

Arbor Hills Newsletter – July 2021

Calendar of Events

- July 1, 2021** **Biennial Homeowner Association fees in the amount of \$365 are due. Late fees in the amount of \$25 per month will be assessed after July 31, 2021.**
- July 15, 2021** **7:00 p.m. – 8:30 p.m. **Open Meeting/Question and Answer Session for All Co-owners** in Kilburn Park. Please bring a chair or blanket to sit on. Please continue to observe safe distancing and, if you are not vaccinated, please wear a mask.**
- July 28, 2021** **7:00 p.m. – 9:00 p.m. Virtual Board Meeting for the Board and Casa Bella. Co-owners are encouraged to submit questions/concerns to the Board at: Board@arbor-hills.org.**

KILBURN PARK GETS A FACELIFT

Many thanks to Karin M., our volunteer gardening guru, and some hardy neighbors and their sweet children, who helped beautify Kilburn Park by weeding and mulching around our trees, and planting flowers on Sunday, May 23! It was a hot day (and a sweat fest), but we got to meet some neighbors and the park looks great!

HERE'S THE STRAIGHT SCOOP ON PLANS FOR AHCA

CJ's Street Sweeping swept through Arbor Hills to clean our streets on June 24, 2021.

On July 9, 2021, our existing, wooden front entrance sign, which has rotted beyond repair, will be replaced with a new sign that is more weather resistant.

Within the next few weeks, A & R will be repainting crosswalk markings and stop bars at intersections with stop signs throughout Arbor Hills. The paint dries almost immediately. Watch out for orange cones set to redirect traffic.

Thirty-eight storm drains in Arbor Hills have been identified as having sediment levels that could inhibit drain flow. A contractor has been selected and the drains are scheduled to be “vacuumed” out in late July.

After considering a variety of options last winter, the Board decided (due to budgetary constraints) that we will not be “replacing” AHCA’s mailbox stands or mailboxes any time in the near future. Watch for *targeted* carpentry repairs, however, on some rickety mailbox stands later this summer. Our existing mailboxes are in good condition, so we will not be replacing them. We will be replacing ALL mailbox numbers because most are sun-damaged and repainting all mailbox stands.

Due to anticipated resurfacing (mill and overlay) of AHCA’s roads within the next 2-3 years, the Board decided several weeks ago that we will not be contracting for crack filling or seal coating our roads. We were advised by pavement specialists that it would be a waste of money. (This decision was reached long before concerns were raised by a few co-owners about seal coating.) This past spring, Casa Bella obtained estimates for crack filling, seal coating, targeted asphalt repairs, and crosswalk/stop bar roadway repainting on AHCA’s roads. To enhance safety, the Board approved a contract for repainting crosswalks and stop bars (at intersections with stop signs). There is no signed contract for seal coating – never was. Rest assured, if seal coating were to be completed in the future (as referenced as a *potential expenditure* in AHCA’s 2015 and 2020 “Michigan Reserve Associates 5-year Reserve Studies”), only environmentally-safe material approved by the City of Ann Arbor would be used. The Board will continue to evaluate the need for asphalt/pothole repairs.

The Board recently hired TruGreen to spray a weed control solution (NOT “Roundup”) to combat weeds at our asphalt/curb lines. The goal was to eliminate weeds that compromise pavement integrity along our curbs. In response to concerns raised by several residents, the Board canceled last week’s scheduled appointment with TruGreen in order to obtain additional information and investigate other weed control alternatives. In the meantime, you can help by scraping out and pulling weeds along the curb lines in front of your property!

CALL FOR VOLUNTEERS

We need volunteers to help spread mulch in our front entrance beds! AHCA could pay a contractor to do this work for AHCA, but if we do it ourselves, we’ll save about \$2500. If you would like to lend a hand with this project, please contact the Board at: Board@arbor-hills.org by July 16. Hope to hear from you!

HOPE YOU LIKE OUR NEW TREES!

