

Arbor Hills Newsletter

July 2012

July Events

July 12th – Musical Ice Cream Social

Arbor Hills is hosting *Music and Ice Cream in the Park* again this summer! Katherine Weintraub, a classical saxophone player, will play music in Kilburn Park from 7pm to 8pm while Board Members scoop ice cream for the 'make your own sundae' portion of this event. Please come over to say hello to your neighbors and enjoy the free music and ice cream.

July 16th – 19th Road Seal Coating

As a matter of routine road maintenance, the streets of Arbor Hills will have crack sealing, priming and seal coating performed. This will extend the life of our roads, as well as, improve the appearance of our neighborhood. A separate flyer will be distributed with the schedule of roads that will be temporarily closed to traffic.

July 18th – Board Meeting

The next open board meeting will be held Wednesday, **July 18th at Traverwood Library from 7-7:30pm.** Please note the change in times as this will be an open Q&A session only. The change in location will save the cost of renting space at Clague due to low attendance.

July Association Dues

Association dues are currently \$530 per year, with \$265 due on January 1st and \$265 due on July 1st for 2012. Per the neighborhood Collection Policy, there is a 30 day 'grace period'. If payment is not received by July 31st, a notice will be sent to the homeowner and a \$25 fine assessed. **NO PAYMENT COUPON WILL BE MAILED FOR YOUR JULY PAYMENT. PLEASE USE YOUR COUPON SENT IN JANUARY.** If you do not have your payment coupon or if you have questions, you can contact Provident Asset Management directly.

Pet Owners

Per Ann Arbor City Ordinance "Animals shall be leashed and attended by a responsible person at all times. Each pet owner shall be responsible for collection and proper disposition of all fecal matter."

This is a CITY CODE and will be enforced by the Ann Arbor Police. Please adhere to this City Ordinance and be respectful to your neighbors

Board Meetings – Q&A

The next open Board Meetings will be held on July 18th and September 19th from 7:00 – 7:30pm. This time is open for neighbors to ask questions and get answers from both the Board and Management Company. All neighbors are welcome and encouraged to attend.

Board Members & Officers

Elaine Kennedy – President
Deb Holmes – Vice President
Ig Justyna – Treasurer
David Finnegan – Secretary
Carla Charlebois – Director

How to Contact the Board

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

Management Company

Provident Asset Management, Jeremy Dantzler
2512 Carpenter; Suite 201A
Ann Arbor, Michigan 48108
Office: 734-369-6117
Alternate/Emergency: 734-274-9086
Email: AnnArbor@providentmichigan.com

Below is an excerpt of the 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 City or 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 disposition 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, 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 into these drains is prohibited.
6. **Garbage/Recycling/Compost Collection:** City ordinance requires trash, recycling and compost bins to be put out no earlier than 6pm on the day prior to the pickup (Wednesday). All items shall be secured to prevent winds from blowing them around the neighborhood. Bins 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 on 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 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 & Outstanding 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.