

# News

*The latest information and happenings in our community*

**A Quarterly Newsletter**

**Summer 2009**

**Sub-Wide Garage Sale**

Carrie Sayer and Lisa Branton are organizing the annual sub-wide garage sale for our neighborhood, on Saturday, August 1st. **Page 1**

**Adopt-A-Park Workdays**

The Spring 2009 Workday was a great success, and another workday is coming up to work on trails on Saturday, August 22nd. Come on out and help! **Pages 1 & 2**

**Second Half Dues**

The second half of 2009 Association dues were due on July 1. Please make arrangements with the management company as soon as possible if you haven't paid yet. **Page 2**

**Neighborhood Annual Picnic**

Please join us for this year's annual picnic on Saturday, August 29th, at Kilburn Park. New for this year, we will have a tent for shade! **Page 1**

**Open Board Meeting**

The next Association board meeting is on Wednesday, August 5th. Please contact the Management Company for details.

**Safe Routes to School**

The school year is coming up fast! AHCA has been talking with the City and Thurston PTO to improve bike and walking routes to school. **Page 2**

**Tips for Getting Alt/Mod Signatures**

- Keep your filled out Alt/Mod Request form ready by the door,
- Try knocking on your neighbor's door on evenings or weekends.
- Be prepared to leave a note on your neighbor's door with your phone number or email address
- Contact Select Management to get the phone numbers for your neighbors

**2009 Sub-Wide Garage Sale Saturday, August 1, 9am to 3 pm.**

The Annual Arbor Hills Sub-Wide Garage Sale is coming up, on Saturday, August 1st. It will start at 9 a.m. and last until 3 p.m. Clean out your basements, garages and closets, get rid of clutter and make back a few of your hard-earned dollars! Thank you to **Carrie Sayer** and **Lisa Branton** for organizing the event. They will place advertisements in the Ann Arbor News and also online via Craigslist so expect lots of shoppers will show up!

August 22nd, we'll be doing trail maintenance in the Oakwoods Nature Area. Many of the trails need work, especially the Dunwoodie entrance We'll be mulching and trimming. Details will be forthcoming. Thank you to **Collin Ross** for organizing this event!



**Annual Picnic Saturday August 29, 4pm. to 6pm.**

This year's Annual Picnic at Kilburn Park will be held on Saturday, August 29th starting at 4p.m. We'll have a raffle for those present at the drawing.

New this year will be a tent to provide shade by request from last year's picnic. In the past, it's been hot and sunny, so we'll have a bit of relief from the summer sun! As usual, there will be a bouncy gym for the kids. So come on out, mingle with your neighbors and have some fun! Many thanks to **Steve Haddrill** for putting it all together for several years in a row! Drinks will be provided but please bring a dish to share according to the following table.

Street	Dish
Aldwych	Casseroles
Ashburnum	Casseroles
Bayswater	Casseroles
Buckhorn	Salads
Cromwell	Casseroles
Dunwoodie	Salads
Earlmore	Desserts
Elsinore	Salads
Kilburn Park Circle	Desserts
Strand	Salads

**Summer Outdoor Home Construction**

If you are planning an outdoor project for your home, please complete and submit an Alt/Mod Form for any alteration or modifications to the exterior of your home or unit property other than for minor landscaping. This includes the **re-roofing, window replacement,** and the installation of a **deck or fence.** The form can be found at:

<http://www.arbor-hills.com/permits.php>

We've noted some co-owners have re-roofed without receiving Association approval, and they are being cited Association violations, which may result in fines.

**ALERT!**  
**Check your sump pump**  
 Some neighbors are finding the sump pumps in their basement non-functional. They do wear out and are an easy DIY replacement, costing \$100 to \$240 from Home Depot or Lowe's. If you hire a contractor, it takes about an half hour and confirm the warranty. Replacing the \$10 one-way check valve is well worth it to prevent flooding from back flow. When replacing the sump pump, clear out any debris in the well and set the new pump directly on the bottom of the well. Nothing should be under the pump, since damage can be caused by debris being sucked into the pump.

**Upcoming Summer Adopt-A-Park Workday Saturday, August 22nd**

If you missed the last Workday and wanted to participate, here's your chance! On Saturday

**Arbor Hills Website:**  
[www.arbor-hills.com](http://www.arbor-hills.com)  
**Association Board Contact:**  
[www.arbor-hills.com/mail.php](http://www.arbor-hills.com/mail.php)

## Spring Workday Success

On Saturday, May 30th, the Spring 2009 Workday took place and was a nice success. A good turnout of neighbors worked on weeding, conditioning the soil, and planting colorful flowers: marigolds, petunias, and snapdragons to name a few, in the Kilburn Park flower beds.. Also, the young shade trees in the park which were planted last fall were mulched and also received GatorBags which will help keep them watered during dry spells. In addition, the City delivered a load of wood chips to the Arbor Hills Nature Area at the end of Ashburnam. These chips were to refresh the walking path from Green Road through Arbor Hills Nature Area. While there was not enough time to complete that task, the **Monnetts family** volunteered to complete the work on their own. A big thank you goes to our volunteers for a job well done, and to **Collin Ross** for organizing the event!

