

# Arbor Hills Newsletter

## January 2019

### Calendar

- January 1st - Due Date for First Payment of Association Dues for 2019
- February 7th - Board Meeting
- March 14th - Open Board Meeting, 7:00 pm, place is tbd

### Happy New Year

The Arbor Hills Board of Directors wants to wish all our neighbors a wonderful and Happy New Year. May 2019 bring everyone happiness and joy.

### New Management Company Contact

Our property manager at Casa Bella Property Management, Neil Kollipara, has left Casa Bella. Our new property manager is Alex Stankiewicz. Alex can answer questions about the community, your account, governing documents, and various other matters including issues with the neighborhood. If you have any questions, please do not hesitate to contact Alex at [248-655-1500, ext. 1010](tel:248-655-1500) or [alex@casabellamanagement.com](mailto:alex@casabellamanagement.com). Casa Bella's hours are 9a to 4p, Monday through Friday.

### Snow Removal Reminder

The Association has contracted Budds Lawncare & Landscaping for snow removal service to clean our streets within two hours of each 2 inches snowfall. In some situations, the plow service may take longer due to inclement weather, so please be patient. Our plow service has requested that homeowners remove all cars from the streets. In accordance with this request, the Board of Directors has established a towing policy for cars left on the streets that they will be towed. Due to the number of complaints and a few accidents over the years, the Board felt the towing policy was warranted and it has been in place for many years. It will be the homeowner/renter's responsibility to inform guests, service personnel, etc. of the policy while visiting your residence. And remember: homeowners/renters are responsible for clearing their own sidewalks and driveways, not the Arbor Hills contracted snowplow service. If there are any issues with snow plowing, please contact the management company. If you email the management company, please copy the Arbor Hills Board, [board@arbor-hills.org](mailto:board@arbor-hills.org), as well so we know of any issues.

### Salting

Our snow removal service is required to salt only our street intersections. However, the service is not always aware of slippery conditions. If you notice slick spots, please report them to the management company, Casa Bella, 248-655-1500 ext. 1010 for Alex immediately. (Regular "full-street" salting is not possible because of our sensitive wetlands and conservation easements.).

### Snow Removal on Driveways and Sidewalks

If you own a snow blower or contract a snow removal company to clear your driveway and sidewalks, please don't blow the snow into the plowed or unplowed streets. This extra snow makes is hazardous for your fellow neighbors to drive through when traveling the street. Cleared snow should go into your yard.

### Driveway Salt

Please do not use salt on your driveway and sidewalks. It will drain in to our wetlands and damage wildlife. Arbor Hills has very, very sensitive wetland areas. Try using sand as an alternative to tackle the ice or if needed, Pet Safe Salt.

### Front Entrance Damage

About 2 weeks ago, a vehicle crashed into the front entrance floodlight and juniper bush there causing a lot of damage. The floodlight was not repairable and a new one is on order. The juniper bush there was heavily damaged on one side. The vehicle debris left behind indicated it was a Honda vehicle that was dark grey in color. If anyone knows anything about it, please let Casa Bella and the Board know.

## **Fire Hydrants**

If you have a fire hydrant in your yard, please shovel the snow from around it during deep snowfalls. Fire hydrants can freeze over when snow is piled up on them rendering them useless. You never know when your hydrant might need to be found and used. All fire hydrants have been marked with a flag for locating them.

## **Annual Neighborhood Meeting**

Our annual rescheduled meeting was held on November 27th, 2018. The October Annual Meeting didn't meet quorum, so the meeting was rescheduled for November at an additional cost of about \$500 to the Association. The November meeting met quorum. One new and one returning Board member were elected to the Board. The new Board of Directors are as follows:

Dennis Stom – President  
David Wang – Vice President  
Steve Haddrill – Treasurer  
Thomas Edwards – Secretary  
Sherri Fountain – Member at Large

Thank you to the previous Board member, Rajiv Saxena for his service.

## **2019 Association Dues**

Your first Association dues payment of \$365.00 for 2019 was due on January 1<sup>st</sup>. The collection policy is the same as last year for late payments. After 10 days from the due date each month a fee of \$25 will be charged to your account. However, for the dues due in January and July, a 30-day grace period is in effect. The grace period will end on January 31<sup>st</sup> and July 31<sup>st</sup>. A copy of the Collection Assessment Fees and Service Charges for the Arbor Hills Association is available on the website, [arbor-hills.org](http://arbor-hills.org).

Invoices were mailed to all homeowners on early December. Association dues may be paid by check or online. If you wish to pay online, you will need to go to [casabellamanagement.com](http://casabellamanagement.com) and register for the website. You will not gain immediate access to the website; Casa Bella will need to approve your registration in order for you to gain access. *If you wish to pay by check, you can mail your payment to the Las Vegas address indicated on the payment coupon, or you can mail it to Casa Bella's main office:*

Arbor Hills Condominium Association  
c/o Casa Bella Property Management, Inc.  
850 North Crooks Road – Suite 100  
Clawson, MI 48017

## **Street Lights**

It is the Board's policy due to cost to repair burnt out street lights every 4 months or when 3 or more lights are out. As a resident of Arbor Hills, please feel free to notify the management company of a burned out street light or a streetlight that is cycling off and on. Please specify the location of the street light pole and the number printed on it. As the streetlight poles were painted last Fall, the numbers haven't been replaced yet. Please provide the cross roads for the pole when reporting one out.

## **Arbor Hills Website**

Visit our official website, [www.arbor-hills.org](http://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.

## **2019 Deer Management Program**

The City of Ann Arbor has released details of their 2019 Deer Management Program to take place in January. The program will run from January 2 through January 27th. Several parks and nature areas in the city will be closed from 3 PM to midnight during this time. To ensure safety of the community, security will be in place monitoring and patrolling parks while sharpshooters are present. Please remind your children to avoid walking through the parks after 3 PM and instead use the sidewalks.

The City has posted notice signs at the official entrances of the affected parks.

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**Solar Power Street Light**

The solar powered street light on Aldwych has been repaired. Unfortunately, the company, National LED Solutions, who installed it was non responsive as multiple calls, emails, and texts went unanswered. The Board discussed legal action, but felt the cost and time wasn't worth it. Instead, a fellow neighbor, Sebastian Osterfeld, volunteered to help repair it. At a cost of less than \$300, the streetlight pole was repaired. With Sebastian's help, the Board tested the solar panels and LED lights to find them in working order. The repair included 2 new batteries and a control module. The solar powered streetlight is not equipped to be hooked up to the electrical grid as previously stated as the needed hardware is not present. Adjustments will be made to the light output to ensure the light works throughout the night.

**Street Lights Costs**

For the rate adjustment with DTE for the LED lights in Arbor Hills, the paperwork with all required documentation requested by DTE was been submitted last Fall. We are waiting to hear back from DTE on any rate adjustments.

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**Contacts**

Management Company:  
Alex Stankiewicz  
Community Association Manager  
CASA BELLA PROPERTY MANAGEMENT, INC.  
[850 N. Crooks Rd. Ste. 100](http://850.N.Crooks.Rd.Ste.100)  
Clawson, MI 48017

Board: [board@arbor-hills.org](mailto:board@arbor-hills.org)  
Dennis Stom - President  
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Thomas Edwards - Secretary  
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