

Arbor Hills Newsletter

July 2018

Calendar

- August 10th - Grace period for 2nd half of annual dues payment deadline. Late fee assessed on the 11th.
August 13th - Planning week of August 13th for storm water/detention pond meeting with the City

Wetland Pond Issues: Lockhaven/Elsinore

The Board has received feedback from the City about their willingness to meet with Arbor Hills residents and the Board on site in the early evening the week of August 13th sometime. The Board is planning to meet in the Kilburn Park for a question and answers session for about an hour. Thereafter, the plan is to walk the neighborhood to the areas in question for further discussions. All neighbors are welcome. The specific date and time will follow once the City confirms.

Board Survey

Thank you to all who have replied to the survey sent out by Casa Bella on behalf of the Board. 64 neighbors replied. The results are below. At this time, no action is being implemented based on the survey results.

- Question #1, LED streetlight usage, 85% of the respondents supported LED streetlight usage
Question #2, Mowing around the ponds, 74% of the respondents voiced leaving the areas alone
Question #3, Street Tree Height, 52% of the respondents supported a 6 foot height verses 8 feet
Question #4, Pond and Cattail Spraying, 62% of the respondents didn't support
Question #5, Arbor Hills Newsletters, 86% of the respondents supported electronic distribution verses a paper copy
Question #6, Committee Usage, 81% of the respondents supported committees
Question #7, Ideas for Improvements to Arbor Hills, thank you to the 36 residents who provided feedback
Question #8, Speed Bumps, 82% of the respondents didn't support
Question #9, Annual Picnic, 66% of the respondents supported a picnic

Street Drain Repair

The street drain on Kilburn Park Circle near the speed limit sign has not been repaired yet. The contractor was supposed to fix it when they crack sealed, but miscommunication with crews occurred and the drain wasn't repaired. MidWest should be back in August to touch up missed crack sealing and to fix the drain.

Solar Power Street Light

The solar powered street light on Aldwych has been scheduled for repair. The company, National LED Solutions, who installed it 2 years ago will be out to fix it in early August under warranty.

Street Lights Costs

For the rate adjustment with DTE for the LED lights in Arbor Hills, DTE is requesting invoices for those LED street lights showing installation date, wattage, and for whom installed them. Casa Bella is working to get the requested information together and sending it to DTE.

Street Light Poles

The painting of the poles is a significant cost not in the budget for this year. The Board looked into the cost of DTE taking over the full maintenance of the street lights for about \$60K for each 5-year contract period. Under the contract, DTE would cover painting, all repairs, and LED replacement in all 40 poles. Electrical costs responsibilities weren't clearly spelled out. Currently, Arbor Hills costs for all street light poles repair/maintenance including electricity are far less than the DTE contract. The Board is back to getting a contractor quoted to paint the poles.

Street Signs

The Board is quoting replacing all stop signs, speed limit signs, and the children at play sign for replacement in August.

Trees in the Center Islands

The Bradford pears and junipers are being affected by European pear rust. The trees are not dead, but infected. The association is having the junipers sprayed this year and will budget for next year to spray the trees in early Spring as it is too late to spray them now.

Mosquito Dunks

As the weather has been so dry with detention ponds looking so dried up, the second batch of mosquito dunk installation has been delayed until August.

Contractors Corner

The following contractors have been recommended by your fellow neighbors. These contractors are not endorsed by the board.

Cement - Sidewalks Driveways: Project Green Solutions, 734-358-8910

Concrete Leveling: CLI, 866-538-3546

Electrical: A.J. Leo, 734-368-6945

Electrician: Vedder Electric, 734-662-6220

Furnace / AC: Quality Heating & Cooling, 734-591-3310; Pat Walters and Sons, 734-483-5811

Garage Door & Opener Repair: Crawford Door Sales, 734-483-4563

Handyman: Martin Jeppesen, 734-845-7242, DJJepp6000@yahoo.com

Heating & Plumbing: Hutzler, 734-665-9111

Home Repair Projects Alex Rojanski, 248-909-4520

Landscaper: Robmar Gardening, Mark Robenek, 313-310-4148 mrobenek@hotmail.com

Lawn Care: Back to Nature, 734-973-5800; Lawn Care Green Planet Lawn Care, Joe, 734-649-5366

Lawn/Garden Care/Snow: Turon Lawn Care Claudio Turon, 734-730-3162, turonlawncare@yahoo.com

Lawn Care/Snow Removal: Superior Lawn Care Mo, 734-913-5296

Mechanical & Carpentry: Wil Simmons, 734-709-0721

Painting – Exterior: Certa Pro Painters, Ernie Star, 734-222-9932; Jerry Mack, jmack@terraplanes.net; Tom, 734-878-3991

Painting, Caulking, Power Washing, Light Carpentry: UltraShine, Mark Hobson, Hobson09@comcast.net, (810) 632-6220

Plumbing: Mr. Rooter, 734-665-5550; Doug Miller, 248-863-8744; Great Provider Plumbing, Spence Bay, 248-978-2988

Plumbing & Heating: Booth Plumbing & Heating, Jeff Booth, 734-663-6643

Repairs & Installations: Handyman with Tools, Jeff Turk, 734-998-1107

Roofing: Hansen Roofing Mark Hansen, 734-761-7314

Roofing & Windows: George Meyer, Co., 734-769-7330

Stump Grinding: C&C Stump Grinding, Clyde Newton, 734-434-0029

Home Repair

Our neighborhood is over 23 years old since the first houses were sold in Arbor Hills in 1995. Like everything we own, our belongings wear out or break over time. Our houses are no different from the roofs, trim, windows, siding, and concrete that define them. With age, they need to be cleaned up, repaired, or replaced. The trim and siding on our houses are no different. Most if not all the homes in Arbor Hills have had their roofs replaced and several have installed new windows. However, the trim and siding may have been missed. Trim needs painting every so many years to maintain them. As with the siding, it should be cleaned every so many years to remove the mold, dirt, crime, and buildup that make them look dirty. Mold on the siding if not addressed soon enough, may not be removable and the siding may have to be replaced. Washing the siding and keeping it clean as value to your home.

Sidewalks

It is neighborhood policy, city law, and federal law that sidewalks must be maintained in good order with no offsets of sections of greater than 1/2 inch. This creates a trip hazard. If you have sidewalk running through your yard, it is your responsibility for repair. If you notice any offset in a common area, please let the management company know so it can be taken care of to assist in mobility and avoid City fines. Notices to homeowners with sidewalks greater than 1/2 inch offset were mailed out. Please address the concern if you received a notification. If you have any questions or concerns, please contact Casa Bella.

Arbor Hills Website

Visit our official website, www.arbor-hills.org for a calendar of events, history, Bylaws, Board policies, and other news are posted for your convenience. Please use the website's online form for any suggestions you may have.

Contacts

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