

# Arbor Hills Newsletter – October 2021

## Calendar of Events

**Week of October 11** Casa Bella will mail information packets to Co-owners that contain important documents about the Arbor Hills Condominium Association (AHCA) Homeowners' Association Meeting. If you do not receive this information by October 20, 2021, contact Alex Stankiewicz at Casa Bella: [alex@casabellamanagement.com](mailto:alex@casabellamanagement.com) or (248) 655-1500, ext. 1010.

**October 28** Annual HOMEOWNERS' ASSOCIATION MEETING for Arbor Hills Co-owners. This meeting and election of Board Members will take place outdoors in the driveway and front yard at Thomas Edwards' home -- 3353 Cromwell Road, Ann Arbor 48105. A shelter will be erected over Tom's driveway to protect co-owners in the event of rain. Chairs will also be provided. Please bring your packet from Casa Bella with you!

6:00 p.m. - 6:30 p.m.	Co-owner Sign-in/Registration
6:30 p.m. - 7:30 p.m.	Annual Meeting and Elections

## Why It's Important for You to Attend Our Annual Meeting on October 28

AHCA's Annual Meeting provides an opportunity for Co-owners to learn about: how our homeowners' association operates; how finances are managed; and what's in store for the future. Election of Board Members will also take place. Following sign-in/registration, current Board Members will host a brief business meeting and question and answer session. An election will be held to fill all five (5) seats for the Arbor Hills Board of Directors. (This is a unique situation that resulted from the cancellation/postponement of last year's annual meeting due to COVID-19.)

*One (1) Co-Owner per unit may represent your unit and cast votes for Board Members. You should receive a notice/packet of materials about our annual meeting in the mail from Casa Bella the week of October 11. The packet will contain "A Notice of Annual Meeting," "Nominating Petition," and a blank "Proxy." If a Co-owner from your home is unable to attend AHCA's Annual Meeting, please complete and sign a "Proxy" and provide it to a Co-owner whom you trust to represent your interests and who can vote on your behalf at the meeting.*

Although some current Board Members may decide to run again for office, all Co-owners whose AHCA accounts are in good standing are encouraged to consider running for AHCA's Board of Directors. To nominate yourself or someone else for the Board, please complete and sign the "Nomination" form in your packet and submit it to Alex Stankiewicz at: [alex@casabellamanagement.com](mailto:alex@casabellamanagement.com) or via FAX: (248) 655-3900. Although it is preferable for nominations to be submitted to Alex Stankiewicz by October 20, 2021, nominations will be accepted from the floor on October 28, 2021.

Board members are responsible for establishing budgetary priorities; responsibly managing AHCA's finances; executing projects that safeguard and enhance Arbor Hills; and working with co-owners to help ensure compliance with the Arbor Hills bylaws, Master Deed and neighborhood policies. Current and past Board Members have also voluntarily performed labor to help save money for AHCA (pothole and mailbox repairs; tree watering and trimming; pond and drain cleanouts; etc.). Regular attendance at monthly Board meetings and ongoing participation in email communications and voting are required. Board Members also frequently meet onsite with contractors and consultants to investigate/resolve problems and obtain estimates for a variety of projects. Three (3) of the positions will be for 2-year terms; two (2) of the positions will be for a 1-year term. The three (3) nominees who receive the highest number of votes will serve for 2 years. The two (2) nominees who follow with the next highest number of votes will serve for 1 year.

*Hope to see you at Thomas Edwards' house (3353 Cromwell Road – where Cromwell meets Earlmoore) at 6:00 p.m., October 28, 2021. For everyone's safety, please observe safe distancing and wear a mask at the meeting. Since space will be limited, please do not bring children or pets to the meeting. A shelter will be erected in front of Tom's house and chairs will be provided. Bundle up and come on over for the meeting!*

## Many Thanks to our Outgoing Board Members

Serving on AHCA's Board of Directors takes time, commitment and "heart." Thank you to our current Board Members for their dedication and "can do" attitude. They've worked hard to manage our finances; maintain our common elements; communicate in a timely manner and with sensitivity toward others; and carry out inspections and neighborhood improvements that have increased safety and enhanced our property values. Many thanks to: Carla Charlebois, Thomas Edwards, Sherri Fountain and Ig Justyna for helping make Arbor Hills a great place to live!