## Front Entrance Landscaping

You may have noticed recently that the front entrance landscaping has changed slightly. Due to damage from a vehicle accident last fall, several plants were damaged or destroyed in both the center island, and west side bed. Also, some of the species currently in the beds have been identified as invasive such as the Japanese Barberry. So to make the best use of the insurance reimbursement from the vehicle accident, any damaged invasive ones were replaced with non-invasive alternatives. Some salt damaged shrubs were also replaced and matching plants for the east bed may be forthcoming.

## Safe Routes to School and Pedestrian Islands

The AHCA Board has been researching ways to improve the intersection at Kilburn Park Circle and Green road for safety. It is a high-traffic area and a major thoroughfare for both cyclists and pedestrians and has a City bus stop. If you haven't noticed already, the City has recently painted lines along the shoulders of Green Road near Arbor Hills. Hopefully drivers will see the edge of the road better and stop driving onto the sidewalk along Green Road, just east of the entrance to Arbor Hills.

The City has also encouraged us to work with the Thurston PTO on a Safe Routes to School (SR2S) grant for making the school routes to Thurston Elementary and Clague Middle Schools safer for kids who want to bike or walk, in the interests of encouraging healthy physical activity. We have been reassured this will not affect bussing to either school. The grant application includes a number of

pedestrian islands, some very near us. We are investigating the possibility of a pedestrian island at the entrance of Arbor Hills with Pat Cawley, the City engineer and Brett Springgay, Thurston PTO and grant contact. Please watch for postings of the SR2S grant and Walk to School Day on Wednesday, October 7th.

<http://www.saferoutesmichigan.org/>

**Summer Safety Notices!**

- Please make sure **young children outdoors are supervised**, especially in dangerous areas like the intersection of Green Road & Kilburn Park Circle.
- Please **drive slowly** and extra carefully through our neighborhood and watch for those walking near the road.
- Please **do not play in the neighborhood streets**. They are for vehicular use only per the Bylaws.

## AH Conservation Concerns

Our neighborhood has several woodland and wetland conservation areas along with natural feature preservation areas, and many overlap co-owner unit properties. Please keep in mind the restrictions for these specialized areas. For details, refer to the Master Deed and Bylaws, notably, the Wetlands/ Woodlands Management Plan (2nd Deed Amendment), and Deed Article 7. Acceptable activities include the removal of invasive species from woodlands or wetlands, trimming or removal of diseased or dead wood, and trimming or removal of any tree posing a danger to a structure. If you plan on doing something outside of these parameters, please submit an Alt/Mod Request Form to receive approval prior to starting,, otherwise you may be required to do ecological restoration.



## July Dues & Delinquencies

The second half of Association dues were due on July 1. If you haven't yet paid, please do so as soon as possible. Automatic electronic payments for dues are available and the form for setup and info is on our website. Aside from the monthly late fees that accrue, after 90 days, delinquent accounts are subject to legal actions for collection and the legal fees are charged to those accounts. The debt created by delinquent accounts is buffered by the Association reserves, and reduces the interest earned and used for long term improvements

such as the roads. If the large amount of delinquencies persists, it may lead to higher annual dues. Just prior to the July dues, the total delinquencies were so high that our operating reserve for the year barely covered the outstanding amounts.

## Clean Streams Partnership

The Arbor Hills Community Association is now a partner with the Washtenaw County Water Resources Commissioner's Office and the Community Partners for Clean Streams (CPCS) program. CPCS is a voluntary cooperative effort between AHCA and the Commissioner's Office. EPA studies show that as much as 70% of all water pollution is caused by storm water runoff over roofs, parking lots, lawns, streets and sidewalks. As the runoff flows over land, it picks up a variety of pollutants including sediment, pesticides, fertilizers, pet waste, oils and greases. Both the street storm drains in Arbor Hills and the individual homes' sump pumps all drain into the Arbor Hills common areas and into our wetlands. AHCA has received advice on how to minimize this pollution, and portions of it will be passed along in the upcoming newsletters. Also, in the coming months, the Association will be affixing badges to the storm drains which will serve as a caution toward dumping polluting materials into the drains and a reminder that the drains flow directly to the wetlands and by extension into the Huron River. As an outcome of this partnership, this will be providing an additional storm water credit for the Association storm water charges that we are appealing to the City based on our privately maintained storm water management.

## Open Board Position

There have been a few changes to the Arbor Hills Association Board over the last few months. Two members have resigned. As a result of the resignations, **Larry Foti** has volunteered to return to the Board and has assumed the duties of Secretary once again. The Association still needs one more position filled, so if you are interested in filling in please contact the Board via the website.

**Arbor Hills Web Site**  
[www.arbor-hills.com](http://www.arbor-hills.com)

**Select Community Management**  
 Shireen Williams, representative  
 (734) 663-1900, ext. 229  
 2455 S. Industrial, Suite A  
 Ann Arbor, MI 48104  
[www.thecondopros.com](http://www.thecondopros.com)