

Arbor Hills Newsletter

May 2018

Calendar

May 24th - Open Board Meeting, 7-8 pm, Claque Media Center (library)

Arbor Hills Parks Work Day

Thank you to everyone who contributed to the work at Kilburn Park. A small but mighty group accomplished many tasks and the park is looking refreshed.

Thank you again to everyone who offers assistance in maintaining our parks, offers words of encouragement, and enjoys the parks, making them a space filled with the sounds of happy neighbors. Watch for updates and future opportunities to enjoy a gardening work day with neighbors.

Pond C/D OverFlow Area Cleanup

Thank you to all of those that showed up in late April for cleanup of this area from board members, neighbors, and children. We cleaned up debris plugging the channel and from around the lower Perforated Riser there. The cleanup of drain and waterway allowed the water in the area to freely flow out lowering the surrounding water. During the cleanup, we found lots of wildlife thriving in the area from shrews, crayfish, frogs, worms, and roly-polly bugs.

Board Survey

Thank you to all who have replied to the survey sent out by Casa Bella on behalf of the Board. The survey is now closed.

Front Entrance White Fence

The West side of the front entrance white fence has been repaired now.

Front Entrance Flood Light

The front entrance flood lights are in process to be repaired. New LED floodlights are on order.

Street Sweeping

The Board has contracted C&J to sweep Arbor Hills roads. Once the date is confirmed, we'll let everyone know so that they don't park on the streets. Also, the contractor is aware that Wednesday is trash/recycle day.

Street Light Posts

The painting has been tabled at this time. The Board is looking into the cost for DTE to take over the care and maintenance of all the streetlights in Arbor Hills. Arbor Hills would still be responsible for the electrical cost though.

Street Lights

The Board with neighborhood feedback at the last board meeting went with 54 Watt LED streetlights to replace the burned out/cycling off/on lights. The cost of the LED streetlights was about \$500 cheaper than the High-Pressure Sodium lights. Electrical cost reductions with DTE are in process.

Mosquito Dunks

The dunks are on order to be added to the ponds this month.

Arbor Hills Website

Visit our official website, www.arbor-hills.org for a calendar of events, history, Bylaws, Board policies, and other news are posted for your convenience. Please use the website's online form for any suggestions you may have.

Street Tree Trimming

Our Bylaws require our street trees to be trimmed to maintain a 6 feet minimum clearance underneath them. This clearance extends around the base of the tree and into the road. The City of Ann Arbor has a separate ordinance to go to 8 feet. This may seem extreme but does allow easy passage underneath it and for snow plowing trucks to pass by them for improved clearing of the road. No decision has been made yet on the tree trimming height.

Wetland Pond Issues: Lockhaven/Elsinore

The Board is investigating the issue of rising water levels in the area and has been in contact with the City on the issue. The Board is monitoring the water levels of the area currently while trying to schedule a public meeting with the City on the issue for all to be involved in.

Water Measurement Stakes

Four water gauges have been installed now. The locations are Lockhaven/Elsinore channel by the engineered drain, Elsinore Pond area, Pond H by the PR, and Pond C/D outflow area near the lower PR drain. Upon installation, current water levels have been recorded and will be monitored after rainfall.

Common Areas

Along similar lines, there have been some complaints about common areas expanding into neighbor's yards. We are open to hearing why not, but our current position is that you should feel free to trim encroaching vegetation off of your lot. You may wish to consider site lines and privacy, if you would open a view with a neighbor. But that is not likely a problem with common property. Encroaching vegetation should only be trimmed back to the common area. If a common tree(s) pose a hazard to your property, please let the Board and management company know.

Sidewalks

It is neighborhood policy, city law, and federal law that sidewalks must be maintained in good order with no offsets of sections of greater than 1/2 inch. This creates a trip hazard. If you have sidewalk running through your yard, it is your responsibility for repair. If you notice any offset in a common area, please let the management company know so it can be taken care of to assist in mobility and avoid City fines. Notices to homeowners with sidewalks greater than 1/2 inch offset will be notified soon.

Contacts

Management Company:
Neil Kollipara
Community Association Manager
CASA BELLA PROPERTY MANAGEMENT, INC.
[850 N. Crooks Rd. Ste. 100](#)
[Clawson, MI 48017](#)

Board: board@arbor-hills.org
Dennis Stom - President
David Wang – Vice President
Thomas Edwards - Secretary
Rajiv Saxena - Treasurer
Steve Haddrill – Member at Large

TEL [248.655.1500 ext. 2020](tel:248.655.1500)
FAX [248.655.3900](tel:248.655.3900)
WEB casabellamanagement.com