

News

The latest information and happenings in our community

A Quarterly Newsletter

Winter 2008

Sidewalks

Please remember, it is the homeowner's responsibility to clear the snow from any sidewalk in front of or around the side of your home. Thanks!



Community Maintenance

The storm water retention areas are being worked on! The bylaws mandate specific maintenance items on a periodic basis. This year, workers from Twin Oaks Landscaping are working on the storm drain system.

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Christmas Tree Recycling

Did you miss the City curbside pickup of old Christmas trees?

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Volunteers Needed

The Arbor Hills Association needs your help! The Association has volunteer committees, and the committees are in need of people interested in helping out.

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Winter Weather



Winter weather tips for snowfall days; thank you to all the Neighbors abiding by the parking rules during heavy snow. The snowplow drivers appreciate it!

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Drive Carefully

Mainly for the sake of our children, please drive very carefully on the streets in Arbor Hills! This is especially important when driving near parked cars; a child not watching may unexpectedly dart across the street without looking. And curves and hills are slippery!

Spring Is Coming

It's almost here!. This winter, the Neighborhood has had record-setting snowfall and other wintry weather. Although there are only a few weeks to go, you can be sure we'll get even more snow. Here are some important reminders for the remainder of the season:

- Parking on the street is not allowed when there has been more than one (1) inch of snow accumulation. If snow is forecast overnight, please plan ahead and park your vehicle in your driveway. Failure to remove vehicles from the street may result in them being towed by Brewer's or even being plowed in by the snow plowing service as they attempt to work around parked vehicles. It is crucial that cars be removed in order to effectively plow the streets. If your vehicle is towed, the full expense of said towing is completely the vehicle owner's responsibility.
- Salting of the streets is only done at certain intersections, hills and similar after snowplowing. This selective salting is done to reduce cost, reduce unnecessary salting (i.e. sections of dry pavement) and to minimize excessive runoff into the wetlands. If you notice a particularly icy area on a curve or hill, please contact the management company.

- Due to the previous item, please be extra careful driving and slow down for curves and hills in the Neighborhood. There have been several instances of drivers traveling too fast for the winter conditions and running off the streets in curves or sliding out of control on hills. Neighbors' street trees have been run into and tore from the ground, cars have slipped turning off Green Road and driven onto the entrance islands through the new landscaping and similar. If this happens to you or you witness any such event where there is property damage (street trees or entrance landscaping run over, parked cars damaged) please contact the Neighbor whose property it appears to be, or Select if it is a common element (entrance island), and possibly the Ann Arbor Police Department.
- Winter and early spring bring plenty of windy days. Just the other week, the Neighborhood had a night of winds in excess of 50 miles per hour! Unfortunately, it was the night that everyone puts out their trash receptacles and recycling bins. By morning, many awoke to find their recycling bins completely blown away leaving paper and empty containers strewn everywhere. It is a good idea in these circumstances to either wait until the morning to place the recycling containers outside, or simply refrain from placing them for pickup until the following week. This will reduce the amount of trash that

seems to blow around the Neighborhood.

Delinquent Accounts

Thank you to those of you who paid your January 2008 Association dues on time. The start of the year can be a rough time for folks financially, especially just after the holidays have passed. This year has been particularly strained, economically, as companies such as Pfizer have pulled out of Ann Arbor.

As a result, we have seen a dramatic increase in the number of co-owners who have missed paying the January Association dues. We strongly encourage these co-owners to contact the management company to work out payment and settle their accounts as soon as possible. Aside from the monthly late fees that are assessed, accounts that are over 90 days past due are subject to legal actions towards collection and the resulting legal fees are charged to those accounts. Currently, the debt created by account delinquencies is buffered by the Association reserves, and reduces the amount of interest earned and used for long term improvements such as the roads. If the large number of late accounts persists, it may lead to higher Association assessments.

Arbor Hills Website:
www.arbor-hills.com
 Association Board Contact:
www.arbor-hills.com/mail.php

2008 Association Board

The results of elections from the Annual Meeting in October are as follows:

Jane Klingsten, existing member with one year remaining, was appointed President. **Ben Sayer**, new member elected for a two-year term, was appointed Vice President. **Steve Haddrill**, existing member elected for another two-year term, was appointed Treasurer. **Collin Ross**, new member elected for a two-year term, was appointed Secretary. **Larry Foti**, existing member with one year remaining was appointed Board Member At Large.

