

Arbor Hills Newsletter

October 2011

NEW MANAGEMENT COMPANY

Effective October 1, 2011; Arbor Hills Condominium Association has contracted with Provident Asset Management to provide Management Services to Arbor Hills. The Board is confident that this will be a positive change for the community. Provident has assured the Board that responsiveness to homeowners will be their priority. They will be coordinating our Annual Meeting on Thursday, October 27th. Please plan to attend to meet the staff of Provident. Contact information is: Jeremy Dantzler; 734-369-6117 (office) 734-274-9086 (alternate/emergency).

Annual Meeting

The Arbor Hills Annual Meeting is scheduled, per the Bylaws, for the fourth Thursday in October. We will be meeting at the Clague Media Center from 7pm to 9pm.

Please put October 27th on your calendar! At the Annual Meeting, we will be reviewing what has been accomplished during 2011 to date and voting on both the 2012 Budget and the three open positions on the Board. Please come to the meeting and participate in the operation of Arbor Hills. **Due to the annual meeting, there will be no 'regular' Board Meeting on the third Wednesday of October.**

Voting Proxies

If you are unable to attend the Annual Meeting, your vote can still count. Please complete a Proxy Form which assigns your vote to another homeowner who can attend the meeting. Proxy Forms will be mailed along with the Meeting Notice prior to the Annual Meeting. There will also be volunteers going door-to-door beginning mid-October reminding everyone of the meeting and gathering proxies. There is only one vote per home.

2012 Budget

The 2012 Budget proposes how your Association Dues will be spent and saved. Draft 2012 Budgets were distributed at the August and September Board meetings for the review of all neighbors. The budget has been finalized to include more detail based on input from homeowners at the last board meeting. This budget will be voted upon at the Annual Meeting. If you have any questions or would like a copy of the "Final 2012 Budget" and cannot attend the meeting, please contact the Board at Board@arbor-hills.org.

Emergency Access Road

It has been brought to the Board's attention that several homeowners and other commercial vehicles are using the Emergency Access Road between Bayswater and Ashburnam as a throughway. This road is for Emergency Access ONLY and should not be used under any other circumstances. Please observe this restriction and remind anyone driving on this road of this policy.

Power Outages and DTE

Many neighbors have commented on the frequency of electrical power outages in Arbor Hills. Recently DTE was contacted regarding this problem. Their response was that they were not aware of any problem. They can only be alerted to the number of homes affected and the frequency if **all affected homeowners** call in to report the outages. If this is done on a regular basis, they will use the number of calls to justify further investigation and possible long-term problem solving. Please call DTE at **800-477-4747** or report online at **www.dteenergy.com** each and every time you experience a power outage.

Communication via Facebook

Residents of Arbor Hills that join the *restricted* Arbor Hills Facebook Group receive instant email announcements to the email address of their choice. Even if you have no other interest in Facebook, this is a great way to receive timely communications from the Board or your neighbors. Please see the website for instructions on how to join.

Mailbox Replacement

The installation of our new mailboxes is underway! The mailbox stands are being assessed, repaired and getting a fresh coat of paint as well. Many homeowners are very pleased with the result. Your old mailbox will be returned to your porch. They can be placed in your recycle containers if you have no further use for them. Replacement is being done solely with volunteer labor. If you are interested in assisting with this project, please contact the Board at Board@arbor-hills.org or 734-926-8857.

Committees –

Please consider volunteering!

Social – Chairperson Mary Sheaffer-Manthey

Plan events, form groups and welcome new neighbors

Communications – Chairperson: Elaine Kennedy

Keep everyone informed of all neighborhood news

Budget / Finance – Chairperson: Larry Foti

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.

Annual Board Meeting

Clague Middle School Media Center

Thursday – October 27th; 7pm – 9pm

AGENDA –

7:00 – 7:15 – Check In

7:15 – 7:25 – Presentation of Provident Staff

7:25 – 7:30 – Presentation of Nancy Burger, attorney

7:30 – 7:50 – 2011 in Review

7:50 – 8:15 – 2012 Budget Presentation & Vote

8:15 – 8:25 – Presentation of Nominees

8:25 – 8:45 – Board Member Election

8:45 – 9:00 – Open Questions & Answers

Board Members & Officers

Elaine Kennedy – President

Deb Holmes – Vice President

Steve Haddrill – Treasurer

Ig Justyna – Secretary

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

NEW MANAGEMENT COMPANY

Provident Asset Management

Jeremy Dantzler

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Ann Arbor, MI 48108

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Alternate/Emergency: 734-274-9086

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