

Calendar of Events

- July 1, 2019** Deadline to pay July Homeowner Association Dues (\$365 per household).
Penalty fees for late payment begin July 30.
- July 30, 2019** **Open Board Meeting. *All residents welcome!*** Join us from 7:00 p.m. – 8:00 p.m. at the picnic tables in Kilburn Park.
- August 2019** **Board of Directors’ Meeting**, 7:00 p.m. – 9:00 p.m. (Date and location TBD)

A New Face at Casa Bella – Our Property Management Partner

Pam McNamee, who has over 20 years of property management experience, recently assumed the role of property manager for Arbor Hills. She has worked with other property owners in Ann Arbor and has many helpful connections in our area. Alex Stankiewicz, who formerly served as our property manager, will be focusing his efforts on serving clients in the Metro Detroit area. Many thanks to Alex for his service to Arbor Hills over the past several months! Going forward, please **contact Pam McNamee at Casa Bella Property Management. She can be reached at: [248-655-1500, ext. 1060](tel:248-655-1500) or pam@casabellamanagement.com** between 9:00 a.m. and 4:00 p.m., Monday through Friday. Pam is responsible for fielding questions about policies; governing documents; residents’ dues and accounts; and various other matters related to our neighborhood. She also distributes our newsletter and announcements, so if you need to change your email address, please let her know. Pam serves as the first point of contact if you need help with any matter related to Arbor Hills and works closely with our Board to resolve unusual or difficult issues.

If you identify a safety issue that affects our residents, please contact the Arbor Hills Board of Directors at: Board@Arbor-Hills.org. If you observe a fire or suspected criminal activity, immediately call police at 911.

Register On-Line to Receive Important Communications

It’s recently been brought to our attention that ***each of our adult residents needs to establish an Arbor Hills Account through Casa Bella Property Management*** to ensure receipt of email communications (newsletters and announcements) about our community. These communications are distributed by Casa Bella on behalf of Arbor Hills. To set up your account, go to: www.casabellamanagement.com; click on CREATE ACCOUNT; complete your information; including the unit number for your property (Lot #); click CONTINUE. Within 1-2 business days, your account will be established with Casa Bella! You can pay your January and July association fees online once you establish an account with Casa Bella. Of course, you can always pay your fees by mail (with the coupon you received in the mail about 4 weeks ago). **For important information about association fees, please keep reading!**

2019 Homeowners’ Association Fees – Don’t be Late!

Association fees are due from each Arbor Hills household every six (6) months -- by January 1 and July 1. Payment coupons are mailed by Casa Bella in early December (for fees due by January 1), and in early June (for fees due by July 1). ***Fees which were due by January 1, 2019 (in the amount of \$365.00 per household), which have not been paid, are now “overdue” (in arrears).*** Residents who have not paid their homeowners’ association fees within a 30-day grace period following the due date, will begin to incur an additional ***\$25 per month*** late/penalty fee until all outstanding fees are paid in full. These late fees can add up quickly! Casa Bella recently sent letters to several residents who are late in paying their association fees. Unfortunately, some residents have been advised their accounts have been referred to a collections agent. In a few cases, where residents owe a lot of money in back fees, attorneys are taking steps to garnish wages or place liens on homes. We hate this, but have a duty to collect homeowners’ association fees to cover budgeted expenses to maintain Arbor Hills on behalf of all our residents! Please ensure you immediately pay your association dues upon receipt of the payment coupon you receive in the mail from Casa Bella. Questions? Please call Pam at Casa Bella.

You may pay your association fees online or by check (made payable to Arbor Hills Homeowners' Association). To pay online, go to casabellamanagement.com and register for access to the website. You will not gain immediate access to the website. First, Casa Bella must verify your residency status in Arbor Hills and approve your registration request. If you wish to pay by check, mail your check in the envelope provided with the Casa Bella payment coupon, or mail a check to Casa Bella's main office at the following address. Be sure to include your full name and street address with your check.

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

Thanks to our Fellow Neighbors for Keeping our Neighborhood Nice and Spiffy!

Many thanks to our Board members and neighbors who helped scour our common areas for trash and “other things” during our recent spring clean-up. What an interesting day! We found all sorts of items dumped in the woods and in our wetland and pond areas. *It is illegal to dump anything, including tree/shrub trimmings and grass clippings in our common areas.* Sadly, it appears someone may also have poured oil near one of our wetlands, threatening wildlife and water quality. Please dispose of old oil, paint, solvents or anything else of a chemical nature at appropriate recycling centers in Ann Arbor – not down our street drains or in our ponds or wetlands. Other issues were identified as we moved through the common areas to pick up trash. Casa Bella will be in touch with some of our residents to address these issues.

On a positive note: We really appreciate the efforts of **Karin** (our anonymous gardener), who saw a need and quietly planted flowers (purchased by her) in our little pie-shaped garden plot in Kilburn Park. It looks lovely! She also loaned her colorful garden post to the space to cap things off! You can help maintain this garden by dropping by to water the flowers there! Many thanks to Steve Haddrill, an unsung, frequent volunteer who serves on our Board. He recently rented equipment and cleared the weeds and brush around Ponds B and H. Steve's hard work saved our residents a lot of money! If you know others who have taken the initiative to improve our neighborhood, please let us know. We'd like to recognize them!

