



AHCA Newsletter June, 2017

An official publication of the Arbor Hills Condominium Association, <http://www.arbor-hills.org>

Cable Access Revenue

Comcast signed an agreement this spring for access to the AHCA common areas, so they may continue to provide cable video and internet services to customers in Arbor Hills. It also restricts Comcast from damaging trees and would earn the Association \$35,000 for a 12 year period, should the payment be accepted in July. Homeowners and residents may continue to freely choose any service provider. In response to homeowners, an AHCA attorney is reviewing the contract. Homeowners can request copy by writing to mmi@meadowmgmt.com, and may submit comments by email to board@arbor-hills.org until June 21, 2017.

New AHCA Board Mission

The Board approved this mission on 6/6/2017

1. The Board will be guided by the AHCA bylaws and policy documents to handle all issues raised by the residents and related to the maintenance of common elements.
2. The Board will hold open meetings as needed to share information according to the bylaws.
3. The Board will acknowledge emails from residents within 3 business days.
4. The Board will seek professional advice for high cost maintenance items before undertaking projects.
5. Board members' post on all social media are the board members' individual views on the matter, and are not the official AHCA board position.
6. The Board will answer the top 3 residents' concerns/questions through the newsletter.
7. Board meeting minutes and informational documents and newsletter will be posted on the official AHCA website and will be emailed to those on the official AHCA mailing list held by the management company, MMI. Paper copies can be requested at a cost.

Common Area Trees Removal

MMI and Paul Bairley, Ann Arbor City retired tree expert, have determined that a number of trees on AHCA common properties are dead or diseased and in need of removal to limit disease spread or as hazards. Both have spent some time and effort to make certain that these trees are on common grounds and not on private property. The Association will pay for the removals. Bids are being reviewed for the work, and are expected to happen soon.

Neighborhood Policies Update

The [Neighborhood Policies](#) was updated in the winter and it highlights details of regulations already in the Bylaws and how they may be handled. Home maintenance tab has two new items: [street tree pruning](#), and [tree policy](#), calling attention to the care of dead or diseased trees causing hazards to life, property, or of disease spread.

Homeowners that may be affected were notified. They were asked to let MMI know if the noted trees were on their lot, and if so, if they wished the Association to take care of it. Please contact MMI if you have any questions.

Storm Water Flow Maintenance

Last year, residents attended board meetings and expressed their urgent concerns about flooding in their backyards in heavy continuous rain. Some were privately doing or paying for costly work to drain storm water coming from common areas onto their property. The

Meadow Management

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info@meadowmgmt.com

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27780 Novi Road Suite 110

Novi, MI 48377

After Hours

Emergency Answering

Service: [\(248\) 691-8757](tel:(248)691-8757)

maintenance of some storm water ponds and structures in the common areas were overdue, and as is required the bylaws section 7.11.1. Work was done to clear debris, silt, and vegetation clogging drainage from ponds through wetland and pipe structures. *(Maps of AHCA storm water ponds and wetlands are posted on the website at <http://www.arbor-hills.org> under the Documents tab.)*

To relieve flooding problems by Kilburn park homes, some storm water work was approved and partially completed by F&G in the fall of 2016. Due to poor weather, the rest was postponed until this spring.

In March, Atwell Engineering, which designed Arbor Hills and its storm water management system, was consulted on maintenance needs. They included a recommendation to routinely clear the sloped berm down to the storm water filtration basins by Buckhorn Ct to keep the basins filtering runoff water properly. F&G's contract was adjusted to include Atwell Engineering's recommendations on storm water maintenance.

Wetland maintenance work was halted when it was realized that the increased costs may not have been properly approved. Due to lack of communication about the undertaking of this project, some neighbors raised concerns about the scope of the maintenance cleanup. Emails were sent to inform the residents, and the work was resumed at the beginning of April 2017. Some neighbors threatened to call the police on the immigrant contractor working on Association grounds. Without completing the project, the contractor quit, and F&G contract's payment was settled at \$6,000. Bids are now being sought from other contractors to complete the left over work.

The F&G Company did not use any herbicide anywhere. The contractor used a machine to ground the cut trees stumps. No payment for herbicide expense was made to the contractor. Bids are under review to plant 3 trees on an Association berm to address a complaint about F&G's tree removal.

Storm Drainage Needed

The storm water drainage basin behind Elsinore Street is overflowing and extending beyond its boundary. The extra water is nearing homes surrounding this pond. There are many factors contributing to the drainage problem such as, excess storm water run-off from M14/US23 towards Lochaven wetland has been increasing over last several years that flows into this basin, too much standing water has killed too many surrounding trees so less water evaporates, and 17% more rain that has been falling over last few years.

This wetland needs drainage relief which may come by providing second drainage outlet to pond H. The inspection of the area and discussions are being held with the City engineer, Jerry Hancock, and Atwell Engineering's Todd Pascoe. Every effort is being made by David Friedrich of MMI to keep the cost as well scope of the work to minimum. This project is not part of the current year budget but attention to this wetland is urgent as water level does reach inside residents' property.

