

Arbor Hills Newsletter

June 2020

Calendar of Events

- May 27, 2020** **The Board and Alex Stankiewicz met (virtually).**
- June 25, 2020** **Board Meeting (to be held virtually). Board of Directors and Alex Stankiewicz. Residents are encouraged to email the Board at: board@arbor-hills.org with questions and/or concerns. The Board will respond to you via email.**
- June 29 & 30** **Concrete Leveling, Inc. (CLI) will be in Arbor Hills to level (“lift”) sidewalk slabs for co-owners who have signed up for CLI’s discounted, sidewalk/ramp concrete leveling services.**

THE BEAT GOES ON – PLEASE STAY SAFE AND SOUND

We hope you and your families remain healthy and safely tucked into your homes guarding against exposure to the coronavirus (COVID-19). Please continue to follow the Center for Disease Control (CDC) and our governor’s guidelines to protect yourselves and others – especially those courageous folks who are taking care of patients and keeping our changed world humming. For the sake of others and yourself, please wear protective masks when you are in public! We wish you and your loved ones continued good health!

JULY 1 – DEADLINE TO PAY HOMEOWNERS’ ASSOCIATION FEES

Co-owner Association Fees are due from Arbor Hills co-owners every six (6) months -- by January 1 and July 1. **Payment invoices/coupons (in the amount of \$365) were mailed by Casa Bella to co-owners in early June for a July 1 due date.** Residents who have not paid their homeowners’ association fees within a 30-day grace period following the due date, incur an additional \$25 *per month* late/penalty fee until all outstanding fees are paid in full. These late fees can add up quickly! Unfortunately, we have to engage an attorney to handle collections and, in some cases, arrange to garnish wages or place liens on homes in order to collect overdue fees. **Applicable attorney fees associated with collection activities are charged back to co-owners who are in arrears.** We hate this, but have a duty to collect homeowners’ association fees to cover AHCA’s budgeted expenses on behalf of all our residents! Questions? Contact Alex Stankiewicz at Casa Bella immediately.

PLEASE REMOVE YOUR YARD SIGNS

We recognize these are unique times. Parents want to recognize their children’s graduations in the absence of commencement ceremonies, others want to show support for a variety of causes, visiting contractors want to advertise their services. A few of our neighbors have complained about the signs. Our Board has a duty to follow up and remind everyone that Section 6.9 of the Arbor Hills Bylaws prohibits signs or advertising devices of any kind. Signs cannot be displayed if they are visible from the exterior of a co-owner’s unit or on the common elements without written permission from the Association. If you have a sign in your yard, please remove it immediately. We alerted our residents to the prohibition on yard signs in our April 2020 newsletter. Those who do not remove their signs, will be notified by Casa Bella of a pending violation and fine. Your cooperation is greatly appreciated!

UPDATE ON OUR ARBOR HILLS SIDEWALK AND RAMP REPAIR PROGRAM

In March, each of our co-owners received an “Inspection Notification” letter from Casa Bella Property Management, Inc. alerting them about the need to correct home, sidewalk, ramp and other property-related issues by August 31, 2020. Casa Bella mailed these “Inspection Notification” letters and two (2) subsequent reminder notices about our sidewalk repair discount program to *all* co-owners. In addition, Sherri Fountain has followed up in person and in writing with many co-owners about items cited in the “Inspection Notification” letters mailed to everyone by Casa Bella. Many thanks to those who have been busy taking care of needed repairs!

A critically important piece of our overall neighborhood improvement program involves sidewalk/ramp repairs and replacements. The sidewalks and ramps in front and beside your yard are part of your property. If someone gets hurt on your property, you will be held responsible and liable. You could be sued for failure to maintain your sidewalk or ramp. Please do your part to protect the safety of your fellow residents and your own financial interests. **The Board does not want to send out violation and fine notices to co-owners who fail to correct sidewalk and ramp repair/replacement issues, but will have no choice if needed repairs and replacements have not been made by August 31, 2020. The same goes for other home repair and property items cited in the March 2020 letters sent to our co-owners by Casa Bella.**

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SCHEDULE FOR SIDEWALK AND RAMP REPAIRS AND REPLACEMENTS

The deadline for signing up for discounted rates for the Arbor Hills Sidewalk and Ramp Repair/Replacement Program ended on June 15, 2020. (The deadline to sign up was extended twice due to COVID-19.) If you have a sidewalk slab or ramp that has a corner that has been marked with a small, painted dot (red, yellow, blue or green), your sidewalk or ramp must be repaired or replaced by August 31, 2020. Those co-owners who signed up to receive sidewalk or ramp repair/replacement services by June 15, 2020, will be eligible for discounted rates and can expect service (weather permitting) as follows:

- **Concrete Leveling, Inc. (CLI)** will be performing concrete leveling (“lifts”) and on Monday, June 29, 2020 and Tuesday, June 30, 2020.
- **Precision Concrete Cutting (PCC)** will be performing “saw-cutting” services on sidewalk/ramp edges approximately 2 – 3 weeks following completion of CLI’s work.
- **Doan Construction Co.** will be performing sidewalk slab and ramp “replacements” approximately 2 – 3 weeks following completion of PCC’s work.

