

Arbor Hills Newsletter

2016 Arbor Hills Budget

The board has completed a draft of the 2016 Arbor Hills Budget. The major contribution factor in the budget is the Reserve Study which drives the annual savings. Based on this information, the annual dues will need to increase from \$530/year to \$630/year. See the attached draft budget which will be presented for discussion at the next board meeting and voted upon at the annual meeting in October.

Curb, Road & Pond Projects

These projects are currently underway with continued work expected in September and completion expected by the end of the month.

Annual Meeting

The annual meeting has been scheduled for Thursday October 29th from 7-9pm to be held in the Clague Media Center. At this time the year's activities will be reviewed, the 2016 budget will be voted upon 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 most appreciated.

Woodbury Development

All neighbors were notified by mail of the City Council meeting on September 21st. This is a public hearing and possible final vote to approve the re-zoning needed in order to proceed with the proposed apartment complex next to Barclay Park and behind Dunwoodie and Elsinore Roads. The board has submitted a protest petition asking for a delay in approval as more time is needed for the City to examine any impact this development has to our private storm water system. Your attendance is encouraged at this meeting.

Next Board Meeting

The September open board meeting will be held on Wednesday, September 23 from 7-8pm in the Clague Middle School Media Center. Topics will include presentation of the 2016 Budget and status of the pond and road projects.

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 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

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			
				Est 2015 Total				
Income	(Dues at \$530/year)	106,000			Income	(Dues at \$630/year)	126,000	
Adminstrative		22,420			Adminstrative		21,650	
Administrative	1,000		840		Administrative	1,000		
Management Fee	18,000		18,000		Management Fee	18,000		
Postage	500		498		Postage	500		
Print/Repro	1,000		84		Print/Repro	730		
Bank Fees	0		10		Bank Fees	0		
Filing Fees	20		20		Filing Fees	20		
Accounting Fees	900		900		Accounting Fees	900		
Legal Fees	1,000		0		Legal Fees	500		
Legal Fee Collection	0		2,064		Legal Fee Collection	0		
			22,416					
Insurance & Taxes		5,000			Insurance & Taxes		4,200	
Liability	5,000		5,384		Liability	4,200		
			5,384					
Grounds Maintenance		28,863			Grounds Maintenance		26,859	
Fertilization	504		500		Fertilization	800		
Ponds	0		0		Ponds (brush hoggin	3,000	*new item	
Grounds	5,000		6,270		Grounds	2,000		
Lawn Care	3,759		3,685		Lawn Care	3,759		
Mulch	2,600		2,600		Mulch	0		
Snow Removal	13,500		13,384		Snow Removal	13,500		
Street Lighting	1,500		1,874		Street Lighting	2,000		
Street Sweeping	1,000		790		Street Sweeping	800		
Tree/Shrub Replace	1,000		0		Tree/Shrub Replace	1,000		
			29,103					
Utilities		5,150			Utilities		5,350	
Electricity	5,000		5,193		Electricity	5,200		
Water	150		120		Water	150		
			5,313					
Miscellaneous		500			Miscellaneous		500	
Community Events	500		514		Community Events	500		
			514					
Project		967			Project		8,441	
Project Expenses	967		14,265		Project Expenses	5,000	*mailboxes	
Contingency Fund	0		0		Contingency Fund	3,441	*new item	
			14,265					
Reserve		43,100			Reserve		59,000	
Reserve Expense	43,100		43,104		Reserve Expense	59,000		
			43,104					
TOTAL EXPENSES		106,000	120,099		Total		126,000	