

Arbor Hills Newsletter

Annual Meeting Results

The annual meeting was held on Thursday October 29th from 7-9pm in the Clague Media Center. Quorum was achieved with 114 homeowners by presence or proxy. The 2016 Budget was presented, discussed and approved to include a \$100/year dues increase. Three board members were elected for two year terms. Elected were Usha Jindal, Elena Levin and Dennis Stom. Much appreciation is due to outgoing Board Members Collin Ross and Zhenlin Liu for their time and effort spent serving our community. The Annual Meeting Minutes are available from YPM upon request until they are posted on the website

Housing Developments

The city relations committee continues to investigate the impact of the three new proposed housing developments in our area which add 750 homes. They are Nixon Farms North and South (on either side of Dhu Varren Road) and Woodbury Apartments (north of Barclay Park). **Nixon Farms is up for final approval on 11/16, Woodbury Club has been postponed until January.** Top issues are traffic at the Nixon/Green corner, watershed/storm water impact to Arbor Hills homes and unplanned use of land next to us. The committee has suggested an initial study on the proposed Woodbury plans impact on Arbor Hills homes.

Public Hearing on Nixon Farms Sites

On Monday, November 16th at 7pm a public hearing for the final approval of Nixon Farms will be held during the City Council Meeting, at City Hall, 301 E. Huron, on the 2nd floor City Council Chambers. This is an opportunity for residents to express their concerns regarding the impact of Nixon Farms construction.

Road Work

The bi-annual street cleaning was done on November 9. Crack sealing of the roads will be completed on **November 13 beginning at 8am.** Please do not park vehicles in the streets on these days.

Pond Maintenance Project

The only effort remaining is the dredging of Pond C (West of Kilburn Park and North of Dunwoodie). This work should be completed by the end of November.

Leaf Collection

Leaves that fall on your property should be bagged or placed in compost carts – not placed in the street. Weekly compost pickup is available through the first week in December. Free, unlimited leaf drop off is available through December 19th at the Ann Arbor Compost Center, 4150 Platt Road, M-F, 8am-4pm.

Collection of Email Addresses

The board is renewing its effort to collect and update neighbors' email addresses. Included in your association dues invoice will be an owner information sheet. The board urges you to complete and return this form to the management company. Your email address will be used for emergency contacts, neighborhood notifications and *new this year*, distribution of the monthly newsletter.

Snow Removal

Winter is almost here! As a reminder, cars must be removed from the streets whenever there is a snowfall of 2" or greater to assist in the snow removal process. Homeowners are responsible for removing snow and ice from sidewalks within **24 hours** of a snowfall of more than one inch. This is not just an Arbor Hills policy, but also the Ann Arbor City Code.

Alteration / Modification Forms

Homeowners, please remember to complete the Alteration / Modification Form for any exterior changes to your unit. This includes any replacement, additions, painting or anything that changes the appearance of the exterior of your unit. Please discuss these changes with your neighbors, get their signatures and then forward to YPM for board approval PRIOR to the work being performed.

Window Replacement/Repair

George Meyer – 734-769-7330

WCC Fitness Center

“Arbor Hills” group membership – 1/2 off the initiation fee of \$150 all year with \$0 initiation fee during the month of December. Website: www.wccfitness.org

Tree trimming or removal

Landscape Solutions - Joshua Gonzalez 248-955-8327
Don Packard Tree Service – 734-484-1232 office

Cement Leveling

A-1 Concrete Leveling - 800-538-3514
American Concrete Leveling - 734-680-7477
Concrete Levelers – 877-538-3577

Painting / Repair

Jagway Construction – Jeff Gray – 734-476-4908
J&B Painting – 734-261-5700
Perkins Painting – 248-238-0440

Snow Plowing

Holiday Outdoors (driveways only) – Contact Brian
248-755-7096

Superior Lawn & Snow – 734-276-1402

Canopy Landscape - Greg Wilson - 734-677-7033

Evergreen Maintenance - 734-677-1677

Please contact the Board if you have any ideas for group discounts or other suggested contractors.

Next Board Meeting

The November open board meeting will be held on **TUESDAY**, November 17th in the Clague Media Center from 7-8pm. Topics will include Pond and Road work project status, email address collection and neighborhood concerns.

Board Members & Officers

Elaine Kennedy – President
Usha Jindal – Vice President
Carla Charlebois – Treasurer
Elena Levin – Secretary
Dennis Stom – Director

How to Contact the Board

Email will be forwarded to all members of the Board. Please let us know your questions or concerns.

Email address: Board@Arbor-Hills.org

Web site: www.Arbor-Hills.org

Management Company

Your Peace of Mind, Inc.
Karin Witting; Community Manager
PO Box 2148
Howell, MI 48844
Office: 517-545-3900; Fax: 517-552-4476
Email: yym@yyminc.com Website: www.yyminc.com

Fee Schedule for Selling/Buying Homes

- Status Letter: \$125 (additional \$50 for RUSH)
- Owner Transfer Fee \$125
- Condo Questionnaire \$75

