

Arbor Hills Newsletter

March /April 2005



Editorial

The publishing of this newsletter is the responsibility of the Arbor Hills Board of Directors. Each Board member takes a turn at writing it with the content approved by the full Board

The topics covered in this issue are selected because of their relevance to our neighborhood and they are derived from already established by-laws, polices, or guidelines.

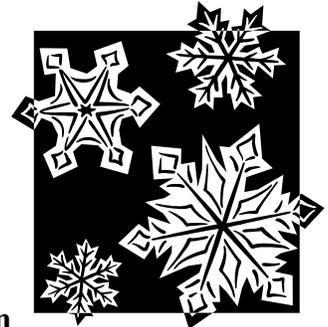


Neighborhood Inspection Time

The Board is required to perform periodic inspections of the neighborhood. This year's inspection will take place on May 3. We will inspect attributes of the wetlands, nature areas, drainage systems, road surface conditions, light poles, and side walks (it is the homeowners responsibility to repair sidewalks). The Board will also look at the condition of the mailboxes, we will also be looking at any unusual storage of any materials around homes. Be advised and do your spring-cleaning before May 3.

Garbage Can Storage

Most of us keep our new garbage containers stored in our garages until pick up day. There are a few neighbors that are storing their containers outside of their garage. The Board has received complaints about this practice. Please be advised that if you store your garbage container outside it must not be visible from the street. So, make an effort to keep your garbage container out of view.



Previous Snow Season

The amount of snow we received this past season was a record (about 6 feet) and this also made for some unique problems. Our snow plowing service created some large piles of snow, especially at some of the street corners. Arbor Hills by-laws require that homeowners clear the sidewalks of snow and this was not done in some cases. For next season, we will work and discuss with our snowplow service the best places to put the large amounts of snow as not to block sidewalks. Thank you to all the homeowners that kept their sidewalks cleared.



Entrance to Oak Woods Nature Area

This past winter the entrance to the park took a heavy beating. Grass was killed from dog urine and motor oil. Please do not dump motor oil on the ground anywhere! Also, someone threw out a Christmas tree in the Oak Woods Park. The city of Ann Arbor recently sent out a letter to the Arbor Hills community reminding not to dump any materials into the park. You will be fined if caught doing so.

Trash by Berm Area Adjacent to US23

A substantial accumulation of trash from dumping along the berm continues. The junk includes a round swimming pool, a couple of trash containers with some trash in them, and all kinds of rock, ground, and tree debris. This stuff is coming from within the neighborhood! The Board will have the Management Company clean this up but it will be at an additional cost all for some inconsiderate neighbors. Please report anyone that may be seen doing this deed.

In The It's Never to Early Department

The annual meeting is coming up in October and the Board of Directors will have two to three openings as terms of current members expire. If you have the inclination and desire to be a Board member, give it some considered thought and place your name into nomination when the time comes. It's a wonderful learning experience into the workings of our neighborhood.

Front Entrance Landscaping

Trying to maintain the front entrance with a volunteer force has been only a partial success. Although the landscaping has been accomplished, it has been done with only the participation of a few people and the general neighborhood does not participate. This year the Board has budgeted funds to have the landscaping done professionally and a more permanent, low maintenance design is being sought. Additionally, the Board is considering replacing the gangly looking street lights in the entrance islands with something that will enhance the beauty of the front entrance.

Neighborhood Guidelines

About one year ago the guidelines were mailed to all the homes with a cover letter from the Management Company. If you miss placed your copy, the guidelines will soon be posted at the Arbor Hills website: www.arbor-hills.com

Management Company

Please direct all your phone calls and concerns to Dave Wilson at Select Community Management and not to previous or current Board Members. Dave's contact information is as follows:

Dave Wilson
Select Community Management, Inc.
2455 South Industrial, Suite A
Ann Arbor, Michigan 48104
(734) 663-1900 ext 230

This information as well as an interactive on-line report for problems such as burned out street lights can be found at the Arbor Hills web site at:

www.arbor-hills.com

Windy Days and Recycle Containers

There are still many neighbors that are not weighing down their paper and recyclables. Please have some consideration and thoughtfulness and use a brick or rock to hold down those newspapers and flatten your milk cartons. Even a gentle breeze on trash collection day blows paper and plastic bottles around to you neighbors yards. Please exercise some care.