INTERESTED IN FIXING YOUR DRIVEWAY, WALKWAYS, STEPS?

Several residents have made inquiries about having additional concrete-related work performed on their driveways, walkways, porches, front steps. If you are interested in contracting for concrete “lift” or “replacement” work that is not related to our sidewalk or ramp improvement program, *please do not contact Sherri Fountain or the Board*. **You need to contact the following companies directly to obtain estimates:**

- **Concrete Leveling, Inc. (CLI)** at: (734) 439-3200 for concrete leveling (“lifts”).
- **Doan Concrete Construction Company** at: jsenkowski@doancompanies.com for concrete “replacement” work.

We cannot guarantee you will be eligible for reduced or discounted rates for concrete work on your driveway, walkways, porches, front steps. Make sure you identify yourself as an Arbor Hills co-owner. You will need to discuss this with CLI or Doan when you obtain your estimate. The discounted rates negotiated by the Board are only for the “Arbor Hills Sidewalk/Ramp Repair/Replacement Program.”

BUDD’S COMMITMENT TO REPAIRING TURF DAMAGE

Many thanks to Steve Haddrill for following up with Budd’s Lawn Care and Snow Removal Services to make sure co-owners’ lawns that were damaged by snow plows last winter have been repaired and reseeded. If you still have a concern about damage to your property, please email the Board at: board@arbor-hills.org.

SPEAKING OF LAWN CARE – PLEASE CUT YOUR GRASS!

We realize some lawn mowing contractors got a late start with lawn mowing this spring because of COVID-19 restrictions and backlogs. Recently, however, we have received numerous complaints about significantly overgrown grass and weeds in some co-owners’ yards. Please make sure your lawn is cut before it reaches 6” in length. It is also important to keep your lawn weed-free out of consideration for your neighbors. **In accordance with Arbor Hills Neighborhood Policies: Grass can be no longer than 6” in length and clippings shall be removed from sidewalk and road areas. If you will be traveling, please arrange to have your unit’s grass mowed; otherwise, the City or the Arbor Hills Homeowners’ Association can have the unit’s grass mowed at the owner’s expense. Clippings shall NOT be put into street drains, parks or dumped into common areas. Also refer to City Code, Chapter 40, 3:16.**

Maintaining a well-tended yard helps enhance the overall look of our neighborhood. Please do your part to keep Arbor Hills looking beautiful!

PLEASE TRIM YOUR STREET TREES

More than ever, our residents have been walking and biking through our neighborhood. In addition to addressing sidewalk slab repairs to help ensure everyone’s safety, we need to make sure our trees don’t injure people. **You are responsible (and liable) for trimming the trees near your sidewalks to allow for at least a 6-foot clearance above the sidewalk. Also, to help clear the way for large vehicles on our roadways and avoid damage to your trees, we encourage you to trim your street trees (or have them trimmed), to an adequate height above street level for large truck clearance at a distance of 6 – 8 feet out from the curb.**

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OUR “RESERVE STUDY” AND PAVEMENT CONSULTS

About every five (5) years, AHCA retains a qualified firm to conduct a “Reserve Study” to help us determine whether we are on track to fund future maintenance and improvement projects for common elements in Arbor Hills. For example, the “Reserve Study” should help us determine whether we will have enough money “in reserve” to fund pavement rehab and/or replacement in the future. Board members met on-site (and outdoors!) with the consultant hired to conduct the “Reserve Study” for Arbor Hills in early March.

The Board is not, however, relying solely on the results of the “Reserve Study” to chart our future course. Earlier this year, we met with City of Arbor officials for clarification and guidance about City ordinances and ADA compliance. We also confirmed where AHCA, our co-owners and the City’s responsibilities for sidewalk and ramp maintenance begin and end. In late February, all of our Board members and reps from Casa Bella met with Civil/Pavement Engineers from a reputable consulting engineering firm to obtain technical guidance and learn more about various pavement maintenance, repair and replacement options.

