

NEWSLETTER



SUMMER UPDATE

The painters have finished and shrubs and trees have been trimmed but concrete and asphalt work are yet to come. The next phase of berm tree removal and replacement will also start soon. A contract for fairly extensive concrete repair and replacement work has been let and our asphalt surfaces will then be seal-coated once the concrete work is completed. The 8 remaining drives will have their curbs cut so that everyone will be free of the bumpy entrance to our drives. Special thanks go to those 8 co-owners who unfortunately had good concrete in their drives that didn't require replacement and an opportunity to lower the drive curbs at that time. The warm days and nights have kept the pool busy and our air conditioners humming. Trying to not waste water but still keep our lawns green has been a challenge but overall our entrance and individual yards are looking good. The dry weather has made it difficult to repair all bare areas of our lawns but hopefully they can be restored by fall. Replacement tables and chairs have also been ordered for the worn out ones at the Clubhouse.

GAME NIGHTS RETURN

Game Nights at the Clubhouse have resumed on the 3rd Wednesday, at 7:00-9:00 pm. Come and enjoy the next fun time on August 17th. Bring your own drinks, munchies will be provided.

Comings & Goings

Long-time co-owner, Yvonne Dulin, at 439 Sumark has recently moved to Henry Ford Village. As of this writing her home has not sold so if you have friends you would like to have in our community encourage them to take a look at 439. Ruth Hoffman and Bruce Levine celebrated their retirements from their teaching and administrative careers at the University of Illinois by moving to Ann Arbor and 558 Galen.

Pool Heater

The joint Condo/Villas Pool and Clubhouse Committee's recent request for co-owners to vote their approval for purchasing a natural gas heater to the pool failed to gain enough affirmative votes as required by our ByLaws covering capital expenses. The Villa's Board has even demonstrated their hope that the demand for a pool heater be off future agendas by voting to not even approve the acceptance of a donated heater.

SUMMER-FALL SOCIAL?

The Social Committee reports that their April Pot-luck had a nice attendance composed of equal numbers of Condo and Villas residents. Stay tuned for their next opportunity to meet and greet your neighbors.

Unwelcome Visitors

Ann Arborites are at war with our urban deer herd and Oakbrook is not immune. We have had 4 deer visitors in the past 90 days. We have also had to repair three gable vents to keep out mother raccoons seeking a warm nursery and have also had to evict several small squirrels from attics. Since the end of May we have also trapped and relocated, 2 opossums, 1 raccoon, 14 skunks, and 7 woodchucks (groundhogs) that seem to enjoy our little community. It's too bad that local coyotes can't be attracted to help us control our not so wild wildlife. If you are hearing things go bump in the night or smell or spot such critters, please inform Management so that we can start eviction proceedings.

PARKING PROBLEMS

Complaints from co-owners, pool visitors and club house guests have been increasing due to bad habits being exhibited by some co-owners. The arrival of concrete and seal-coating contractors this year will also require that we all follow our **parking guidelines as outlined on pages 8 and 9 of our yellow HANDBOOK FOR CO-OWNERS**. There will be times during the seal-coating or concrete work when vehicles can not be driven on driveways or streets for extended times. With our summer weather, comes more walkers and it is critical that vehicles temporarily parked in driveways do not obstruct sidewalks. The limited street parking areas are intended for visitors and when not obstructing sidewalks guest parking should be in co-owner's driveways. Two important regulations are: **1)** Garages are to be used for parking regularly operated vehicles, and **2)** Garages are not to be used for the storage of household or business items to the exclusion of parking. Yes, bikes and recreational items are used more in the summer, but careful allocation of garage storage

Free Tables: With the purchase of new chairs and tables for the clubhouse, the still serviceable tables (60"x42", with 18" leaf) are available for co-owners who will haul them away. An email with photos will be sent to our co-owners email list with more info.

Association Board Members

President: Roy Siciliano, 508 Galen
734-660-7737

Secretary: Laurie Bilich, 535 Galen
(Social) 734-769-0784

at Large: Karen Valvo. 552 Galen

Vice President: Jean Gagalis, 451 Sumark
(Grounds) 734-662-1489

Treasurer: Downs Herold, 556 Galen
(Trapper, News, lights) 734-665-6832

PINNACLE CONDOMINIUM MANAGEMENT

JEFF LEONARD 734-222-3700 2320 WASHTENAW AVE, SUITE #200
jleonard@pinnaclemtg.com

ANN ARBOR, MI 48104