

Arbor Hills Newsletter

May 2019

Calendar of Events

May 11, 2019 **Neighborhood Clean-up Day.** Join us near the swings in Kilburn Park at 2:00 p.m. to mobilize to gather trash from our wooded and common areas. Refuse bags provided by Arbor Hills.

May 16, 2019 **Open Board Meeting.** *All residents welcome!* Join us from 7:00 p.m. – 8:00 p.m. in the Cafeteria/Multi-Purpose Room at Logan Elementary School, 2685 Traver Road, Ann Arbor (located on the north side of Traver Blvd., just west of Nixon Road.) Please note: This location is different from where we typically meet. Clague Middle School was not available for this meeting.)

June, 2019 **Board of Directors' Meeting,** 7:00 p.m. – 9:00 p.m. (Date and location TBD)

Questions or Concerns? Who Ya Gonna Call?

If you have questions or concerns, please *contact our property manager, Alex Stankiewicz, at Casa Bella Property Management* at 248-655-1500, ext. 1010 or alex@casabellamanagement.com between 9:00 a.m. and 4:00 p.m., Monday through Friday. Alex is responsible for fielding questions about policies; governing documents; residents' dues and accounts; and various other matters related to our neighborhood. He also distributes our newsletter and announcements, so if you need to change your email address, please let him know. Alex serves as the first point of contact if you need help and works closely with the Arbor Hills Board to resolve unusual or difficult issues.

If you identify a safety issue that affects our residents, please 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.

Register On-Line to Receive Important Communications

It's recently been brought to our attention that *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. 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!

Roll up Your Sleeves for Spring Clean-up this Saturday, 5/11

Every spring, we need a few energetic Arbor Hillers to don work gloves, rubber boots and warm jackets to join forces to clean up our neighborhood. Our goal? To pick up scrap paper, trash and (sad to say), miscellaneous items that have been dumped in our parks, woods and other common areas. *Come meet your neighbors, get a little fresh air and help beautify our community!* We'll gather on 5/11/19 at 2:00 p.m. near the swings in Kilburn Park and fanning out from there. Arbor Hills will provide large garbage bags for everyone.

Watch Out for Little Children

Spring is an exciting time for children! They have escaped the binds of winter and are on the loose in Arbor Hills! They're taking their little bikes out for a spin, whooshing around on their little scooters and running on their little feet after soccer balls. Notice the emphasis on "little?" These wee ones are hard to spot. They frequently dart in and out of our streets and from behind parked cars. It doesn't occur to them to watch for speeding cars. *The speed limit in Arbor Hills is 15 mph, but, honestly, how quickly could you stop while going 15 mph?* How quickly do you think you could slam on your brakes to avoid injuring a child? SLOW DOWN, especially on Kilburn Park Circle. And, don't forget to come to a full stop at stop signs. Parents, please keep a close eye on your children.

The Street Sweeper is Coming!

Later this month, a big, noisy, street sweeping vehicle will be swooshing through Arbor Hills to kick off spring cleaning for our roadways. The exact date of the street sweeping (which is somewhat weather dependent), will be posted on the bright yellow, plastic “announcements sign” placed near the entrance to our sub. Please make sure your vehicles are removed from our streets prior to this date. If leaves or debris are clogging a street drain near your house, please take a few minutes to grab a rake and a refuse bag, and clear the drain. Thanks for your help!

Let There be Light!

Good news! The Board recently made headway connecting with appropriate parties at DTE to obtain information about rate adjustments for LED lights installed in Arbor Hills over a year ago. The Board has been hesitant to replace burned out streetlights because we were concerned that DTE has been overcharging us. A portion of our homeowners’ association dues cover repair/replacement costs for street lights in Arbor Hills. We want our residents to get every bang for their buck! We still have a few hoops to jump through to fully resolve the issues; however, *we are moving ahead to replace burned out street lights within the next few weeks* – as soon as we get Vedder Electric scheduled to do the work. Thank you for your patience!

