

Arbor Hills Newsletter

July 2013

Special Meeting Results

As a result of a petition signed by 82 co-owners of the Association and delivered to the Board on June 27, a special meeting was required to be called. The purpose of the meeting was to vote for removal of all current Board members and no cause was given. The meeting was scheduled with proof of notice and held on July 18 at the Holiday Inn, 3600 Plymouth Road. After co-owner registration, a quorum was established in person or by proxy to be able to proceed with the vote. Per the Bylaws, current Board members were allowed to be heard and answer questions from those assembled. Other co-owners were also allowed to express their opinions. After this commentary period, co-owners submitted their ballots and the results were tabulated and attested by Collin Ross, Elaine Kennedy, and Carla Charlesbois. There were not sufficient votes to remove any of the current Board members and the meeting was adjourned.

Management Company Update

As was previously announced, the contract with Marcus Management will terminate at the end of August. During this transition time, Marcus Management is obligated to perform their contractual duties such as bill payments, dues collections, financial reporting, and being responsive to co-owners requests. The search for a new management company has already begun with a solicitation of interest from possible candidates. The Board is looking for candidates that ideally would be located in Ann Arbor, encourage communication and awareness among the Association, be responsive to residents, and be capable of functioning without Board intervention. This list might be 5 or more companies and then be trimmed to a viable 2 or 3 after studying their mission statements and the communities they currently manage and then at least two interviews with each are held.

July Board Meeting

The Arbor Hills Board of Directors will meet in a regularly scheduled meeting Wednesday, July 24, at Kilburn Park in lieu of a meeting room which could not be arranged. This open session meeting will be from 7 to 8 PM. Please be advised if you have request for time for your topic during the open session, to email the Board at board@arbor-hills.org before the meeting to assure placement on the agenda.

Neighborhood and Social Event

Mary Manthey has the sub wide garage sale scheduled for Friday and Saturday, August 9 and 10 from 9 AM to 3 PM each day.

An ice cream and music in the park event is being planned for a weekday in August. More details to come later.

Board Members and Officers

Ig Justyna – President

David Finnegan – Vice President

Carla Charlesbois – 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, MI 48334

Telephone: 248-553-4700; Fax: 248-553-4570

24 hour Emergencies: 248-553-9195

Email: MarcusMgt@aol.com

Website: www.MarcusMgt.com

Partial and condensed ARBOR HILLS NEIGHBORHOOD POLICIES

1. **Grass:** Grass to be mowed regularly and be no longer than 6" in length. 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 Alternation /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.
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.
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.
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.

Co-owner Maintenance: Co-owner shall maintain their unit, including the dwelling, inside and out, the driveway, the yard, and the sidewalk in a safe, clean and sanitary condition, and shall keep the yard mowed, maintained and landscaped. (Reference Bylaws Section 6.14 for more details)

Fines. No fine shall be levied for the first violation. No association fines shall exceed twenty-five (\$25.00) dollars for the second violation, fifty dollars (\$50.00) for the third violation, or one hundred (\$100.00) dollars for any subsequent violations.

Hearings. Per the Michigan Condominium Act, a hearing will be held before any fine is assessed to a non-compliant co-owner, specifically to verify the existence of the violation over which the fine is contemplated to be issued. The co-owner will be allowed the opportunity to present an appeal to the Arbor Hills Board of Directors (in person or in writing) at the hearing scheduled for this purpose. If the co-owner or the co-owner's legal representative fails to appear or respond in writing to present the appeal at the scheduled hearing, the co-owner forfeits the right to appeal the alleged violation and penalties will be assessed for the violation unless the Board approves a continuance for the appeal at that meeting.