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### **Like our New Mailbox Numbers?**

A special “thank you” to Ig Justyna and Carla Charlebois for volunteering a significant amount of time and elbow grease to replace our weathered mailbox numbers. We also want to thank our neighbors who allowed Ig and Carla access to their electricity for the heating tool they needed to use to extricate the old numbers. Some work remains. A contractor has been hired to perform targeted repairs on several mailbox stands and a few damaged mailboxes. And, ALL of the mailbox stands will be repainted as well. We’re just waiting for our contractor to fit us into his schedule!

### **So Proud to Live Here!**

Many thanks to everyone who took steps over the past couple of years to remove mold/algae from vinyl siding; repair their sidewalks; trim trees; address landscaping/lawn issues; repair front porches; and paint house trim. Our neighborhood is shining and our home values have been enhanced by your efforts! Today, only a small handful of co-owners have unresolved inspection/violation issues. Casa Bella will be sending fine notices to these co-owners shortly. To the rest of you – a hearty “thank you!” Your cooperation and continued compliance with Arbor Hills bylaws is greatly appreciated by your neighbors! PS – Please store your garbage, recycling and compost bins in your garage (fully out of sight) within 24 hours following garbage pick-up day! We don’t want anyone to be cited by Casa Bella for this oversight.

### **And Like a Good Neighbor ...**

Please take care to keep noise and/or music levels to a moderate level if you are hosting a get together at your place. Arbor Hills follows the “Noise Ordinance” standard set by the City of Ann Arbor. Please advise your children to respect others’ property and stay off their lawns and driveways, especially while riding their bikes and scooters. And, please avoid blocking our roads or tromping on the grass or planting beds while walking to or waiting for the school bus!

Dogs and other pets need to be kept on leashes or secured in your home or back yard at all times. If you’re out walking your dog, please immediately pick up after your dog does his/her business. “Scoop that poop” and properly dispose of the refuse bag. Your neighbors will greatly appreciate this!

### **A Dangerous Combo When it Comes to Roadway Safety**

Lots of delivery trucks are in and out of our sub these days! The roadway area at the high point/ridge of Kilburn Park Circle (near its intersection with Bayswater) has become an area of concern. Sight lines at this high point in the road are limited because there’s a little hill there. Approaching drivers *from both directions* may not be able to see people (especially little children) who are in the street. Children are frequently observed riding their bikes and scooters in the middle of Kilburn Park Circle and other streets here. Please instruct your children to stay out of the street and to use our sidewalks or to play in our parks. Drivers have also been observed driving down the *middle* of the road on Kilburn Park Circle. What’s up with this? SLOW DOWN and take care to stay on your side of the road as you proceed into and out of the subdivision and down Kilburn Park Circle. Take care to avoid hitting children or crashing into another vehicle! Also, it is illegal to “roll through” a stop sign. Come to a full stop at stop signs before proceeding through intersections in Arbor Hills. *Everyone* should take care to stay out of the street except when they are driving a vehicle. Please be safe!

### **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 found on the Arbor Hills website at: [www.arbor-hills.org](http://www.arbor-hills.org) or by contacting Casa Bella. When in doubt about a planned home, fence, deck or yard project or if you have a question about whether an Alteration/Modification form is required, please contact the Board at: [board@arbor-hills.com](mailto:board@arbor-hills.com).

### **Contacts**

#### **Property Management Company:**

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**Board:** [board@arbor-hills.org](mailto:board@arbor-hills.org)

**Arbor Hills Website:** [www.arbor-hills.org](http://www.arbor-hills.org)

Carla Charlebois  
Thomas Edwards  
Sherri Fountain  
Ig Justyna

**We look forward to seeing you at the Annual Meeting  
on Thursday, October 28, 2021!**