

Arbor Hills Newsletter – May 2024

KILBURN PARK SPRING SPRUCE-UP DAY

Please join your neighbors on Sunday, June 2, 2024, 10:00 a.m. – Noon IN Kilburn Park! Bring the kids; some small and large shovels; a wheelbarrow if you have one; work gloves; and some muscle to help us weed and spread wood chips around our trees in Kilburn Park. Wood chips and additional garden tools will be provided by the City of Ann Arbor! We'll also be planting a few flowers with the assistance of Karin Monnett, our event organizer and resident "Gardener Extraordinaire." The more hands the merrier and the faster the work will get done. Hope to see you in our beloved park on June 2!

PLEASE CONTACT CASA BELLA IF YOU HAVE A CONCERN

Jeremy Whiting has taken the helm to serve as Casa Bella Management Company's representative for the Arbor Hills Condominium Association (AHCA). Jeremy is a welcome addition to the team of people who work hard to take care of our co-owners and the common elements in Arbor Hills. If you have questions about correspondence you receive from Casa Bella; matters related to your Arbor Hills account; or other concerns, please email Jeremy at jwhiting@casabellamanagement.com or call him at (248) 655-1500. He meets regularly and maintains a close working relationship with AHCA's Board.

BEFORE YOU START YOUR NEXT HOME, FENCING OR YARD PROJECT

Arbor Hills is a "Condominium Association" comprised of 200 homes in a private neighborhood with private roads. A Master Deed, Bylaws and Neighborhood Policies govern what is and is not allowed in Arbor Hills. Completion and approval of an "Alteration/Modification Form" is required if you plan to alter, add to or change any feature of your home or yard. This includes, but is not limited to, changing out/replacing existing structural features; replacing or adding windows; changing paint or roof shingle colors; installing a fence; or launching a major landscaping project. A copy of an Alteration/Modification Form may be obtained by contacting Jeremy Whiting at Casa Bella at: jwhiting@casabellamanagement.com. A copy is also available on the Arbor Hills website at: www.arbor-hills.org. When in doubt, ask!

TIPS FOR REPLACING DEAD STREET TREES AND MAINTAINING YOUR SIDEWALK

Unfortunately, the City of Ann Arbor does not take care of our roads, sidewalks or street trees. Individual co-owners are responsible for ensuring their sidewalks are free of trip hazards. If you have a diseased, damaged or dead street tree (especially one that might break off and injure someone walking along a sidewalk), it is your responsibility to remove and replace it. Many co-owners have already received letters from Casa Bella advising them to trim their street trees to at least 8 feet above street level and at least 8 feet above sidewalk level by June 30, 2024.

Casa Bella recently mailed letters to a few co-owners who need to replace street trees. Our Master Deed requires each co-owner to maintain at least one (1) street tree (whether you have a sidewalk or not). If you live on a corner lot, you may be required to maintain more than one (1) tree at your property. The deadline to replace a street tree is August 31, 2024. Your replacement tree should be approximately three (3) inches in diameter and a minimum of six (6) feet tall (from the ground once planted). Try to select a tree that is hardy and will thrive in the narrow confines of our easements without significant root spread. Don't forget to call "Miss Dig" to identify and mark underground utilities before you remove a tree and grind out its stump AND before you plant a new tree. The last thing you want is to hit an underground gas line! (Please note: Many flowering pear trees have been damaged by rust trellis virus, so you should not plant them.) Also, it is not appropriate to plant evergreen or willow trees at the street. Planting willow trees is discouraged throughout the neighborhood. Their roots grow and spread quickly and have been found to invade and damage our underground drain pipes. It's very expensive to repair them!

CONTRACTORS CORNER TO THE RESCUE!

Attached to this newsletter is an updated copy of "Contractors' Corner." It lists names of various contractors that have been used with success by your fellow co-owners. If your home needs power washing, cleaning, repairs, painting or landscaping, try one (1) of these contractors. They're busy. Call now for service!

TIME TO REMOVE ALGAE/MOLD FROM VINYL SIDING AND TRIM

Blackish/green algae/mold is an ongoing problem on vinyl siding and wood trim in Michigan. It's unsightly and can damage your siding and trim. Most of our co-owners have found the best way to remove algae/mold is by hiring a contractor to "power wash" it off! **You can find names of power washing companies online or listed in the attached "Contractors Corner."** Many contractors are also stuffing our mailboxes with ads about their services. Call someone today!

STASH YOUR TRASH BINS OUT OF SIGHT

All trash, recycling and compost bins in Arbor Hills MUST be stored out of sight within 24 hours following garbage pickup – not in your driveway, not in your side yard, not anywhere visible from the front of your house. Leaving them in plain sight creates an eyesore and trashes up the neighborhood. Your cooperation is appreciated!

POND AND STORM WATER SYSTEM MAINTENANCE UPDATE

Last fall, the Board retained Washtenaw Engineering to evaluate maintenance needs and recommend improvements to AHCA's integrated pond and storm water drainage system. Over the past several months, remedial action has been taken to clear the ponds of debris to enhance stormwater management in Arbor Hills. Pond maintenance is an ongoing activity. Please don't be alarmed if you see people walking through your yard around pond areas.

GET READY FOR JULY HOMEOWNERS' ASSOCIATION DUES!

In early June, each of our co-owners will receive a July 2024 invoice coupon in the mail for Arbor Hills fees. All AHCA co-owners are responsible for paying homeowners' fees twice per year – currently \$400 by January 31 and \$400 by July 31. **If you do not pay your homeowner association fees on time, Casa Bella will charge you a late fee in the amount of \$25.00 per month after each deadline to pay.** These late fees can add up! Late fees will not be waived or refunded. If you owe more than \$1000 on your AHCA/Casa Bella account, your account will be referred to our attorney for Collection. If this happens, you will be responsible for paying the account balance, late fee charges **AND** attorney fees associated with the collections process. Please don't let this happen. Questions about your account? Call Jeremy at Casa Bella!

PLEASE SLOW DOWN

Driving the speed limit and having consideration for pedestrians and cyclists is an individual responsibility. Only you can control your driving habits – your speed, whether you text or phone people while driving, whether you are on the lookout for people. We can only hope residents and visitors to Arbor Hills follow our 15-mile per hour speed limit and drive safely. **Please slow down!** There are lots of small children here. Be particularly careful and SLOW DOWN in hilly sections of our neighborhood. (Drivers have been observed driving down the **middle** of the road on Kilburn Park Circle, especially where it intersects with Bayswater Drive!) Please sit down with your young children and teenagers and tell them to stay out of the street. Please watch out for cyclists and runners at our front entrance. It only takes a second to change someone's life!

Please park your vehicles off the street and/or away from crosswalks and intersections where little ones may dart into the road unexpectedly to chase after a ball or cross the road on a scooter or bicycle. It is illegal to "roll through" a stop sign. Come to a full stop and look both ways before proceeding through intersections.

HAVE A GREAT SUMMER!

Casa Bella Management Company

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