

Arbor Hills Newsletter

October 2020

Calendar of Events

- October 28, 2020** **Board Meeting (to be held virtually). Board of Directors and Alex Stankiewicz.**
If you have questions/concerns, please email the Board at: board@arbor-hills.org.
- October 31, 2020** **New deadline for everyone to address property-related issues noted in “Inspection Violation” letters mailed by Casa Bella Property Management to co-owners in early March 2020.**

POSTPONEMENT OF OCTOBER ANNUAL MEETING

Each year, on the last Thursday of October, the Arbor Hills Condominium Association (AHCA) hosts an annual meeting at which we review past year accomplishments, financial status, and anticipated projects/expenses. In addition, an election is held to elect new directors to fill expiring seats on the Board. The Board recently sought guidance from Casa Bella Property Management and our attorney about how to plan for our annual meeting. We were advised that Casa Bella’s other clients are postponing their annual meetings due to contagion concerns associated with COVID-19 and the Governor’s executive order restricting social gatherings. **Therefore, the AHCA Board has voted to postpone the Arbor Hills October 2020 annual meeting until further notice, in hopes that the meeting can be held safely (and soon) at a later date.**

Steve Haddrill and Thomas Edwards, who honorably served on the Arbor Hills Board of Directors for many years, recently resigned from our Board. We owe them a debt of gratitude for all their hard work on behalf of Arbor Hills! In keeping with AHCA’s bylaws and long-established practice, our remaining Board members voted unanimously to appoint Elaine Kennedy and Carla Charlebois to AHCA’s Board. Both have ably served on the Board in the past! They will serve along with Dennis Stom, Sherri Fountain and Ig Justyna as we await an opportunity to safely hold our annual meeting. Many thanks to Steve and Thomas for their service and a warm welcome to Elaine and Carla!

OCTOBER 31, 2020 – NEW DEADLINE FOR ADDRESSING “INSPECTION LETTER” ITEMS

Many thanks to all of our co-owners who signed up for sidewalk and ramp repair/replacement services. We are so proud of everyone! We appreciate you making it a priority to help ensure the safety of our children and other residents as they stroll and scoot around our neighborhood. We also appreciate everyone’s hard work to spruce up their homes. Things are shining!

Good news! The Arbor Hills Board recently voted to extend the August 31, 2020 deadline for addressing items noted in “Inspection/Violation Notification” letters CASA BELLA mailed to our co-owners’ homes in March 2020. Contractor delays associated with COVID-19 weighed heavily in our decision. **Co-owners now have until October 31, 2020 to take care of items checked off and noted on the inspection/violation letters.** If items noted in your letter still need to be addressed after October 31, 2020, regrettably, you may receive a second violation letter from CASA BELLA and may be fined for non-compliance. Casa Bella and Arbor Hills Board members will be conducting a neighborhood-wide inspection in November 2020 to determine whether all items checked off on co-owners’ inspection/violation letters have been fully addressed. **Please make sure you’re stashing your trash, recycling and compost bins out of sight every week!** If you have questions, please contact Alex Stankiewicz at: alex@casabellamanagment.com.

COYOTE SIGHTING

One of our co-owners recently reported the potential sighting of a coyote. The Board advises co-owners to keep their dogs on leashes at a safe distance from the woods. If a wild animal poses a direct threat to a human being or a pet, then you should call the police — not the Humane Society. Please take care and leave animal control to the experts!

PLEASE TRIM YOUR STREET TREES – ESPECIALLY AROUND STREET LIGHT POLES

You are responsible for trimming your street trees to allow for at least a 6-foot clearance above the sidewalk. To clear the way for snow plows, garbage trucks, delivery and contractors’ trucks on our roadways, please trim your street trees (or have them professionally trimmed), to an adequate height to allow for easy clearance by large/tall vehicles. This will help prevent damage to your trees, too! **If you have a street light pole on your property, it is your responsibility to clear vegetation and tree limbs from the light pole.** This will prolong the paint life of the street light pole, which will save all of us money!

BEFORE YOU START HOME REPAIR/IMPROVEMENT PROJECTS

You must complete and submit the “Arbor Hills “Request for Alteration/Modification” approval form in advance if you wish to make a change from established color or design standards for items such as trim, roof shingles, front doors, vinyl siding, garage doors and/or window panes. (Muntin/grid, glass-paned windows on front facing windows are required.) You must also complete and submit a “Request for Alteration/Modification” form if you plan to construct or make size or

structural changes to outdoor structural components (patios, retaining walls, decks, deck stairs, fences). This form is available on the Arbor Hills website and from Casa Bella Property Management. Please notify your neighbors about upcoming, scheduled contractor work that may affect them or their property: heavy equipment, roof shingle removal, increased noise levels. It is also the **responsibility of co-owners to ensure that all 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. **Please 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 (for example, replacing a driveway or planting shrubs and trees)!**

CHECK OUT THE ARBOR HILLS WEBSITE!

We recognize many Arbor Hills residents have established Facebook and Google Groups accounts for those who wish to informally participate in sharing information about our neighborhood. **Please be advised, however, the official and exclusive source of approved information for Arbor Hills residents is the Arbor Hills website: www.arbor-hills.org.** Visit arbor-hills.org to read newsletters, meeting minutes and various announcements, Bylaws, Neighborhood Policies and more. **If you identify a safety issue that affects our residents, immediately 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.**

SET UP YOUR ACCOUNT WITH CASA BELLA TO RECEIVE AHCA COMMUNICATIONS

Please establish an Arbor Hills account through Casa Bella Property Management to ensure receipt of email communications about Arbor Hills. **At a minimum, Casa Bella needs to have your current email address and phone number.** 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 set up with Casa Bella. We want to make sure you receive our newsletters and other communications!

HAVE YOU PAID YOUR JULY 1, 2020 HOMEOWNER’S FEES?

Co-owner Association Fees are due from Arbor Hills co-owners every six (6) months -- by January 1 and July 1. **Payment invoices/coupons (in the amount of \$365) were mailed by Casa Bella Property Management to co-owners in early June for a July 1 due date.** Residents, who have not paid their homeowners’ association fees within a 30-day grace period following the due date, incur an additional \$25 *per month* late/penalty fee until all outstanding fees are paid in full. **If you have not paid your July fees, and your account goes to collections, attorney fees associated with collecting your past-due fees are charged to you.** We hate this, but have a duty to collect homeowners’ association fees to cover AHCA’s budgeted expenses. **You can pay your association fees online and check your account balance once you establish an account with Casa Bella.**

Property Management Company:

Alex Stankiewicz
Community Association Manager
CASA BELLA PROPERTY MANAGEMENT, INC.
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Clawson, MI 48017

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WEBSITE: www.casabellamanagement.com

Board: board@arbor-hills.org

Arbor Hills Website: www.arbor-hills.org

Dennis Stom -- President
Ig Justyna --Vice President
Sherri Fountain -- Secretary
Elaine Kennedy --Treasurer
Carla Charlebois -- Member at Large

We welcome your suggestions for improving our neighborhood! Let us hear from you!