

Arbor Hills Newsletter

March 2018

Calendar

March 29th - Board Meeting
April 30th - Open Board Meeting, 7:00 pm, place is tbd, will be confirmed in April newsletter

Board Survey

Thank you to all who have replied to the survey sent out by Casa Bella on behalf of the board. We are sorry the email was vague about the survey. The survey is not a decision maker for spending ANY money. It is only a survey for the board to be able to hear back from neighbors on the topics listed. If you didn't receive the survey link by email, please let Casa Bella know your updated email address for future notifications. The survey can be found at the following URL:
<https://www.surveymonkey.com/r/B5TV5ZZ>.

Front Entrance Sign

This winter, the front entrance sign was hit by a fellow neighbor who came forward and let Casa Bella and the board know about it. We greatly appreciate this neighbor for being truthful on the issue. The neighbor's car insurance company is covering the cost of the repair. As the brick is about 25 years old, getting an exact match may not be likely. We are asking if any of the existing brick is reusable to minimize the appearance difference. In addition, the company will repair the tuck points throughout the whole sign as well. The tuck points are areas of cracks, gaps, and separation that have occurred due to age and weather wear. However, this will be at the associations cost.

Snow Removal

There were some issues this year with the Association's contractor, Holiday. The board is aware of these issues and we appreciate everyone's patience with the untimely road plowings that occurred.

Street Light Posts

It has been noticed that the protective paint on the light posts is getting old, flaking off, and wearing away. To protect our investment in the poles themselves, it will be necessary to have them repainted this spring/summer.

Street Lights

Due to cost concerns, it is the Board's policy to repair burnt out streets lights every 4 months or when 3 or more lights are out. As a resident of Arbor Hills, please notify the management company of a burned out street light. Specify the location of the street light pole or the number printed on it. The board is aware of the streetlight burned out on Kilburn Park Circle and Elsinore. There are also several other streetlights that are cycling off/on that we are aware of as well on Ashburnham and at the front entrance. Previous streetlights that needed repair were being switched over to LED over the last couple of years. The head (housing) is reusable with only the insides having to be replaced. For this year, the board is asking residents their feedback on them. From here, the board will evaluate whether to move forward with replacing streetlights to LED (bluish look and lower cost to run) or stay with the High Pressure Sodium lights (HPS-orangish look) we currently have. As you may know, there is lower energy consumption with the LED lights. Costs aren't known yet for the LED lights, but the current HPS streetlights cost about \$5100 a year for electricity alone. Maintenance and repair is on top of that cost. The last study of LED streetlights several years ago indicated the cost investment would pay itself off in a number of years. Since then, the costs has decreased in purchasing and in using LED lights. Unless neighbors hate the look, it might make sense to continue the policy or even to swap the remainder of the HPS wholesale, if it saves money in a relatively short time frame. If the neighborhood indicates an LED preference through the survey, the board will investigate all costs for installation, energy costs with DTE, warranty, and lifespan.

Commons Landscaping

We are selecting bids for lawn mowing, etc. This board seems to agree that the use of herbicides should be discontinued.

Mosquito Dunks

These are pretty popular means of cutting mosquito population in the neighborhood. Not a poison but a virus specific to mosquitos. It would likely affect the food chain in the presence of less food, but not be toxic to consumers like frogs and dragonfly larvae etc (from what a non-expert board member has read anyway). These would be applied initially in spring.

Arbor Hills Website

Visit our official website, www.arbor-hills.org for a calendar of events, history, Bylaws, Board policies, and other news are posted for your convenience. Please use the website's online form for any suggestions you may have.

Street Tree Trimming

Our Bylaws require our street trees to be trimmed to maintained a 6 feet minimum clearance underneath them. This clearance extends around the base of the tree and into the road. The City of Ann Arbor has a separate ordinance to go to 8 feet. This may seem extreme, but does allow easy passage underneath it and for snow plowing trucks to pass by them for improved clearing of the road. The board would like feedback through the survey if whether neighbors feel 6 feet is enough, or should we go with 8 feet. This isn't a decision making survey, just looking for neighbor feedback at this time.

Water measurement stakes:

There have been some concerns about changing water levels in some of the ponds and wetland areas. A while ago the board bought some measurement stakes which can be attached to poles and driven into the ground in a pond. This will help to establish a documented factual record by allowing one to take some pictures of rising or high water levels for comparison. The board has received some feedback on 3 locations (Pond C, Pond D and its surrounding area, and the Elsinore landlocked pond). If anyone feels there is a need for a water stake near them, please let the board know.

Common Areas:

Along similar lines, there have been some complaints about common areas expanding into neighbor's yards. We are open to hearing why not, but our current position is that you should feel free to trim encroaching vegetation off of your lot. You may wish to consider site lines and privacy, if you would open a view with a neighbor. But that is not likely a problem with common property. Encroaching vegetation should only be trimmed back to the common area. If a common tree(s) pose a hazard to your property, please let the Board and management company know.

Sidewalks:

It is neighborhood policy, city law, and federal law that sidewalks must be maintained in good order with no offsets of sections of greater than 1/2 inch. If you have sidewalk running through your yard, it is your responsibility for repair. If you notice any offset in a common area, please let the management company know so it can be taken care of to assist in mobility and avoid City fines.

Contacts:

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Management Company:

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