

NEWSLETTER

Summer Update



CIVIC NIGHTS REPORT

The Civic Night events in June and July hosted each of the four mayor candidates running in the Democratic Party's Primary. Twenty-five to thirty condo co-owners, their friends and a few residents from the Villas attended. Each candidate made a short presentation describing their reasons for running and goals if elected as mayor. Lively question and answer sessions followed and we can be assured that whoever gets the nomination and is elected will have a better understanding of issues that concern residents of Oakbrook.

LANDSCAPING

A&H and other landscape contractors have been trimming common area trees and shrubs and will be resuming work on the Oakbrook berm that began in 2013. This work is part of a multi-year plan to rehab the berm and plant more appropriate trees that provide better privacy and sound buffering from the growing traffic on Oakbrook. Some trees may also be removed from other areas in the community. The entrance island was planted with annuals that now provide a beautiful welcome to our little part of Ann Arbor. Have you noticed that the Whole Foods

employees on break across the street all sit facing our entrance? A reminder about Privately Tended signs: A&H yard crews **only** tend beds with privately tended signs during spring and fall clean-ups. They will however trim shrubs and ornamental trees in those areas when they have grown too large or are extending into walkways, over roofs, and gutters or hindering lawn mowing. Co-owners are also urged to water plantings only when they are dry. We've had decent amounts of rain this year so water cautiously.

Pothole Refuge

How nice it is to turn into our little community and enjoy one of the few pothole-free zones in the city. DCAM did a great job of rebuilding our roads and replacing bad curbs and gutters. Luckily Mother Nature cooperated and the inconvenience of not having access to our drives and garages was kept to a minimum. Thanks to all who offered to share driveway space with displaced neighbors. Even our mailman walked the blocked areas on the days they were blocked. Former resident, and retired A2 City Manager, Godfrey Collins, volunteered his services and offered valuable advice.

Buildings #3 & 9 Painted

The good weather also helped our painters get in and out of the community before many even were aware they were here. Buildings # 7 & 11 on Sumak are scheduled for next year's painting and deck staining. Rotted and old wood is also replaced prior to painting work.

POT-LUCK SOCIALS & COMMUNITY GARAGE SALE

The Spring Pot-Luck and the Summer Pot-Luck that was re-scheduled due to the repaving for August 3rd. were enjoyed by participating co-owners. The low number of co-owners participating in the Garage Sale has suggested to the Social Committee that not scheduling a community sale for next year will allow more of us time to accumulate more “stuff” that we can then try to sell to our neighbors.

MODIFICATION REQUEST FORMS AND COMMON PROPERTY

The long cold winter has taken a toll on many of our foundation plantings and some ornamental trees. Replacing such brings up the ‘old condo question: Is this a co-owners’ responsibility or the Association’s? In reality, all plantings on common property are the responsibility of the Association, **BUT** the Board has interpreted our ByLaws fairly liberally and the historical understanding is that if a co-owner desires to remove, alter or add to the basic simple foundation plantings in the immediate vicinity of their home, a modification request form (MRF) must be submitted for Board Approval PRIOR to any work being done. A MRF must also be submitted for any change/addition to the exterior of a unit such as a satellite dish, furnace exhaust, trellis, flower box, lawn ornaments, stair railing, additional exterior lights etc. The Board has approved many of such requests. The approved work can then be done, at the co-owners’ expense and as stated in the MRF the expense of maintenance or replacement is assumed by the co-owner. Once approved, the form is then placed in the permanent file for that unit. This protects the Association, especially when after a unit has been sold, the new co-owner calls requesting maintenance or replacement of the modification(s). The Association then becomes the “bad guy” that has to explain that the modifications are now the responsibility of the new co-owner. Sometimes previous modifications have not been identified when the unit changes ownership. Having the MRF on file can then be shown to the new co-owner if necessary to clarify the situation.

When requesting modifications to common areas co-owners must keep in mind the closeness of their neighbors (some of our units even share entrance walks) and consider that the ‘different’ wine bottle ornament from the art fair may not fit their neighbor’s taste. It is also important to remember that our lawn service uses large mowers and power trimmers and co-owners can **not** expect that the mowers will mow around anything that is placed outside of a planting bed on grass that must be mowed. The addition of stones, rocks or other plastic edging materials along walkways may look nice and neat in the summer, but should one of the rocks be thrown into a window by a winter snow blower the broken window replacement would be the co-owners responsibility due to the fact that the rock border was an unapproved modification of the basic foundation plantings provided by and cared for by the Association. Modification Request Forms can be obtained by calling PASCO or contacting a Board member.

PASCO PROPERTY MANAGEMENT

CHRIS FORTIER 734-677-2727 2750 CARPENTER ROAD, SUITE #1 ANN ARBOR, MI 48108