To clarify: The Board has adopted a policy to repair/replace burned out street lights if one (1) light has been out for four (4) months or if three (3) or more lights are out, irrespective of duration. *If you spot a street light that has burned out or is cycling on and off (sort of blinking on and off), please email Alex at Casa Bella.* Please specify the location of the street light pole and the cross streets located near the pole.

Before You Start Your Next Home Improvement Project ...

One form you will find on the Arbor Hills website is the *“Request for Modification” approval form*. This form must be completed and submitted to Casa Bella Property Management, in advance, if you wish to make a change from established color standards (e.g., roof shingles, front doors, siding, etc.); garage door or window pane design (e.g. muntin/grid versus plain glass); or outdoor structural components (retaining walls, decks, fences, etc.). This is necessary to ensure Arbor Hills maintains a consistent appearance to enhance property values.

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 (e.g., planting shrubs and trees)!

Looking for a Contractor?

Attached to this newsletter is an updated list of contractors your fellow residents have used and recommended for home repairs and improvement. Although the Arbor Hills Board does not endorse the service providers on this list, your neighbors have experienced good luck with them! Check it out!

Please Stash Your Trash

Just a reminder that we must abide by a City Ordinance and Arbor Hills bylaws regarding proper use and indoor storage of trash, recycling and compost bins. Bins that are stored outside are an eyesore and reduce the aesthetic appearance of our neighborhood. And, we don’t want to inadvertently invite unwelcome critters and pests to “visit” our neighborhood! Bins should be placed at the curb after 6:00 p.m. the night before scheduled trash pick-up (which typically occurs on Wednesday mornings). *All bins must be removed from the curb within 12 hours after trash pick-up and stored inside your garage.* Failure to comply with the City Ordinance and Arbor Hills bylaws could result in fines. We don’t want this to happen. Please stash your bins in your garage. Thank you!

2019 Homeowners' Association Fees

Association fees are due from each Arbor Hills household every six (6) months -- by January 1 and July 1. Payment coupons are mailed by Casa Bella in early December (for fees due by January 1), and in early June (for fees due by July 1). ***Fees which were due by January 1, 2019 (in the amount of \$365.00 per household), which have not been paid, are now "overdue" (in arrears).*** Residents who have not paid their homeowners' association fees within a 30-day grace period following the due date, will begin to incur an additional \$25 ***per month*** late/penalty fee until all outstanding fees are paid in full. These late fees can add up quickly! Casa Bella recently sent letters to several residents who are late in paying their association fees. Unfortunately, some residents have been advised their accounts have been referred to a collections agent. We hate this, but have a duty to collect homeowners' association fees to cover budgeted expenses to maintain Arbor Hills! Please ensure you immediately pay your association dues upon receipt of the payment coupon you receive in the mail from Casa Bella.

You may pay your association fees online or by check (made payable to Arbor Hills Homeowners' Association). To pay online, go to casabellamanagement.com and register for access to the website. You will not gain immediate access to the website. First, Casa Bella must approve your registration request. If you wish to pay by check, mail your check in the envelope provided with the Casa Bella payment coupon, or mail a check to Casa Bella's main office at the following address. Be sure to include your full name and street address with your check.

Arbor Hills Condominium Association
c/o Casa Bella Property Management, Inc.
850 North Crooks Road – Suite 100
Clawson, MI 48017

Arbor Hills Official Website

We recognize Arbor Hills residents have established Facebook and Google Group accounts for those who wish to informally participate in sharing information about our neighborhood. ***Please be advised, however, that the official and exclusive source of approved information for Arbor Hills residents is the Arbor Hills website: www.arbor-hills.org.*** It is the responsibility of each of our residents to read information posted on the Arbor Hills website, with special attention given to association dues, bylaws and policies.

Visit our official website to learn about our upcoming events, history, annual budget, bylaws, policies, newsletters, meeting minutes, and various announcements. Various forms are also available on the website.