E-Mail Call Revisited



Would you like to get your newsletter, neighborhood announcements, and neighborhood specific crime watch alerts via email? It can be done. However, we have only about 90 valid email addresses for the 200 homes. If the circle above this paragraph has an "X" in it (on the printed copies of this newsletter placed in your mailbox), then that means we do not have a valid email address for your home. If you have an "X", then to update the database, please send your email address to: Ignacy Justyna, AHCA President at, ijustyna@comcast.net. The address will be held in strict confidence and will be used only for the purposes listed above.

Home Corners

With the arrival of spring, here are some pointers for mowing your lawn. To give your grass the best chance of being healthy and surviving the summer regular mowing is recommended. Never clip more than three inches from your grass at one mowing. Mowing lower will put stress on your grass and your lawn will show it. Also, don't collect and bag your clippings. The clippings are a great natural fertilizer. As an added benefit, you will save the time of bagging and the expense of buying the bags. So take the bag off from your mower and mulch the clippings into your lawn.

Many of you participated in the replanting of the street trees due to dying or damaged Ash trees. Now, regularly watering of your young trees provides the extra moisture they need. Also, providing some nitrogen root starter fertilizer gives the young tree some additional nutrients as it starts its growth and helps counteract the insects and summer heat.

Pets

Arbor Hills guidelines clearly state, "animals shall be leashed and attended by a responsible person". Please ensure that your dog is not running loose. The Board has received complaints from neighbors of dogs unleashed in the neighborhood. The dogs have been observed to attack the wild life in the wetland ponds. The bottom line is that the dogs need to be on leashes and you should be informed that the requirement will be enforced.

Alteration Modification Forms

Warmer weather probably has you thinking about adding that deck or patio to your home. Or maybe you are going to get that fence put up that you have been thinking about. This is reminder that any modifications to the exterior of your property requires that you first complete an Alteration / Modification form. These are available at the Arbor Hills web site or from the Management Company. Prior approval is required before you begin any construction and this includes items such as awnings for your deck and any changes to the your ground topography that impacts you or your neighbor's drainage and the wetlands or common areas.

Contractors Corner

Some of your fellow neighbors and have recommended the following contractors:

C & Q Painting

Licensed & Insured
Interior/Exterior
(734) 483-3667

Ultra-Shine

Interior/Exterior Painting & Power Washing
Licensed & Insured
(810) 632-6220

High Hat Chimney Sweep, Co.

Licensed & Insured
1-800-371-5508

Sean Klein - Heating and Cooling

Licensed & Insured
(248) 755-3620

J. Needham & Sons, Inc.

Plumbing
Licensed & Insured
(810) 227-7474

H & H Heating and Cooling

Licensed & Insured
(734) 973-0833

D & D Carpet, Inc.

734-429-7060

Ann Arbor Drywall

Insured
734-973-0833

Crawford Door Sales

Garage door installation & repairs
Licensed & Insured
(734) 483-4563

Gordon Fellows Decks

Licensed & Insured
Custom/Cedar Decks
(734) 426-8633

Rick Owen Plumbing

Licensed & Insured
(734) 475-8213

Arrow Door

Licensed & Insured
Garage door installation & repairs
Evening and Weekend Appointments, great rates
(810) 225-6155

Scholastic Painting

Licensed & Insured
Interior/Exterior Painting & Decks
(734) 306-1129

Commercial Building Materials, LLC

(734) 434-4600
Supplier of drywall & suspended ceiling supplies

D & J Floors

Donny Fletcher
Hardwood Floors
Insured & Licensed
517 851 7365
734 395 9834(cell)

Terry May

Small remodel & repair handyman
Insured & Licensed
734 913 4943
734 216 6754(cell)

If you have a recommendation, please send it to ahhomecorners@comcast.net and include the contractor's name, phone number, specialty, and whether they are licensed & insured.