

Arbor Hills Newsletter

July Ice Cream Social

Come join your neighbors to make your own ice cream sundae while enjoying live music in Kilburn Park! The event will be held on Tuesday, July 28th from 7-8pm. Music will be provided by the Huron Ensemble. All are welcome! Come out and visit with your neighbors.

2016 Arbor Hills Budget

The board is continuing to work on the 2016 Arbor Hills Budget for presentation and vote at the annual meeting in October. A working session will take place during the July board meeting to be held on Wednesday, July 29th in Kilburn Park. If weather becomes an issue, the meeting will be moved to an indoor location announced at that time. The reserve study results will be discussed and incorporated into the budget.

Front Landscaping

Many homeowners have brought up concerns regarding the junipers in the traffic islands of our front entrance. This has been discussed and options are being discussed including their removal, replacement options and mulching.

Street Trees

Homeowners must keep their trees that are next to the Arbor Hill Roads trimmed up to six feet from the ground. This is so that pedestrians can walk on the sidewalks **and** cars and trucks can drive by the curbs without hitting the branches. Additionally, please remove any branches that are blocking any street signs, fire hydrants or light poles.

Pond Project

This project is still in process. The contract is waiting for the ponds and surrounding areas to dry up in order to complete the contracted work.

Weeds in the Street

The board has approved our landscape company to spray the weeds growing in our streets in order to preserve the streets. These weeds cause a great deal of damage to the asphalt roads which would result in additional road maintenance costs. The cost of this work is \$1,100 and will sterilize the soil so that it will not have to be done next year.

Mailbox Project

The board has elected to defer the mailbox and mailbox stand maintenance until 2016. A quote of approximately \$5,400 was received to perform this work and the vendor will hold to this quotation in the spring. This will include maintenance to the stands, boxes and numbers. It was felt that the curb, road and landscape maintenance took precedence at this time.

Curb & Road Project

The board and YPM are working to draft a contract for road and curb replacement to be completed this summer. Details will be discussed at the next meeting.

Neighborhood Communication

Arbor Hills has many methods of communication available for neighbors. There is a neighbor-only

Facebook page

www.facebook.com/groups/arborhillssub/

Click "join" to request to become a member.

There is also a closed **Google Group**, which you can join. Only neighbors whom request to join (and are confirmed as co-owners) can send or receive email; thereby eliminating any chance of spam. Neighbors who want to join the email list can send a request to arborhills.neighbors@gmail.com.

Alteration / Modification Forms

Homeowners, please remember to complete the Alteration / Modification Form for any exterior changes to your unit. This includes any replacement, additions, painting or anything that changes the appearance of the exterior of your unit. Please discuss these changes with your neighbors, get their signatures and then forward to YPM for board approval PRIOR to the work being performed.

Window Replacement/Repair

George Meyer – 734-769-7330

WCC Fitness Center

“Arbor Hills” group membership – 1/2 off the initiation fee of \$150 all year with \$0 initiation fee during the month of December. Their site is www.wccfitness.org

Tree trimming or removal

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

Cement Repair

T&M Asphalt Paving – Don – 248-684-2300

Cement Leveling

**Note - There was not enough interest in forming a group to pursue a group discount*

A-1 Concrete Leveling - 800-538-3514

American Concrete Leveling - 734-680-7477

Concrete Levelers – 877-538-3577

Painting / Repair

Jagway Construction – Jeff Gray – 734-476-4908

J&B Painting – 734-261-5700

Perkins Painting – 248-238-0440

Lawn Service

Schrader – 734-276-1402

Good Guys Lawn Care – 734-470-6550

Superior Lawncare – 734-913-5296

Fee Schedule for Selling/Buying

Please be aware that when a home is bought, sold or refinanced within Arbor Hills, there are often additional fees from our management company that apply when certain kinds of information must be requested. This is a homeowner expense (not an association expense) which must be paid separately. The fees are as follows:

- Status Letter: \$125 (additional \$50 for RUSH)
- Owner Transfer Fee \$125
- Condo Questionnaire \$75

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

Your Peace of Mind, Inc.

Karin Witting; Community Manager

PO Box 2148

Howell, MI 48844

Office: 517-545-3900; Fax: 517-552-4476

Email: ypm@ypminc.com Website: www.ypminc.com

Please ensure that YPM has your latest contact information.