

Arbor Hills Condominium Association

Ann Arbor, MI 48105

For the Arbor Hills Board of Directors

To be held on

September 21st, 2011

MODIFICATION FORMS: Modification Requests from units 3148 Kilburn Park CrI, and 3102 Kilburn Park CrI

FINANCIAL:

August financial reports enclosed

Operating Account: \$ 39,201.76

Reserve Account \$201,405.22

Total Assets \$240,617.62 as of August 31st, 2011

CHECK REGISTRY:

SCM	\$1,273.00
Budd's	\$1,470.12
DTE	\$303.89
DTE	\$59.22
Atwell	\$131.00
Budd's	\$433.00
Community Ed	\$200.00
AH Reserves	\$2,052.00
Elaine Kennedy	\$151.19
SCM	\$14.24

Reserve Account Check Registry

Carpenter Bros	\$1,482.94
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OPEN INVOICES:

Budd's	\$634.29
FedEx Office	\$56.71

DELINQUENT ACCOUNTS:

Delinquencies will be handled as directed by the board of directors case by case

LEASE REVIEWS/RENTAL COMMITTEE:

Chuck Daniels is doing an excellent job with this committee. He and I are in regular contact, and I know he is working very hard to make co-owners aware and compliant. New leases that have come in have been sent to him, the board, and our accounting department for filing. Chuck's report is included in this packet.

MAINTENANCE:

Crack Filling Throughout The Community

Action Asphalt =

Executive Seal Coating = \$4,000-\$5,000 estimate

D & H Asphalt = \$3,500



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Summerset Paving = \$5,775

SITE VISIT:

During my 9-7-11 visit I noted that there are still some signs in unit's front yards that I had thought that the board said was not allowed. There also was quite a few units I noted with over grown yards. Other than that the site looked good according to my notes

Sincerely
Aaron Hawley
Property Manager
Select Community Management
ahawley@thecondopros.com

