

Arbor Hills Newsletter

May 2011

You live in a Managed Community

Purchasing a home in Arbor Hills makes you a member of the Arbor Hills Condominium Association subject to the association's rules and financial obligations. These rules are commonly known as by-laws or deed restrictions. Though these rules may seem to limit personal freedom or be restrictive, there are several benefits to living in a development governed by a Condominium Association. The most significant is the ability to maintain and enhance property values by assuring that the community will remain physically attractive. This is done by imposing and privately enforcing rules on architecture, landscaping, accessory buildings, fences, signs, and related matters. In an effort to meet this goal, however, you may be requested to make a repair, refresh your paint, modify your landscape or tidy your yard. Please help us maintain our community standards.

Recent Changes

Board - After over a year of service to the Arbor Hills Association, Siva Senthoran resigned from the Board on April 29th due to increased work, travel and family commitments. We thank Siva for all of his time and hard work! The Board subsequently agreed to appoint Ig Justyna, currently holding the position of Secretary, to a Director's position effective May 1st. Ig is a former Board President and Chair of the Landscape and Architecture Committee.

Select Community Management – Effective May 3rd, Arbor Hills has a new Association Manager from Select Community Management – **Mr. Aaron Hawley** ahawley@thecondopros.com or 734-663-1900 x233. We thank Shireen Williams for her years of service and work with our community.

Fee Collection Policy – CHANGED

The Board of Directors recently voted to change the Fee Collection Policy to comply with the Association Bylaws. This new policy is now effective. It will be mailed to each homeowner with the July dues notice and is also posted on the website. Assessments are still due January and July first of every year and will be considered 'late' if received after the 10th of the month. However, the late fee is now \$25 as of the 1st of the next month. If not paid by the 1st of the second month, the fine is \$50. If not paid by the 1st of the third month, the fine is \$100. The policy has also been amended to postpone placing a lien on a unit until the assessment is six months past due and foreclosure until the assessment is one year past due. Please be aware of these new policies.

Energy Efficiency Presentation

Clean Energy Coalition recently won a grant enabling them to conduct seminars on energy efficiency and renewable energy. We will have a presentation during the Board Meeting on May 18th from 8-8:30pm by Deb Heed from Clean Energy Coalition. Her thirty minute presentation is very casual, conversational, and provides plenty of helpful ways to save money and energy while conserving our community's natural resources. Please join us to learn more.

Calling All Musicians

Arbor Hills is planning **Music in the Park** this summer! We need talented musicians that are willing to play at least one hour of music in Kilburn Park on Friday evenings beginning in June. Please contact the Social Committee or the Board to sign up. Arbor Hills Families – come hear our talented neighbors and make some new friends. Bring a blanket & enjoy.

Want to hear the latest news? Turn in your Contact Information Sheet.

Neighborhood Garage Sale

The Social Committee has chosen Saturday, June 4th from 9am to 3pm as our Neighborhood-wide Garage Sale Day. Clean out those basements, closets and garages. Advertisement and signs will be posted. Please be aware that this will increase traffic in the neighborhood. Please use caution. If you have any questions, please contact Janet Sherman at Janet_S_Sherman@yahoo.com or Mary Sheaffer-Manthey at maryannasm@comcast.net

Common Areas

Please be respectful of our common areas such as the parks, green areas, wetlands and woods. Refrain from intentional causing damage to our trees, shrubs or equipment. Do not throw any debris or compost into the detention ponds, wetlands or wooded areas.

Please consider volunteering – you will come to know your neighbors and help your community.

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 – May 18th

April Board Meeting Agenda Items

- 7:30 – 8:00pm Open Questions & Answers
- 8:00 – 8:30pm Clean Energy Presentation
- 8:30 – 9:30pm Various Topics to include:
 - Updates to the Board
 - Change in Manager from Select
 - Stormwater Appeal Results
 - Attorney Search Status
 - Reserve Study Status
 - Mailbox Enforcement

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