

Arbor Hills Newsletter

Annual Meeting

The annual meeting will be held on Thursday October 29th from 7-9pm in the Clague Media Center. At this time the year's activities will be reviewed, the 2016 budget will be voted upon (**this budget includes a \$100/year dues increase – see back page**) and three vacating board positions will be filled by election. If you are interested in serving on the board, your contribution of time and effort would be greatly appreciated.

Halloween Trick-or-Treat

Halloween trick-or-treating in Ann Arbor neighborhoods will take place **5-8pm on Saturday, October 31** for participating residents. Trick-or-treaters should be supervised at all times and unpackaged items should be discarded. If you discover anything wrong with the treats brought home, report it to law enforcement at 734-994-2911.

Housing Developments

The city relations committee has been investigating the three new proposed housing developments in our area. They have been very active in discussions and meetings with city council representatives, city engineers and other neighboring communities. Three items of concern that would impact our neighborhood include: zoning, increased traffic and storm water run-off. The committee has met with board members to determine the impact and outline next steps to be taken in an effort to ensure that our neighborhood's best interests are protected.

Road Work

Crack sealing of the roads has been scheduled for **November 11-12**. Please be aware when driving in the neighborhood and do not park in the streets on these days.

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.

Board Members & Officers

Collin Ross – President
Elaine Kennedy – Vice President
Carla Charlebois – Treasurer
Elena Levin – Secretary
Zhenlin Liu – 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



2015 Budget					2016 Draft Budget				
		Budget	Actuals thru Sept	Est for Oct-Dec	Est 2015 Total				
Income	(Dues at \$530/year)	106,000				Income	(Dues at \$630/year)		126,000
Administrative		22,420				Administrative			21,650
Administrative	1,000		450	390	840	Administrative		1,000	
Management Fee	18,000		13,500	4,500	18,000	Management Fee		18,000	
Postage	500		169	329	498	Postage		500	
Print/Repro	1,000		113	500	613	Print/Repro		730	
Bank Fees	0		10	0	10	Bank Fees		0	
Filing Fees	20		20	0	20	Filing Fees		20	
Accounting Fees	900		900	0	900	Accounting Fees		900	
Legal Fees	1,000		0	0	0	Legal Fees		500	
Legal Fee Collection	0		2,304	0	2,304	Legal Fee Collection		0	
			17,466	5,719	23,185				
Insurance & Taxes		5,000				Insurance & Taxes			4,200
Liability	5,000		2,236	3,148	5,384	Liability		4,200	
			2,236	3,148	5,384				
Grounds Maintenance		28,863				Grounds Maintenance			27,300
Fertilization	504		504	0	504	Fertilization		800	
Ponds	0		0	0	0	Ponds (brush hogging/mosquito control)		3,440	*new item
Grounds	5,000		3,545	2,725	6,270	Grounds		2,000	
Lawn Care	3,759		3,222	463	3,685	Lawn Care		3,760	
Mulch	2,600		2,600	0	2,600	Mulch		0	
Snow Removal	13,500		7,384	6,000	13,384	Snow Removal		13,500	
Street Lighting	1,500		1,189	685	1,874	Street Lighting		2,000	
Street Sweeping	1,000		395	0	395	Street Sweeping		800	
Tree/Shrub Replace	1,000		0	0	0	Tree/Shrub Replace		1,000	
			18,839	9,873	28,712				
Utilities		5,150				Utilities			5,350
Electricity	5,000		3,899	1,294	5,193	Electricity		5,200	
Water + Sewer	150		90	30	120	Water		150	
			3,989	1,324	5,313				
Miscellaneous		500				Miscellaneous			500
Community Events	500		360	154	514	Community Events		500	
			360	154	514				
Project		967				Project			8,000
Project Expenses	967		3,365	0	3,365	Project Expenses		5,000	*mailboxes
Contingency Fund	0		0	0	0	Contingency Fund		3,000	*new item
			3,365	0	3,365				
Reserve		43,100				Reserve			59,000
Reserve Expense	43,100		32,328	10,772	43,100	Reserve Expense		59,000	
			32,328	10,772	43,100				
TOTAL EXPENSES		106,000	78,583	30,990	109,573	Total			126,000