

# Arbor Hills Newsletter

July 2011

## New Attorney

After a thorough search effort, the Board of Directors has selected a new attorney to represent Arbor Hills Condominium Association. Among the steps taken were: identification of attorneys, a requirement analysis of the association needs, phone interviews were conducted and finally the finalists were interviewed by all Board Members. Our new attorney is Nancy M. Burger from Burger & Associates, PLC. Nancy has extensive Condominium Law experience and represents other Homeowner Associations in the local area.

## Neighborhood Inspections

The Landscape Committee is continuing their work to improve the appearance of our neighborhood. This has included reminders of the Neighborhood Policies, inspections by members of the committee and responding to homeowner questions. This work will continue through the year in order to maintain or advise homeowners of any issues or concerns. Thanks to all homeowners that have taken time and effort to address the appearance of their homes. If you have any specific questions or concerns, please contact Ig Justyna, Chair of the Landscape Committee, or the Board.

## Mailboxes

The Board is continuing work towards replacement of all mailboxes in the neighborhood. Per Board decision, mailboxes will now be considered a common element (as are the mailbox stands) and will be maintained and replaced by the Association. If you would like to help with the replacement project (all help is greatly appreciated) or have any questions, please contact the Board.

## Music & Ice Cream in the Park

The first "Music and Ice Cream in the Park" event was a big success with approximately 60 neighbors attending. Katherine Weintraub, a classical saxophone player, entertained while many enjoyed their ice cream sundae creations. The second event will be held on Wednesday, July 20, from 7-8pm in Kilburn Park. Music will be provided by Lauren Hostler, a guitarist and singer. Ice cream will be served promptly at 7pm. Come meet with neighbors and have some summer fun!

## Neighborhood Watch

During the overnight of Sunday, 7/10 and Monday, 7/11 there was an attempt to break into a vehicle on Buckhorn Court. The vehicle was in the driveway. A narrow piece of plastic was found stuck in the door jamb into the latch. Access was not gained and the vehicle was not damaged. On Wednesday, 7/13 the doorbell of the same residence was rung twice quickly. The resident was awake at the time and looked outside quickly but could not see anybody. **It is hoped that this was just mischief, but the Neighborhood Watch Office has requested that unusual incidents like this be phoned into the non-emergency number at the Police Department 734-994-2911.**

This information helps them determine what the trends are and where to step up patrols. Make sure to lock your home and vehicle and keep valuable items out of site. Keep garage doors locked as they provide easy, concealed access to your home. If you hear something, don't run outside to see what it is. Doorbells and outdoor noises are sometimes used to "lure" people to open their door or go outside. Outdoor motion sensor lights are great deterrents.

## **Suggested Contractors**

The Arbor Hills website has a listing of suggested contractors for various home related specialties under the Home Maintenance tab. These are suggestions only. If you have any additions to this list or comments regarding your experience, please submit this information to the Board for inclusion on this list.

## **Storm Water Billing Resolution**

After months of discussion with City staff (without incurring legal fees), the Board evaluated four billing scenarios for homeowner and AHCA impervious areas water runoff to the City storm water system. The Board voted unanimously to accept a scenario that provides for an equal quarterly billing for all 200 homeowners and was deemed to be the most fair by the City and the Board. The City will initiate calculations that will result in retroactive credits dating back to the 4th quarter of 2009 and your future water bill will have a reduced amount for the storm water charge. Watch for these changes in your water statement.

## **Committees –**

*Please consider volunteering!*

### **Social / Welcome –**

**Co-Chairs Janet Sherman & Mary Sheaffer-Manthey**  
Plan events, form groups and welcome new neighbors

### **Communications – \*We still need a Chairperson\***

Keep everyone informed of all neighborhood news

### **Budget / Finance – \*We still need a Chairperson\***

Review of the HOA's finances and policies

### **Landscape/Architecture – Chairperson: Ig Justyna**

Advise on operation and maintenance common areas  
Assist in maintaining the community's aesthetic goals

### **Rental – Chairperson – Chuck Daniels**

Aid those who choose to rent their homes

### **Solar Energy – Chairperson – Bonnie Demetral**

Help investigate this possibility for our neighborhood

### **Bylaw – Chairperson – Tad Biskupski**

Review our Association Bylaws and make suggestions as to how they can be updated and streamlined.

## **Board Meeting**

Board Meetings are 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.

## **NEXT MEETING -**

The Arbor Hills Board Meeting for July has been **CANCELLED** due to vacation schedules of the Board Members. The next Board Meeting will be held August 17th. If you have any concerns, please feel free to contact the Board at [Board@Arbor-Hills.org](mailto:Board@Arbor-Hills.org).

## **Board Members & Officers**

Elaine Kennedy – President  
Deb Holmes – Vice President  
Steve Hadrill – Treasurer  
Ig Justyna – Secretary  
Winnie Song – Board 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](mailto:Board@Arbor-Hills.org)

Phone number: (734) 926-8857

Web site: [www.Arbor-Hills.org](http://www.Arbor-Hills.org)

## **Management Company Information**

### **Select Community Management**

Aaron Hawley, Association Manager \*NEW\*

4045 Stone School Road

Ann Arbor, MI 48103

734-663-1900, ext. 233 \*NEW\*

[ahawley@thecondopros.com](mailto:ahawley@thecondopros.com)

[www.thecondopros.com](http://www.thecondopros.com)

## **Association Dues were Payable**

**7/1/11. See the website if you have any payment questions.**