if you are caught doing this you will be fined.

Annual Neighborhood Meeting

Our annual meeting was not a big success on October 21st, 2004. The Association did not meet quorum and the existing Board had to choose from the nominees to fill the two open positions. The new Board of Directors is as follows:

Ignacy Justyna – President
Amy Walker – Vice President

Steve Hadrill – Treasurer
Bonnie Demetral – Secretary
R.J. Taylor – Member

Arbor Hill's Ash Tree Replacement Plan

Fall 2004 was the deadline for replacing all the infected/dying Ash Trees. In accordance with the Arbor Hills Bylaws, street trees are to be present throughout the neighborhood. This Spring, fines will be issued to owners for trees that haven't been replaced unless other arrangements have been made with the Board through Select Community Management. Dead trees don't add to the attractiveness of our neighborhood.

Halloween Parade

Wow, last years Sixth Annual Arbor Hills Children's Halloween Parade was a super big hit. Thanks to all the parents and kids who helped make this a success.

Management Company

Please direct all your phone calls and concerns to Dave Wilson at Select Community Management and not to old or current Board Members. Dave's contact information is as follows:

Dave Wilson
Select Community Management, Inc.
2455 South Industrial, Suite A
Ann Arbor, Michigan 48104
(734) 663-1900 ext 230

Open Board Meetings

Neighbors are welcome to attend any or all of the open meetings of the Arbor Hills Association. Usually scheduled three times a year, open meeting dates are currently scheduled for March, June, and September 2005. Final Exact dates will appear in coming next newsletters for the June and September meetings. If you are planning to attend, please call the management company (663-1900, ext 230) at least two days in advance to find out the meeting location.

Newsletters

Future newsletters will now be limited to every other month or as needed. The next neighborhood newsletter will be published in April.

Street Lights

It is the Boards policy due to cost to repair burnt out streets lights every 4 months or when 3 or more lights are out. As a resident of Arbor Hills, please feel free to notify the management company of a burned out street light. Please specify the location of the street light pole

and the number printed on it. A service request for repair works the best. Please use Select Managements work order online request form under Helpdesk at www.thecondropros.com.

2005 Association Dues

Your first Association dues payment of \$192.50 for 2005 was due on January 1st. The collection policy is the same as last year for late payments. After 10 days from the due date each month a fee of \$25 will be charged to your account, so please don't delay any further. A copy of the Collection Assessment Fees and Service Charges for the Arbor Hills Association was mailed to every homeowner with the January invoice.

Oil Spots on Streets

It happens from time to time where oil spots are found throughout the subdivision. In the past, the leaks have been from either the trash or recycling trucks. According to the City, the driver is to call in when a problem of this nature develops. Not only is the truck to be repaired, but the City will clean up the spills. Throughout our neighborhood, the system didn't work properly. So, if any resident sees or notices a problem with a City vehicle leaking oil or whatever, please notify the Street Maintenance Department at (734) 994-1617 or the Solid Waste Refuse Collection Department at (734) 994-2807. In addition, it has been asked that these trucks slow down and not race around the subdivision leaving skid marks all over, especially will all the children out waiting for their buses in the early morning hours. If any resident witnesses this problem again, please notify the Solid Waste Refuse Collection Department at (734) 994-2807.

Trash

Yes, it is cold and windy; but that is no excuse to let your trash blow around your neighbor's yard. If your trash or recycle material leaves its container, it is your responsibility to clean it up. Suggestion: use a brick or rock to hold down those newspapers. The new blue trash containers from the City seems to be working well. Please remember that the City requires the containers to be curbside by 7:00 am on the day, Wednesday, of pickup. Per the City guidelines, please remember to place the blue trash containers curbside with the wheels towards your house. Also, recycling tubs should be placed at least 3 feet away from the blue trash cans.

New Directories

Neighborhood directories for 2005 will be distributed soon. If you are a new resident or if you need to update or correct an entry, please email Kami Meader, Welcome Committee Chairperson, at aerokam@aol.com

New Website

Are you ready for new technology? Our official website, www.arbor-hills.com, is up and running. A calendar of events, history, Bylaws, Board policies, and other news will be posted for your convenience. Please use the website's online form for any suggestions you may have.

E-Mail Call!

Want to get your newsletter and up-to-date neighborhood plans over the Internet? Send your email

address to, Ignacy Justyna, AHCA President at, ijustyna@comcast.net.

Home Corners

To help prolong the life of your garage door and to help eliminate any squeaking, the coil spring at the top and all the side wheel bearings should be oiled regularly. Silicon spray is the best lubricate for the job. WD-40 is not recommended, because it is petroleum based and can eat the finish on a car from over spraying or drips. Seek a professional, if any repair is required.

Contractors Corner

Your fellow neighbors and not specifically Arbor Hills Advisory Board endorsed have recommended the following contractors:

C & Q Painting

Licensed & Insured
Interior/Exterior
(734) 483-3667

High Hat Chimney Sweep, Co.

Licensed & Insured
1-800-371-5508

D & D Carpet Inc

(734) 429-7060

H & H Heating and Cooling

Licensed & Insured
(734) 668-6744

Crawford Door Sales

Licensed & Insured
Garage door installation & repairs
(734) 483-4563

Rick Owen Plumbing

Licensed & Insured
(734) 475-8213

Scholastic Painting

Licensed & Insured
Interior/Exterior Painting & Decks
(734) 306-1129

Commercial Building Materials, LLC

(734) 434-4600
Supplier of drywall & suspended ceiling supplies

Ultra-Shine

Licensed & Insured
Interior/Exterior Painting & Power Washing
(810) 632-6220

Sean Klein - Heating and Cooling

Licensed & Insured
(248) 755-3620

J. Needham & Sons, Inc. - Plumbing

Licensed & Insured
(810) 227-7474

Ann Arbor Drywall

Insured
(734) 973-0833

Gordon Fellows Decks

Licensed & Insured
Custom/Cedar Decks
(734) 426-8633

Arrow Door

Licensed & Insured
Garage door installation & repairs
Evening and Weekend Appointments, great rates
(810) 225-6155

If you have a recommendation, please send it to ahhomecorners@comcast.net and include the contractor's name, phone number, specialty, and whether they are licensed & insured.