

Winter 2006



Annual Meeting Results

Thank you to all who attended the annual meeting! As many of you know, our subdivision had our annual association meeting in October. Even though there was not a quorum, the members present, along with the proxy votes elected Lawrence Foti and Jane Klingsten to the board. The board then met and assigned the positions as follows:

- Bill Holmes – Member
- Larry Foti – Secretary
- Steve Haddrill – Treasurer
- Jane Klingsten– Vice-president
- Ignacy Justyna – President



Snow Season Has Arrived!

Winter season is upon us. We are all busy rushing around. Just a few reminders regarding our association policies on snowfall conditions:

- Keep our streets clear of parked cars when the snowplow contractor comes to remove snow. This will help the plowing service to avoid the hazard of navigating around cars while keeping our streets clean.
- The plowing service will plow when there is an accumulation of 1.5 inches or more of snow.
- Your vehicle will be towed, at the owner’s expense, if it is still on the street while plowing is occurring.
- Remember also, that keeping the sidewalks clear of snow is the responsibility of each homeowner.

Open Board Meetings for 2007

Arbor Hills Board of Directors has open board meetings in May, July and September. If any neighbor is interested in joining the meeting, please contact Select Management.



Recent Car Burglaries in our Neighborhood!

We have reports that a few vehicles were robbed recently from resident’s driveways. Some residents lost valuable contents from their cars. The burglars have yet to be caught, so be very careful to avoid leaving valuables in your vehicle if it is to be parked outside. You may wish to be extra careful in not allowing your children outside after dark without an escort.

Other Ways to Protect our Valuables this Season

(Reprinted from 2005)

'Tis the season to be jolly, but it is also the season to be wary of burglars, thieves, pickpockets, and other holiday grinchers. Nothing can ruin the Holiday spirit faster than becoming the victim of a crime.

- Remember, whether you are leaving the house to go shopping or out for an evening of Christmas parties, lock your doors and windows! Don't leave the drapes open with your presents in plain view. Christmas presents displayed around your tree can be a pretty sight, but can also be quite tempting to burglars. It's better to scatter the gifts around the house, in closets or cupboards, where they can't be so easily seen.
- If you are leaving town for the holidays, make sure your home appears occupied. Leave inside and outside lights on timers and have your neighbors pick up newspapers, mail, and take flyers off your door. Ask neighbors to park in your driveway. Put a timer on a talk radio station for several hours a day.
- If you choose to have a live Christmas tree, make sure it is always properly watered. Never leave tree lights on when no one is at home. Remember, ornaments can also burn.

This information was provided by:

Adele El-Ayoubi, C.P.S.

Crime Prevention Specialist, Ann Arbor Police Department,

Association Dues

A reminder that the first half of association dues are coming payable and everyone should be aware there are late fees if they aren't paid on time. Note that there is a change in the form and the place to mail the dues, which is a change from previous years but is still valid. Please address your envelope correctly.

Management Company

Please direct all your phone calls and concerns to Dave Wilson at Select Community Management and not to previous or current Board Members. Dave's contact information is as follows:

Dave Wilson
Select Community Management, Inc.
2455 South Industrial, Suite A
Ann Arbor, Michigan 48104
(734) 663-1900 ext 230

This information as well as an interactive on-line report for problems such as burned out street lights can be found at the Arbor Hills web site at:

www.arbor-hills.com

Note: Please do not contact the management company regarding power and water outages. You should direct those concerns to DTE and the City of Ann Arbor.

Arbor Hills Committees

Our committees, Landscape, Welcome, Newsletter, and Social are going to be revitalized. The goal is to have these committees serve as a viable method for the residents to have input in the very important issues these committees serve. Please volunteer to serve and help shape the neighborhood with your ideas.

Arbor Hills F.A.Q.'s

Q. I'm new to the neighborhood, how can I get a copy of the by-laws so that I can be aware of all the information I need to know?

A. The by-laws, amendments, and master deed are available at the Arbor Hills website, www.arbor-hills.com. The documents can be viewed, downloaded, or printed for your convenience.

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Q. I would like to build a deck on my house, are there any size restrictions for the deck?

A. Before any exterior modification to your home such as a deck or fence, you must submit an alteration/modification form. The form as well as guidelines for filling out the form is available on the Arbor Hills web site.

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Q. Why can't I store my garbage container outside of the house, I have no room in my garage?

F.A.Q.'s Continued

A. The by-laws that govern our community specifically state the garbage containers can't be stored outside of the house.

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Q. There are woods adjacent to my house and my kids like to build forts and play in this area. What is the harm of that?

A. There are common areas in our neighborhood that belong to all of us. Our bylaws state that the Board of Directors must approve the any use or alteration of these areas.

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Q. I pay a large amount of property taxes to the city of Ann Arbor. Do these taxes pay for repairs of our roads, streetlights, and other infrastructure?

A. No, the Arbor Hills Association must maintain all the roads, streetlights, and other common element areas. The city does provide us with re-cycling and refuse collection.



Holiday Recipe Idea

Thumbprint Cookies

¼ c brown sugar	¼ c shortening
¼ c margarine	1 egg, separated
½ t vanilla	1 c flour
¼ t salt	¾ c finely chopped nuts
Jelly or maraschino cherries	

Heat oven to 350. Mix brown sugar, shortening, margarine, egg yolk and vanilla. Mix in flour and salt until dough holds together. Shape dough into 1-inch balls. Beat egg white slightly. Dip each ball into egg white; roll in nuts. Place about 1 inch apart on ungreased cookie sheet; press thumb deeply in center of each. Bake until light brown, 8 to 9 minutes.

Immediately remove from cookie sheet: cool. Fill thumbprints with jelly or cherries.