A big thank you to our volunteer Board Members. It is especially nice to have a couple fresh faces on the Board, with new ideas. Also, kudos to the previous members, **Ig Justyna** and **Bill Holmes** for a very appreciated job well done.

Maintenance: Storm Drainage Areas

In the late summer last year, in following the Neighborhood maintenance plan as dictated by the Bylaws, it was decided that work needed to be done on some of the storm water control structures and retention areas. Large amounts of silt have built up over the years and need to be removed. The work was put out for bid and Twin Oaks Landscaping was selected in late fall. Due to an unavoidable delay, work was not able to be started before the winter weather arrived. However, work has commenced and the identified areas will be receiving the needed attention: silt and vegetation removal and new stone jackets. The results of this work should improve the water drainage throughout the Neighborhood during the periodic winter and spring thaws. You may notice Twin Oaks in the Neighborhood on nicer days doing this work, so be on the lookout for workers and construction equipment moving around, as well as temporary piles of stones and other materials being used in the project.

AH Committees

Did you know that our Neighborhood has several volunteer committees? The Association is always looking for volunteers to work on any of the following committees: **Landscaping, Social, Welcome and Newsletter**. Perhaps you don't feel that you have enough time to be a Board member, but still want to help out in some way. Fresh volunteers are always welcome! The committee members decide upon their own

meeting schedule, identify areas for improvement in the Neighborhood and make recommendations to the Board. An excellent example of the results of this process is the front entrance landscaping done this past fall. This project was completely handled by the Landscaping committee and their recommendation was accepted by the Board. The Welcome committee is responsible for developing welcoming materials for new residents and also going out to greet them in person. The Social committee is responsible for organizing such things as the Annual Picnic, the various holiday parades and similar. And the Newsletter committee is responsible for the production of the newsletter, including writing articles and distributing the final product. There is plenty to do, so please contact the Board via the website to volunteer!

Neighborhood Surveys

Recently, several neighbors have approached board members in person or sent e-mails regarding interest in neighborhood improvements such as noise reduction of M-14/US-23 noise, mass mailbox stands, and improved street lighting. Board members are appreciative of the suggestions. For projects of this nature, surveys need to be conducted to determine viability. These surveys consist of research into various solutions for the desired improvements including costs. The other big part of the surveys would be actually assessing the community's interest in such improvements by canvassing the neighborhood. If you would like to work on such survey projects, please contact the Board via the website for coordination!

Adopt-A-Park

The Association is looking for volunteers to work with the Ann Arbor Adopt-A-Park program to set up a Spring Planting Day for Kilburn Park. Details on what Adopt-A-Park is can be found at the City's website at www.a2gov.org/adopt-a-park. As part of the Landscaping Committee, the Association is considering officially participating in the Adopt-A-Park program for Kilburn Park and possibly Arbor Hills Park. Due to the large number of parks in Ann Arbor, and the limited numbers of Parks and Recreation staff, often Kilburn Park becomes a little neglected. With the Adopt-A-Park program, local residents are encouraged to help maintain the park themselves with such things as annual plantings and other tasks. If you are interested, please contact the Board via the website for additional details.

Roadwork

Huron Parkway at Nixon Road Project

While not specifically related to Arbor Hills, it will affect getting to and from our Neighborhood. This summer, the City is planning to reconstruct the intersection of Huron Parkway and Nixon Road, right next to the Plymouth Road Kroger, and the Plymouth Road Mall. The current four-way stop sign intersection will be completely removed, in favor of a traffic roundabout which are currently in fashion. Details on the project can be found at the City's website. From their home page at www.a2gov.org, search for "Nixon" and you should find the project site. Construction is expected to commence in summer of 2008, so be watching for this event. It will certainly affect travel to and from Arbor Hills, both during and after construction.

Tree Recycling

Every year around the second to third week of January, the City collects Christmas trees curbside. If you missed the City collection, you have three options for your old Christmas tree. You can take it to the City drop-off station at 2950 Ellsworth, for a small fee. Or you can rent a wood chipper yourself and use the chips as mulch around your home. Finally, you can cut the tree up, removing and bundling all branches, and cutting the trunk down to three foot segments. You can then put it out for recycling once the city starts curbside compost collection in the spring and summer (usually in April.) Those are the best options. Please note that old Christmas trees may not be dumped in any Neighborhood common area.

Electronic Payments

Automatic electronic payments for dues are available! Further information and a form for setup is available on the website:

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

Arbor Hills Community Web Site

www.arbor-hills.com

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