Shortly after the February presentation, we received a proposal and estimate for testing and evaluating our pavements with an end-goal of establishing a long-term, cost-effective pavement management program. COVID-19 led to delays in meeting with and obtaining estimates from additional firms. We recently obtained a second proposal from one of these firms; another firm with whom we met withdrew from consideration. This week, the Board met with another firm to obtain proposal #3. Our next step? The Board will be evaluating the three (3) proposals and estimated costs within the next few weeks and collaborating with our Reserve Study consultant to finalize figures for our 2020 Reserve Study.

CRACK FILLING – CHECK, CHECK!

Many thanks to residents who removed their vehicles from our roadways to accommodate the contractor who applied crack-filling material to our pavements a couple of weeks ago. Our Board is diligently following up with A & R, the contractor who performed the work, to ensure all the crack filling work has been satisfactorily completed. Thanks to our Board members who stepped up to arrange and “quality assure” this work!

BEFORE YOU START HOME REPAIR/IMPROVEMENT PROJECTS

You must complete and submit a **“Request for Alteration/Modification” approval form in advance if you wish to make a change** from established color or design standards for items such as trim, roof shingles, front doors, vinyl siding, garage doors and/or window panes. (Muntin/grid glass-paned windows on front facing windows are required.) You must also submit a “Request for Alteration/Modification” form if you plan to construct or make size or structural changes to outdoor structural components (retaining walls, decks, deck stairs, fences). This form is available on the Arbor Hills website and from Casa Bella Property Management.

Please take care to ensure your neighbors’ yards or property will not be damaged in the course of having work performed at your house. Please let them know about upcoming, scheduled contractor work that may affect them or their property: heavy equipment, roof shingle removal, increased noise levels. It is also the **responsibility of homeowners to ensure appropriate building permits are obtained** (either by themselves or hired contractors), prior to initiating electrical, mechanical, heating and cooling, plumbing, and/or renovation or construction projects. This also applies to roofing, window replacement, deck replacement/construction, fence construction, basement refinishing, and other home improvement or large landscaping projects. For your own protection, verify contractors are properly licensed and insured to do the work. And, don’t forget you are legally required to contact “MISS DIG” to identify/flag underground utilities before you or your contractors begin any excavation project (for example, planting shrubs and trees)!

EVERY LITTLE BIT HELPS – PLEASE PITCH IN TO HELP BEAUTIFY ARBOR HILLS

Arbor Hills is lucky to have several able-bodied and dedicated Board members who are more than willing to help evaluate, repair, fix and clean out common elements here. We take pride in helping to make our community a great place to live. We need your help, though! Within the next few weeks (hopefully on a cooler day than the ones we’ve been experiencing lately), we will be gathering (at a safe distance from each other), at our front entrance to re-mulch the planting beds and islands. Please watch for a posted announcement on our little, yellow plastic sign and plan to join us in this effort. PS – Many thanks to “Gardener Karin” for the special contribution she has made to our little planting bed on the east side of Kilburn Park. The flowers she planted there and the garden, peace post she loaned us for the summer are lovely! Karin has offered the following tips for ways in which we can each help maintain our park areas. Please help by: weeding the planting beds and around trees and park signs (in Kilburn Park, at the end of Ashburnam, at the entrance to Oakwoods Nature Area). This will help prevent damage to trees and plants from big mowers and weed whips. And, please drop by and water the little gardens by park signs and the peace post on Kilburn Park Circle. Thanks for pitching in!

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LOOKING FOR A CONTRACTOR TO HELP FIX YOUR HOUSE?

Take a look at the attached “Contractors’ Corner” for a list of various contractors who have earned the respect and trust of your fellow Arbor Hills co-owners. Book services now. These folks are very busy!

CHECK OUT THE ARBOR HILLS WEBSITE!

We recognize many Arbor Hills residents have established Facebook and Google Groups accounts for those who wish to informally participate in sharing information about our neighborhood. **Please be advised, however, the official and exclusive source of approved information for Arbor Hills residents is the Arbor Hills website: www.arbor-hills.org.** Visit arbor-hills.org to read newsletters, meeting minutes and various announcements, and to learn about our upcoming events, Bylaws, Neighborhood Policies and more. Various forms are available on this website. **If you identify a safety issue that affects our residents, immediately contact the Arbor Hills Board of Directors at: Board@Arbor-Hills.org. If you observe a fire or suspected criminal activity, immediately call police at 911.**

MAKE SURE YOU GET OUR NEWSLETTERS & OTHER COMMUNICATIONS!

