

Arbor Hills Newsletter

March 2013

Watch Your Speed

Our neighborhood streets are narrower than normal city streets and speeding vehicles make the situation worse. With the beginning of spring, our roads and sidewalks become more populated. Please be conscious of your speed and remember that children often do not look before crossing the street. Drivers be aware and do not exceed the 15 mph speed limit. Parents, please remind your children to look both ways before crossing the streets. Let's work together to keep Arbor Hills safe for everyone.

Recycling, Trash & Compost Bins

Please be conscious of when you are placing your trash bins out for pick up. Some residents are placing their bins out as early as Monday and early Tuesday morning for a Wednesday pick up. City ordinance requires trash, recycling and compost bins to be set out no earlier than 6 PM on the day prior to the pickup. If residents would set their bins out no earlier than 6 PM on Tuesday, it would be greatly appreciated. Please retrieve your bins from the street as soon as possible, neighborhood policy requires bins be removed and stored inside within 12 hours of pick up. Also, place your bins by the curb near your driveway, some residents are placing their trash and recycling bins to far into the street, causing a traffic hazard.

Committee Activity

Arbor Hills LED Lighting and Bylaw Review committees have been active. The LED group is investigating some alternative programs and trying to gather information to present later this summer. The Bylaw Review group has met and is working on proposed changes to the bylaws. The committee will continue preparing the amended document for presentation at a later date. Any changes would need two thirds co-owner approval.

Neighborhood Inspections

Arbor Hills Condominium Association has Bylaws and policies in place regarding the exterior elements of your lot and home. The purpose is to maintain the pleasant aesthetic appearance of our community and in so doing, maintain our property values. With the advent of warmer weather, Marcus Management will soon begin twice per month detailed inspections. Please be aware of this and as a reminder, on the backside of this newsletter is the inspection checklist that will be used.

Next Board Meeting

The Board will meet in a regularly scheduled session Wednesday March 27, at Clague Middle School library/media center. The open portion of the meeting will begin at 8:15 PM. If neighbors have a topic they would like to present to the Board, please provide advance notice via the email address below to allow budgeting of time on the agenda.

Board Members and Officers

Ig Justyna – President
David Finnegan – Vice President
Carla Charlebois – Treasurer
Jill Kulhanek – Secretary
Vance Allen – Director

Board Contact Information

Email address: Board@Arbor-Hills.org
Phone number: 734-926-8857
Web site: www.Arbor-Hills.org

Management Company Information

Marcus Management, Inc.
28545 Orchard Lake Road, Suite A
Farmington Hills, Michigan 48334
Telephone: 248-553-4700; Fax: 248-553-4570
24 hour Emergencies: 248-553-9195
Email: MarcusMgt@aol.com
Website: www.MarcusMgt.com

AHCA Site Inspection Checklist

- The grass lawn needs to be cut regularly and not exceed a height of 6 inches
- The quality of the grass turf is poor and needs to be seeded or sodded
- There are excessive weeds in your lawn which need to be treated and/or removed
- There are excessive weeds in the landscape beds that need to be removed
- There is ivy growing on the building, which needs to be removed
- The landscape shrubs and ornamental trees need to be pruned off the house, walkways and/or driveways
- There are ripped screens that need to be repaired
- There is at least one broken window seal or glass that needs to be replaced
- There is damage to siding, roof, trim or the garage door that needs to be repaired/replaced
- The wood trim of your home needs to be painted
- There is a violation with advertising material in either the widows or lawn
- There is pet waste that needs to be cleaned up from the lawn
- The street tree needs to be weeded and cleared of hanging branches over the road/sidewalk (Minimum of 6 feet in a circular pattern)
- The street tree is missing a defined boundary, created by grass, landscape edging or mulch
- Trash, recycle, and/or compost bins have been left out more than 12 hours since last pickup and need to be stored inside
- Recreational equipment needs to be properly stored or removed from common areas
- The sidewalk needs to be repaired to remove all trip hazards
- Snow must be removed from common walk within 24 hours of accumulation exceeding 1"