

Arbor Hills Newsletter – March 2022

Calendar of Events

Board Meeting
Spring Cleanup
Open Meeting

April 23, 2022, 7:00 p.m. – 9:00 p.m. via webcast.

Sunday, June 5, 2022, 2:00 p.m. – 4:00 p.m. in Kilburn Park. Details to come.

June 2022, outdoors at Kilburn Park. Time and date to be announced soon.

INTRODUCING OUR NEW CASA BELLA PROPERTY MANAGER -- ADRIA WILLER!

We're excited to announce Adria Willer has assumed responsibility as Casa Bella's new property manager for the Arbor Hills Condominium Association (AHCA). She has replaced Alex Stankiewicz. Adria lives fairly close to Ann Arbor and looks forward to serving the needs of our community. Casa Bella manages AHCA's finances and co-owner accounts and serves as the first point of contact for co-owners who have questions or concerns about matters related to Arbor Hills. Adria may be contacted at: awiller@casabellamanagement.com or (248) 655-1500. She meets regularly and maintains a close connection with AHCA's Board of Directors to resolve urgent and unique issues.

BEFORE YOU START YOUR NEXT HOME, FENCING OR YARD PROJECT

Arbor Hills is a "Condominium Association" comprised of 200 homes in a private neighborhood with private roads. A Master Deed, Bylaws and Neighborhood Policies govern what is and is not allowed in Arbor Hills. Completion and approval of an Alteration/Modification form is required if you plan to alter, add to or change any feature of your home or yard. A copy of the form may be obtained by contacting Adria Willer at Casa Bella at: awiller@casabellamanagement.com or (248) 655-1500. When in doubt, ask!

JULY 1, 2022 DEADLINE SET FOR RESOLVING PROPERTY VIOLATIONS

AHCA's Board has an obligation to maintain our AHCA's infrastructure and common elements, and to enforce our bylaws. Our co-owners have an obligation to each other to maintain their homes and landscaping to help maintain the beauty of our neighborhood and property values throughout Arbor Hills. These mutual efforts benefit everyone! In March 2020, AHCA launched a neighborhood-wide improvement program and many co-owners were advised about specific violations at their properties. Since then, people have been busy removing mold/algae from vinyl siding; repairing their sidewalks; trimming trees; addressing landscaping/lawn issues; repairing front porches; and painting house trim. After two (2) years, only a handful of co-owners still have outstanding violations dating back to March 2020. In August 2021, co-owners were notified to contact Casa Bella if extenuating circumstances prevented them from addressing violations and were advised that they might be granted additional time to resolve outstanding issues. Many of these co-owners reached out to Casa Bella or members of the Board and were granted additional time to address violations. Regrettably, a few co-owners have not responded to Casa Bella or the Board at any time over the past two (2) years. In recent months, they have been fined for non-compliance with AHCA's bylaws and neighborhood policies. ***If you are currently being fined for outstanding violations, we urge you to contact Adria at Casa Bella right away to discuss whether it's possible to get approved for additional time to resolve your violations.***

If you contacted Casa Bella over the past few months and have been approved for an extension to address violations dating back to March 2020, you have until July 1, 2022 to fully resolve outstanding violations. ***If you do not contact Casa Bella*** to request an extension, you will continue to be fined on an ongoing basis (even beyond July 1, 2022) until you resolve your violations. Violation fines that have already been charged to your account will not be waived/refunded. Failure to pay dues/fees/fines on your AHCA/Casa Bella account will eventually result in your account being referred to our attorney for "Collections." If this happens, the co-owner is responsible for paying the account balance **AND** attorney fees associated with the collections process. We all know attorneys' fees are not cheap, so please don't let this happen! Contact Adria at Casa Bella for assistance today about outstanding violations and your account.

CONTRACTORS TO THE RESCUE!

Attached to this newsletter is an updated copy of "Contractors' Corner." It lists names of various contractors that have been used with success by your fellow co-owners. If your home needs cleaning, repairs, painting or landscaping, try one (1) of these contractors, but call NOW to get on the list for service prior to July 1, 2022. These folks are busy! Thanks.

STASH YOUR TRASH BINS OUT OF SIGHT

All trash, recycling and compost bins in Arbor Hills **MUST** be stored out of sight within 24 hours following garbage pickup – not in your driveway, not in your side yard, not anywhere they might be visible from the front of your house. Leaving them in plain sight creates an eyesore and trashes up the neighborhood. Your cooperation is appreciated!

'TIS THE SEASON TO REMOVE CHRISTMAS LIGHTS

Although we've had some cool, rainy days lately, temperatures are definitely rising and spring is around the corner. The next time we have a run of clear weather, please remove your Christmas lights and decorations from your home and/or landscaping. Thank you!

POND AND STORM WATER SYSTEM UNDER REVIEW

Over the next few weeks, you may see several Board members and engineering firm reps. trekking across your yard and slogging through mud and brush near our ponds and storm water drainage areas. The Board is in the process of meeting with various engineering firms to evaluate maintenance needs for AHCA's integrated pond and storm water drainage system. Please don't be alarmed if we walk through your yard as we move through this process. If you have any specific concerns related to our storm water management system, please notify Adria at Casa Bella. She will pass this information along to the Board.

PLEASE LEASH YOUR PETS!

We have made multiple appeals to our co-owners to leash their dogs and other pets. One neighbor recently reported that a large dog ran and jumped on your child. Others have complained about dogs running loose across yards. Dogs and cats have been spotted doing their "business" in other people's yards. C'mon! AHCA requires dogs and other pets to be leashed when they are not secured within a home or back yard. This is a serious safety issue for our residents *and* cherished pets. The Ann Arbor Police Department partners with the Humane Society of Huron Valley for animal control services. If you spot an unleashed animal on the loose in Arbor Hills, please call "Animal Control" at: (734) 662-5585 for assistance. And, don't forget to pick up after your dog or cat does his/her business. "Scoop that poop" and properly dispose of that "Do-Do" in a refuse bag. Your neighbors will thank you!

SPEEDING IS JUST NOT WORTH IT!

No one wants to see anyone get hurt or killed on our streets or at our front entrance. Although the official speed limit in Arbor Hills is 15 miles per hour, we're asking everyone to slow down to a lower speed. There are lots of small children in our neighborhood and, now that spring is upon us, more of them will be riding scooters and bikes in our streets. Be particularly careful and SLOW DOWN in hilly sections of our neighborhood. (Drivers have been observed driving down the *middle* of the road on Kilburn Park Circle and where it meets at the top of Bayswater Drive!) Lots of delivery trucks are in and out of our sub, too. Please sit down with your kids and tell them to stay out of the street and to stay on our sidewalks or play in our parks. It is illegal to "roll through" a stop sign. Come to a full stop at stop signs and look both ways before proceeding through intersections. Watch out for cyclists and runners crossing the road at our front entrance. It only takes a second to accidentally strike and change a person's life forever. What's your hurry? Let's stay safe!

POTHoles ARE ABOUT TO MEET THEIR "PATCH"

In early April (weather permitting), Board members will be surveying our streets to evaluate whether we may need to prepare for resurfacing our streets within the next couple of years. During this "walk about," various potholes and asphalt sections will be identified and marked for cold asphalt repair. Keep an eye out for Ig Justyna and Carla Charlebois to fill potholes throughout the neighborhood. (They'll be wearing red capes!) Let's keep them safe. Please drive slowly and carefully as they perform pothole repairs!

CONTACTS

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Community Association Manager

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