

Arbor Hills Newsletter

September 2013

September Board Meeting

The Arbor Hills 2013 preliminary budget will be presented at the September board meeting held in the Clague Middle School Library on September 25th from 8-9pm. This is an opportunity for unit owners to ask any questions or provide input to the board before the final budget is voted upon and established at the Annual Meeting. If you are unable to attend the meeting but would like a copy of the preliminary budget, please contact the board.

Arbor Hills Annual Meeting

The Arbor Hills Annual Meeting will be held at Clague Middle School Library on Thursday, October 24th from 7-9pm with sign in beginning at 6:30pm. Please place this date on your calendar and plan on attending or submitting your vote by proxy. Proxies can be mailed or scanned to Your Peace of Mind Inc. They can also be given to a current Board Member or a neighbor that will be attending. We need attendance by proxy or presence of 35% (70) of unit owners. The 2014 Arbor Hills budget will be presented for vote, election for three positions on the board will take place and a review of 2013 will be presented.

Candidates for Arbor Hills Board

Per the Bylaws, each Director runs for a two-year term. We alternate with three directors being elected one and two the next year to fully staff the five-member Arbor Hills Board. Three positions will be open for election during the Annual Meeting. If you are interested and have questions, feel free to contact any board member. Nomination forms will be included in your Annual Meeting notification package to be mailed at the beginning of October. Please consider serving your Arbor Hills Community.

New Management Company

Your Peace of Mind Inc. is our new management company, effective September 1, 2013. Your Peace of Mind (YPM) has completed the transition with Marcus Management and mailed the welcome communication packet to Arbor Hills members with all relevant contact information. If you did not receive your packet, please contact YPM immediately.

Watch Your Speed

With the beginning of the school year and less daylight hours, the roads become more hazardous to both pedestrians and bicyclists. Please be conscious of your driving speed on the neighborhood streets. Drivers, please be aware and do not exceed the 15 mph speed limit. Parents, please remind your children to look both ways before crossing the street. Let's work together to keep Arbor Hills safe for everyone.

Neighborhood Watch

Everyone, please make sure to be aware of your surroundings and report any suspicious happenings to the Ann Arbor Police Department. As our streets are private roads, solicitors are not allowed in Arbor Hills.

Unleashed Dogs

There has been an increase in neighborhood complaints about dogs being unleashed and / or unsupervised. Please make sure to abide by the city law that all dogs must be on a leash, their droppings picked up and disposed of in a proper container.

Ice Cream Social

The ice cream social back to school event was a huge success. We had an incredible turnout. Thank you to everyone who participated.

Mosquito Control

Mosquito Dunks® were purchased and disbursed, by a team of volunteers, in early August. It was decided that the second application planned for early September, would not take place and the dunks would be saved for next year. Thanks to everyone who helped.

Aesthetics Survey Results

The Board of Directors agreed to conduct a survey to determine co-owners desires for aesthetics criteria to be used during neighborhood inspections. A committee was formed to create questions, conduct the survey, and tabulate the results. Although the results were not a neighborhood consensus, they were published to the AHCA website and the neighborhood's Facebook page. The survey results confirmed the majority of responding co-owners want the community managed to the aspects that have been established. However, the method for communicating the specificity of the violations is in need of improvement. Notification of violations from this point on will be to first send a "friendly reminder", then if no action by the co-owner, a first violation notice and so on with second and third notices if necessary. Any violation would be singularly listed with an explanation and not selected from a "punch list". Trash and recycle bins, sidewalk repairs and shoveling, street tree trimming, and dumping into common areas remain as inspection criteria. Documented co-owner complaints would be verified and also used to initiate reminders and notices. More information will be presented at the open meeting.

Bylaw Committee

The Committee, consisting of Tad Biskupski, Thomas Edwards, Ig Justyna, Dave McLaughlin, and Collin Ross, meet on Sunday, September 8. The group reviewed work that was previously completed and discussed how to proceed. The Committee agreed to continue putting in the effort to create revised bylaws as well as a revised Master Deed. Monthly meetings are planned for as much as everyone's personal schedules will allow. More news will be forthcoming as the revision process progresses.

Board Members and Officers

Ig Justyna – President
David Finnegan – Vice President
Carla Charlebois – Treasurer
Jill Kulhanek – Secretary
Vance Allen – Director

Board Contact Information

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Management Company Information

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