Each of our adult residents needs to establish an Arbor Hills Account through Casa Bella Property Management to ensure receipt of email communications (newsletters and announcements) about our community. These communications are distributed by Casa Bella on behalf of Arbor Hills. **At a minimum, Casa Bella needs to have your current email address and phone number, so we can email newsletters, e-blasts and other notices to you.** To set up your account, go to: www.casabellamanagement.com; click on CREATE ACCOUNT; complete your information; including the unit number for your property (Lot #); click CONTINUE. Within 1-2 business days, your account will be established with Casa Bella! **You can pay your association fees online once you establish an account with Casa Bella. You may also mail your association fees to Casa Bella at the address listed at the bottom of this newsletter.**

CONTACTS

Property Management Company:

Alex Stankiewicz
Community 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

Dennis Stom -- President
Ig Justyna -- Vice President
Sherri Fountain -- Secretary
Steve Hadrill -- Treasurer
Thomas Edwards -- Director at Large

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

NEED HELP WITH HOME PROJECTS?

ARBOR HILLS

CONTRACTORS' CORNER*

The following contractors have been used by the City of Ann Arbor for sidewalk leveling, repair and/or replacement:

- **Sidewalk slab “lifts” to level slabs:** Concrete Leveling, Inc. (CLI) -- **Call (734) 439-3200 by 4/30/20 for discount.**
- **Saw Cutting (horizontal cutting) to correct slab slope:** Precision Concrete Cutting – **Call (248-606-9161) by 5/15/20 for discounted rates.**
- **Sidewalk slab replacements:** Doan Construction Co. -- (734) 971-4678. No discount available at this time, but we're working on it!

The following contractors have been used by your fellow neighbors and have gained their trust:

Concrete Leveling and Caulking (Sidewalks, Walkways, Driveways): Concrete Leveling, Inc. (CLI), 734-439-3200

Concrete Saw-Cutting and General Concrete Work: Precision Concrete Cutting, (248) 606-9161

Concrete Sidewalk Slab, Ramp, Driveway Replacements: Doan Construction Co., (734) 971-4678

Critter and Pest Control: Creature Control, 1-800-441-1519

Electrical: A.J. Leo, 734-368-6945; Vedder Electric, 734-662-6220

Garage Door Repair: Town & Country Door, 734-961-4136; Crawford Door Sales, 734-483-4563

Gutter Cleaning: BB Window Cleaning, Gutters, Power washing, Dan Bowdler, 734-660-3304

Handyman: Martin Jeppesen, 734-845-7242, DJepp6000@yahoo.com

Heating & Cooling & Water Heaters: Quality Heating & Cooling, 734-591-3310; Pat Walters & Sons, 734-482-5811

Heating & Plumbing: Hutzl, 734-665-9111

Home Repair Projects: Alex Rojanski, 248-909-4520

Junk Removal: 1-800-GOT-JUNK, 1-800-468-5865

Landscaping: Robmar Gardening, Mark Robenek, 313-310-4148 mrobenek@hotmail.com; [English Gardens \(formerly Plymouth Nursery\)](http://EnglishGardens.com), 734-453-5500

[Lawn Care/Mulching/Snow Removal: TJs Services, 734-913-9846, service@tjsslawn.com](http://LawnCare.com)

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

Lawn/Garden Care/Snow Removal: Turon Lawn Care/Claudio Turon, 734-730-3162, turonlawn.com

Lawn Care/Snow Removal: Great Outdoors, 734-663-2200; Superior Lawn and Snow, 734-913-5296

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

Painting (Interior & Exterior) & Carpentry Repairs: UltraShine, Mark Hobson, Hobson09@comcast.net, 810-632-6220

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

Plumbing & Remodeling: Horton Plumbing and Remodeling, 734-455-3332

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

Power washing: UltraShine, Mark Hobson, Hobson09@comcast.net, 810-632-6220

Power washing: BB Windows, Gutters, Power washing, Dan Bowdler, 734-660-3304, BB@BBWindowCleaners.com

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

Snow Removal: TJ's Services, 734-913-9846, service@tjsslawn.com

Tree Care/Trimming/Removal: Green Streets, Kane Kunz, 734-996-9020

Tree Care/Trimming/Removal: Guardian Tree Experts, Garrett Brun, 734-408-4100

Window Washing and Gutter Cleaning: UltraShine, Mark Hobson, Hobson09@comcast.net, 810-632-6220

Window Cleaning: BB Window Cleaning, Dan Bowdler, 734-660-3304, BB@BBWindowCleaners.com

Windows, roofing, siding and gutters, kitchens: Window Plus/Home Pro, Dean Migdal, 1-800-497-9011, extension 702

Please note: Some of the above contractors may provide group discounts if a number of homeowners seek assistance with sidewalk repairs, power washing, home maintenance, repair and/or painting projects. Be sure to mention that you are an Arbor Hills resident when you contact these contractors for cost estimates.

*The Arbor Hills Board of Directors assumes no responsibility for verifying the credentials of these contractors and does not endorse them.