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
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WEBSITE: www.casabellamanagement.com

Board: board@arbor-hills.org

Arbor Hills Website: www.arbor-hills.org
Dennis Stom -- President
David Wang --Vice President
Thomas Edwards -- Secretary
Steve Haddrill --Treasurer
Sherri Fountain -- Member at Large

We welcome your suggestions for improving our neighborhood and enhancing our property values! Let us hear from you and please join us at our Open Board Meeting at 7 p.m. in Logan Elementary School's Cafeteria/Multi-Purpose Room on Thursday, May 16, 2019 to share your ideas!

NEED HELP WITH HOME PROJECTS? **CONTRACTORS' CORNER**

The following contractors have been recommended by your fellow neighbors. The Arbor Hills Board of Directors assumes no responsibility for verifying the credentials of these contractors and does not endorse them.

Concrete, Sidewalks, Driveways: Project Green Solutions, 734-358-8910
Concrete Leveling: CLI, 866-538-3546
Critter and Pest Control: Creature Control, 1-800-441-1519
Electrical: A.J. Leo, 734-368-6945; Vedder Electric, 734-662-6220
Garage Door & Opener Repair: Town & Country Door, 734-961-4136; Crawford Door Sales, 734-483-4563
Handyman: Martin Jeppesen, 734-845-7242, DJJepp6000@yahoo.com
Heating and Cooling (Furnace/AC/Water Heaters): Quality Heating & Cooling, 734-591-3310; Pat Walters & Sons, 734-482-5811
Heating & Plumbing: Hutzell, 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: Back to Nature, 734-973-5800; Lawn Care Green Planet Lawn Care, Joe, 734-649-5366
Lawn/Garden Care/Snow: Turon Lawn Care/Claudio Turon, 734-730-3162, turonlawncare@yahoo.com
Lawn Care/Snow Removal: Great Outdoors, 734-663-2200; Superior Lawn and Snow, 734-913-5296
Mechanical & Carpentry: Wil 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
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
Stump Grinding: C&C Stump Grinding, Clyde Newton, 734-434-0029
Tree Care/Trimming/Removal: Green Streets, 734-996-9020

Please note: Some of the above contractors will agree to provide group discounts if a number of homeowners seek assistance with 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.

Home Cleaning, Repair and Painting

Our neighborhood is over 23 years! Like everything we own, our belongings wear out or break over time. Our houses are no different! Please evaluate your roof, wood trim, windows, vinyl siding, and concrete to determine whether you need to clean, replace, repair or repaint something. It is your responsibility (per the bylaws of Arbor Hills), to maintain your home in an aesthetically pleasing manner and good condition. Protect your home and preserve its value by cleaning, repainting and re-caulking your wood trim and gutters. Most of our homeowners need to address invasive, green mold that is growing on the vinyl siding on the north side of their homes. This problem is easily remedied with power washing and a cleaning solution. Left unabated, the mold can permanently damage your siding and require its removal and replacement – a difficult and expensive project. Try matching your siding color after 20+ years of exposure to Michigan summers and winters! Contact Mark Hobson at UltraShine, Hobson09@comcast.net, 810-632-6220, for an “Arbor Hills” quote on power washing and window washing!

Landscaping and Lawn Care

Don't forget to keep your trees and shrubs neatly trimmed for security and aesthetic reasons. Please make sure your lawn is mowed on a regular basis during the spring, summer and fall months. Failure to maintain and mow your lawn may result in Casa Bella having to hire someone to mow your grass and charge you for the cost of the service. In the interest of protecting our wetland and other sensitive common areas, use only environmentally-safe fertilizer and weed control products.

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 in depth. Raised sections of sidewalks can create trip hazard. You are responsible for maintaining and repairing sections of sidewalk adjacent to your property. If you notice any offset in a common area, please notify Casa Bella Property Management for assistance in fixing the problem to help ensure everyone's safety and to help us avoid City fines. If you receive a notice that a sidewalk section in front or beside your house (if you live on a corner lot), requires repair, please address the concern right away. If you have any questions, please contact Alex at Casa Bella Property Management Company: alex@casabellamanagement.com, (248) 655-1500, ext. 1010.