In early June, we planted six (6) new Japanese Ivory Silk Lilac trees in our front entrance beds to replace eight (8) diseased pear trees. We changed contractors and did some creative planting/spacing of the trees (which eliminated the need for all the old stumps to be removed). The total cost of this project came in at about \$6,500 - \$7,000 less than what was originally estimated. Many thanks to Sherri Fountain for volunteering to water the trees (with an occasional assist from Ig Justyna), so the young trees get a strong start. This will save our association hundreds of dollars!

PRESERVING & PROTECTING OUR COMMON AREAS

Please do not clear trees or brush from common areas; construct tree houses; or install straps of any kind on our trees in AHCA's common areas. It has been brought to our attention that numerous nylon straps have been installed in the trees located near the pond behind houses along Strand Court. These need to be removed immediately. If the straps are not removed from the trees by July 20, 2021, the straps will be cut down and discarded. If you know who owns the straps, please pass this along. Thank you for respecting and preserving our common areas.

BEFORE YOU START YOUR NEXT HOME, FENCING OR YARD PROJECT

Arbor Hills is a "Condominium Association" comprised of 200 homes in a private neighborhood with private roads. A Master Deed, Bylaws and Neighborhood Policies govern what is and is not allowed in Arbor Hills. Completion and approval of an Alteration/Modification form is required if you plan to alter, add to or change any feature of your home or yard. A copy of the form may be found on the Arbor Hills website at: www.arbor-hills.org or by contacting Casa Bella. When in doubt about a planned home, fence, deck or yard project or if you have a question about whether an Alteration/Modification form is required, please contact the Board at: board@arbor-hills.com.

MANY THANKS TO THOSE WHO HAVE SPRUCED UP OUR NEIGHBORHOOD!

On June 1, 2021, Casa Bella and Board members completed a neighborhood-wide inspection of items noted in inspection/violation notices mailed by Casa Bella in March 2020 and February 2021. If you received a notice in March 2020, you may recall the deadline to resolve concerns was extended three (3) times due to COVID-19. The first deadline was set for August 31, 2020, and then moved to October 31, 2020. The most recent deadline was extended to June 1, 2021. A significant number of co-owners (approximately 175) received inspection/violation letters from Casa Bella in March 2020 -- primarily for sidewalk trip hazards that had evolved over several years; algae/mold that needed removal from vinyl siding and trim that needed repainting. By the end of summer 2020, all of our sidewalks had been fixed and the majority of co-owners cited in March 2020 inspection/violation letters had stepped up to correct issues of concern. During the winter of 2020/2021 another follow-up inspection took place. In February 2021, Casa Bella mailed about 95 letters to co-owners who still needed to resolve inspection/violation concerns. These folks were advised about the new June 1, 2021 deadline. Co-owners who had fully addressed issues of concern did not receive a letter in February 2021!

We've made tremendous progress over the past year and a half! Today, only about 35 co-owners still have unresolved inspection/violation issues. The Board is in the process of reviewing Casa Bella's most recent inspection report and determining next steps for those who still need to resolve violations. (There has been a bit of a delay because Alex Stankiewicz, our rep at Casa Bella Management Company, is on paternity leave following the birth of a brand new baby boy!) In the meantime, if you still need to take care of issues at your property, please forge ahead to do so right away. If you can demonstrate you already have a signed contract with a contractor to complete work at your home, but there is a delay in completing the work, please notify Casa Bella and the Board right away. If you are in the process of addressing violation issues cited in Casa Bella's March 2020 and/or February 2021 notices, this will be taken into consideration.

Many thanks to everyone who has taken steps to help make our sidewalks safer, beautify our neighborhood and enhance home values in Arbor Hills. Your efforts are greatly appreciated!

HAVE A SAFE AND HAPPY 4TH OF JULY!

Property Management Company:

Alex Stankiewicz, Association Manager
CASA BELLA PROPERTY MANAGEMENT, INC.
850 N. Crooks Road, Ste. 100.
Clawson, MI 48017
EMAIL: alex@casabellamanagement.com
TEL: 248.655.1500, ext. 1010
FAX: 248.655.3900
WEBSITE: www.casabellamanagement.com

Board: board@arbor-hills.org

Arbor Hills Website: www.arbor-hills.org
Carla Charlebois
Thomas Edwards
Sherri Fountain
Ig Justyna

We welcome your suggestions for improving our neighborhood! Let us hear from you!