

# Arbor Hills Newsletter

June 2011

## Neighborhood Inspection

Arbor Hills Condominium Association has Bylaws and Neighborhood Policies in place regarding the exterior elements of your home. The purpose is to maintain the appearance of our community, and in so doing our property values. The Landscape Committee distributed a flyer alerting homeowners to a Neighborhood Inspection and elements that would be monitored for compliance. These elements were taken directly from the Bylaws and Policies. The inspection was conducted on Saturday morning, June 4<sup>th</sup>. Many homeowners received Reminder Notices the following day. Though the policies have been in place for many years, this is a new process to homeowners. Reminder notices are simply a tool to alert homeowners to items they may not be aware of and ask for your attention to address them. Inspections will be held continuously through the year. Please work with the Landscape Committee (or contact the Board) if you have any questions or concerns.

## Arbor Hills is on Facebook

Join your neighbors in the Closed Facebook Group for Arbor Hills. Instructions for joining can be found on the website and are very simple. This is an opportunity to discuss important topics, ask a question or share information within the community. Thanks to Heather Finnegan and Rochelle Noel for setting this up!

## Bylaws Committee

The Arbor Hills Bylaws is the governing document for operation of the Association. The Bylaw Committee is meeting to discuss how this important document can or should be updated to protect the interests of all homeowners and if any they should be updated or changed. Please submit ideas or consider joining.

## Mailboxes

Mailbox disrepair has been an issue for many years without an effective solution. This topic was discussed at the May Board Meeting and the Board voted to take over the standardization and maintenance of all mailboxes in Arbor Hills. This action was taken in order to appropriately address this ongoing problem and beautify the neighborhood. In order to solicit neighborhood input, mailbox examples will be on display at the June 15<sup>th</sup> Board Meeting. Please come and cast your vote or voice your opinion regarding a standard neighborhood mailbox. If you are interested in volunteering your time to help with the installation, please contact the Board.

## Alteration / Modification Forms

**BEFORE** you change any external element of your home – such as a new (or replacement) roof, deck, siding, windows, doors, fence or any painting – you must complete and submit an Alteration / Modification Form to the Board for approval (or through Select Community Management). Modification plans must be discussed with all next-door and back door neighbors before this form can be submitted. You will receive response from the Board within one week. This will ensure that all modifications are consistent with neighborhood aesthetics and avoid later problems.

## Music & Ice Cream in the Park

Arbor Hills is planning *Music in the Park* this summer! We are hoping to find talented musicians that are willing to play at least one hour of music in Kilburn Park on a Friday or Saturday evening. An ice cream social will be combined with this event. If you are willing to play music or know someone would can, please contact the Board.

## **Street Trees**

Street Trees are the homeowner's responsibility. Please keep branches trimmed approximately six feet high so they are clear the sidewalk and street. The area surrounding your tree should either be grass (mowed the same height as your lawn), mulch or contain a neatly edged garden maintained without grass or weeds.

## **Wildlife**

Please be respectful and careful of wildlife in the neighborhood. Of particular note is that many snapping turtles are out of the ponds. When they are minding their own business there is no danger. When provoked, they will bite. Do not approach them if possible as they can be extremely dangerous.

## **Holiday Decorations**

If you still have your holiday lights or decorations displayed in or around your home, please remove them.

***Please consider volunteering!***

## **Committees**

**Social / Welcome –**

**Co-Chairs Janet Sherman & Mary Sheaffer-Manthey**  
Plan events, form groups and welcome new neighbors

**Communications – \*We still need a Chairperson\***

Keep everyone informed of all neighborhood news

**Budget / Finance – \*We still need a Chairperson\***

Review of the HOA's finances and policies

**Landscape/Architecture – Chairperson: Ig Justyna**

Advise on operation and maintenance common areas  
Assist in maintaining the community's aesthetic goals

**Rental – Chairperson – Chuck Daniels**

Aid those who choose to rent their homes

**Solar Energy – Chairperson – Bonnie Demetral**

Help investigate this possibility for our neighborhood

**Bylaw – Chairperson – Tad Biskupski**

Review our Association Bylaws and make suggestions as to how they can be updated and streamlined.

## **Board Meeting**

Board Meetings are held on the Third Wednesday of the Month at Clague Middle School Multi-Media Center from 7:30pm – 9:30pm. The meetings are open to all neighbors.

### **Next Meeting – June 15th**

## **Board Meeting Agenda Items**

- 7:30 – 8:00pm Open Questions & Answers
- 8:00 – 8:30pm Neighborhood Aesthetics/Mailboxes
- 8:30 – 9:30pm Various Topics to include:
  - Stormwater Appeal Report
  - Attorney Search Status
  - Reserve Study Status
  - Committee Reports

Please contact the Board with any requests for agenda additions or suggestions.

## **Board Members & Officers**

Board: Steve Hadrill – Treasurer

Board: Deb Holmes – Vice President

Board: Ig Justyna – Secretary

Board: Elaine Kennedy – President

Board: Winnie Song – Board 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 Information**

### **Select Community Management**

Aaron Hawley, Association Manager **\*NEW\***

4045 Stone School Road

Ann Arbor, MI 48103

734-663-1900, ext. 233 **\*NEW\***

ahawley@thecondopros.com

www.thecondopros.com

**Association Dues are Payable July 1<sup>st</sup>. See website if you have any payment questions.**