Safety Reminder

Please observe 15MPH speed limit on AHCA streets. During summer, children will be playing in parks, on sidewalks, and will be crossing streets more often

Hidden Costs

The Reserve Study from January, 2016 left out several AHCA common area maintenance items covered in the Bylaws. Properly including those costs causes the dues and budget to go up. The reserve study is supposed to help in preparing annual budget so that association dues can spread common area maintenance costs evenly over a five year period. The reserve study did not have funds for storm water vegetation management for ponds' berm and slopes vegetation removal and upkeep, clean up and restoration of wetland storm drain system components, dead and diseased tree removal, street storm drain maintenance, common sump pump pipe line repairs, and street crack filling (that is NOT PAH street sealing which is not allowed in the City.)

There are nine ponds and ten wetlands in AHCA, and the amount of funds allocated in the deficient reserve study for storm water pond maintenance is very low and with an impractical maintenance schedule. Funds are set aside for PAH seal coating of streets which will instead be used for street crack filling. Wetland study, and reserve study are posted on AHCA website.

Neighborhood Parks

The Kilburn and Arbor Hills Park Work Day on May 21, 2017 was a great success! Huge thanks go out to everyone who weeded, trimmed, mulched, planted flowers, and offered support. A lot of great work was accomplished and neighbors spent an enjoyable afternoon getting to know each other. Materials and planning staff were provided by the City's Adopt-A-Park program.



This summer the playground area will be weeded and fresh playground mulch will be added by the city - look for this mid-July. If you have time while playing, please pull a few weeds so that the area will be well prepared. Any time you see weeds emerging or plants needing water feel free to help out.

Our parks display the beauty of our neighborhood. With everyone's support the parks are looking great. Watch for additional work days coming in June/July.

Poison Ivy Alert

The Arbor Hills Park at the end of Ashburnum has some Poison Ivy growing around the large rocks. The city is aware of the poison ivy and plans to remove it soon.

Kilburn Park: Champion oak tree

A few weeks back David F. of MMI organized a meeting along with the forester Paul Bairley, and some people from the city, the City Forester and a parks organization. The oak tree in Kilburn Park is a "Champion" specimen, and is one of the state's greatest White Oak trees. The area around this tree is filled with undesirable growth of invasive bushes and a few diseased trees. By removing invasive vegetation, other non-invasive trees would get a chance to grow and further highlight the Oak tree's natural beauty. Kids pretty regularly play in the undergrowth and along the trail, so no chemicals will be used. Paul Bairley volunteered to mark the invasive vegetation appropriate for removal so neighbors could see it beforehand. Such work would be done by park volunteers. If you can help in cutting down of invasive brushes in the park, and their cleanup, then please write to mmi@meadowgmt.com

Please send your comments about this project to MMI by the end of June, 2017. Information on invasive species control for your consideration:

http://www.a2gov.org/departments/Parks-Recreation/NAP/Documents/Factsheets/fieldoperations_nap_factsheet_2008-12-30_inv_Buckthorn.pdf

Arbor Hills Gardening Club

Anyone interested in volunteering with a weekly gardening group please let Karin Monnett (monnetts@sbcglobal.net) know what days and times would work best for you. She would like to get an on-going group organized to help maintain our many public areas as we also get to know our neighbors better.

Special Meeting Petition was received by the AHCA secretary, Dennis Stom, on May 19, 2017. Petition states to remove all board members and hold election to replace them.

MMI, the management company, completed review of the Recall Petition signatures per request of President. Only 63 signatures of distinct Association co-owners were found, yet find two of these ineligible – one being a tenant (not an owner) and the other currently in default for non-payment of fees. The final total, therefore, is 61 signatories or 30.5% of the membership. The Petition presented after the Open Meeting in May does not meet the requirements specified in the Bylaws.

The management company also notes that in addition to a recall vote, the Petition requests the election of new board members. In essence, this would involve TWO meetings, each complicated - the first requiring more than 100 votes in the affirmative to succeed, and the second requiring Notice, Nominations, Candidacy opportunities and a quorum, likely during the months when many interested homeowners will have vacations planned or be traveling (with kids out of school).

These considerations do not speak to the expense associated with conducting informing and conducting special mailings and meetings – for which no funding is currently in the approved budget. The Board recognizes the interest of many residents in Board elections and would plan in advance for the annual meeting and election in October so that the interests of all parties can be considered, expressed and acted upon. The NOTICE for the Annual Meeting could be sent out EARLY, for example, with solicitation of candidates and perhaps plans made for nominees to present information and answer community questions in lead up to the actual plenary gathering in October.

AHCA website is located at the following URL:

<http://www.arbor-hills.org/>

The Arbor Hills neighborhood Facebook group is NOT an official Association page. It is located at the following URL:

<https://www.facebook.com/groups/arborhillssub/>

Individuals interested in joining the Arbor Hills neighborhood email list should please send a request to mmi@meadowmgmt.com or use Connections tab on the <https://www.arbor-hills.org> website, and then select Google Group.