Fair Warning: Neighborhood Inspection Coming Soon

Speaking of keeping our neighborhood well-maintained ... Casa Bella and members of the Board will be conducting a formal inspection of our neighborhood in late July or early August. Time to stash those garbage, recycling and compost containers in your garage! *Remember, all bins must be removed from the curb within 12 hours after trash pick-up and stored inside your garage.* Here are some of the things Casa Bella may be evaluating during the inspection: the exterior condition of homes in Arbor Hills (evidence of mold, doors or trim in need of repair or painting, broken windows, etc.); grass and weeds that are too high; refuse in the yard; cracked or raised sidewalks and driveways; trees that need trimming because there is not at least a 6-foot clearance for people to safely walk or ride bicycles on the sidewalks. Common areas behind houses will also be inspected to determine if residents have illegally disposed of yard waste and other items. If your home is found to be out of compliance with the Arbor Hills bylaws and/or mandated City of Ann Arbor ordinances, you will be notified by Casa Bella following the inspection.

Attention all Speeders!

We continue to have a problem with people speeding through our neighborhood. Our Board and Casa Bella are currently evaluating a variety of ways to encourage people to slow down. For example, we are getting estimates on repainting the faded markings on our crosswalks and at intersections where stop signs are present. We are also looking into installing flexible, cylindrical guideposts that alert drivers to slow down or stop for pedestrians (like the ones you see near Clague Elementary on Nixon Road). *The speed limit in Arbor Hills is 15 mph, but, honestly, how quickly could you stop while going 15 mph? Please slow down!*

Mosquito Dunks

The second round of mosquito dunks were installed in all the ponds on July 4th. The next round will be in early August. The Board is hoping that the reduction of mosquitos in Arbor Hills allows everyone more time to enjoy their evenings outdoors.

A Pox Upon Our Pear Trees

This past spring, we arranged to have the flowering pear trees at the entrance to Arbor Hills sprayed to help prevent the rust trellis virus. Treating the virus is fairly inexpensive, but success rates vary. Unfortunately, things aren't looking very good for the pear trees at our entrance. You've probably noticed the leaves are speckled with bright, orange spots or have already turned brown and fallen off. Sadly, many of our residents also have flowering pear trees that have been affected by the virus. [The Board is discussing a plan for replacing the eight \(8\) pear trees in the common area at the entrance to our neighborhood.](#) If you have a tree in front of your home or on your property, you are responsible for caring for it or replacing it if it has died.

Street Sweeping

A couple of weeks ago, the street sweeper we pay to sweep our streets came, went and had to come back. [Many of our residents left their cars parked on the street, which prevented the street sweeper from doing a thorough job.](#) He had to come back. Please watch for posted announcements in the future about street sweeping and snow removal and make sure your vehicles are removed from our streets. Also, if you notice leaves and/or debris are clogging a street drain near your house, please take a few minutes to grab a rake and a refuse bag, and clear the drain. Thanks for your help!

The Lights are On!

Good News! The burned out streetlights in Arbor Hills have been replaced! The Board is following the policy to repair/replace burned out street lights if one (1) light has been out for four (4) months or if three (3) or more lights are out, irrespective of duration. [If you spot a street light that has burned out or is cycling on and off \(sort of blinking on and off\), please email Pam at Casa Bella.](#) Please specify the location of the street light pole and the cross streets located near the pole. The streetlight pole numbers will be replaced soon for easier identification.

Before You Start Your Next Home Improvement Project ...

One form you will find on the Arbor Hills website is the ["Request for Modification" approval form](#). This form must be completed and submitted to Casa Bella Property Management, in advance, if you wish to make a change from established color standards (e.g., roof shingles, front doors, siding, etc.); garage door or window pane design (e.g. muntin/grid versus plain glass); or outdoor structural components (retaining walls, decks, fences, etc.). This is necessary to ensure Arbor Hills maintains a consistent appearance to enhance property values.

It is also the [responsibility of homeowners to ensure appropriate building permits are obtained](#) (either by themselves or hired contractors), prior to initiating electrical, mechanical, heating and cooling, plumbing, and/or renovation or construction projects. This also applies to roofing, window replacement, deck replacement/construction, fence construction, basement refinishing, and other home improvement or large landscaping projects. For your own protection, verify contractors are properly licensed and insured to do the work. And, don't forget you are legally required to contact "MISS DIG" to identify/flag underground utilities before you or your contractors begin any excavation project (e.g., planting shrubs and trees)!

Looking for a Contractor?

Attached to this newsletter is an [updated list of contractors your fellow residents have used and recommended for home repairs and improvement.](#) Although the Arbor Hills Board does not endorse the service providers on this list, your neighbors have experienced good luck with them! Check it out!

Arbor Hills Official Website

We recognize Arbor Hills residents have established Facebook and Google Group accounts for those who wish to informally participate in sharing information about our neighborhood. *Please be advised, however, that the official and exclusive source of approved information for Arbor Hills residents is the Arbor Hills website: www.arbor-hills.org.* It is the responsibility of each of our residents to read information posted on the Arbor Hills website, with special attention given to association dues, bylaws and policies.

Visit our official website to learn about our upcoming events, history, annual budget, bylaws, policies, newsletters, meeting minutes, and various announcements. Various forms are also available on the website.

Contacts

Property Management Company:

Pam McNamee
Community Association Manager
CASA BELLA PROPERTY MANAGEMENT, INC.
850 N. Crooks Road, Ste. 100
Clawson, MI 48017 .

EMAIL: pam@casabellamanagement.com
TEL: 248.655.1500, ext. 1060
FAX: 248.655.3900
WEBSITE: www.casabellamanagement.com

Board: board@arbor-hills.org

Arbor Hills Website: www.arbor-hills.org
Dennis Stom -- President
David Wang --Vice President
Thomas Edwards -- Secretary
Steve Haddrill --Treasurer
Sherri Fountain -- Member at Large

We welcome your suggestions for improving our neighborhood and enhancing our property values! Join us in Kilburn Park at our Open Board Meeting at 7 p.m. on Tuesday, July 30. If the forecast calls for rain, we will meet at Sherri Fountain's house, 3138 Kilburn Park Circle.