



From the Board

The roar of the blowers and lawn vacs in the community are hopefully a sign that we've seen the last of the snow and can enjoy the greening of Ann Arbor. The Board will be awarding the painting contract at this month's meeting and the painting cycle of two buildings per year will resume this summer as well as paint touch-ups remaining from the chimney and siding repairs completed as part of the roofing replacement project last fall. A plastic hawk has joined the fake owl at the pool in hopes of persuading the ducks that our pool isn't their home. An informational meeting will be held April 19th to share information on the possible addition of solar heating to the pool in the hopes that the Villa co-owners will agree to share the expenses for the solar system with our Condo Association. The Board wants to thank all co-owners for their understanding and early payments of the 2011 final special roofing assessment. Given the economic conditions being what they are, the Board greatly appreciates the cooperation shown by our co-owners. It appears that our asphalt pavement survived another Michigan winter and with some spot patching we will be able to push the major expense of pavement replacement off for at least one more year. Concrete repair and replacement work will be done as needed. Tree trimming and removal will occur as needed. Remember that lots of eyes are better than a few so if you see something broken, leaking, unpainted, unconnected, or missing, please call PASCO and report it. Overflowing gutters and unconnected downspouts need to be corrected promptly before water enters a building.

PASCO PROPERTY MANAGEMENT, INC

Brian Reilly - 734-677-2727
2750 Carpenter Road, Suite 1
Ann Arbor, MI 48108

SPRING UPDATE FROM Oakbrook Condo Association

Game Nights

The Social Committee's revival of Game Nights at the Clubhouse in March was a success and those there agreed to have a go at making Game Night a monthly event. Bridge and euchre filled two tables and poker and or bunco were suggested as additions to the next night scheduled for **April 20**. Arrangements are simple. Bring your own drinks, and choice of munchies. Munchies go on the counter with folks helping themselves and people taking home whatever is left over of their contribution. To save monthly transporting of tables, the Social Committee is hoping that some co-owners may donate a card table that could be kept at the clubhouse for use at game nights and other social events. Questions about Game Nights can be directed to Laurie Bilich at 769-0784

Landscaping and Spring Plantings

Now that spring cleanup has been done by A&H, it is also a good time to review some community rules and guidelines. Foundation plantings, trees and shrubs are part of our common property and their maintenance is the responsibility of the Association. Co-owners wishing to make changes, such as remove or plant new perennial plantings need to submit a modification request form to the Board for prior approval. Our lawn service provides monthly bed service for our foundation plantings. If you would like to maintain your own garden this summer, you need to display a Privately Tended signs in your areas. Planting of annuals is encouraged, but the removal of dead annual plants etc. in the fall is the responsibility of the co-owner. Mowing, edging, and shrub / tree trimming is done by our contractors. They will try to notify co-owners before trimming or removing a tree, when such has been requested by the Board. Black edging that has been raised by frost should be reset to appropriate depths by co-owners. A&H or other landscapers can be hired by co-owners needing help with special plantings and work such as setting or removing edging. A&H can be reached at 734-429-5778. Co-owners with questions regarding gardens and landscaping should contact Landscape Chair, Jean Gagalis, at 662-1489.

Solar Pool Heater

The Condo Board has approved such and we are now waiting for the Villas Board to also approve. If so, the heater will be installed as soon as possible.

Who to Call

Co-owners are reminded to check the little blue Oakbrook Condo Association Handbook when a condo maintenance problem appears. The Maintenance Matrix in the booklet will guide you in determining whom to call to get the needed repairs. If after checking the matrix, you are still not sure whom to call, call Brian or Chris at PASCO for clarification.

Gutters

Larger gutters are being installed in certain areas on our buildings to help keep water from entering our basements

Remodeling?

We plan to schedule another Neighbors' Showcase this year. Several years ago we held the first when we discovered that we often saw neighbors at local real estate open houses who were present not to buy but to see what changes had been made. This way we don't have to wait for someone to move to find out what the contractors had been doing. We can see what neighbors have done and consider possible changes for our own homes. If you have completed a project(s) that you are willing to show to neighbors, please complete the attached form and return it to a Board member. Or you can e-mail the info to therold@umich.edu. Once a date and times are determined a listing of all addresses with their respective changes and projects noted, will be circulated to all Condo co-owners so that they can then visit those homes and see in person what work has been done. It's also a great way to get recommendations for contractors..

Do you have information for the next Newsletter? If so, contact Editor,
Downs Herold - 764-665-6832

Seasonal Chores

Don't forget to change your **furnace filter** as needed and consider cleaning and shutting down your **humidifier** for the summer. If you reversed the fuse at your outdoor air conditioning box, you need to reinstall it correctly so the compressor will run when needed. Cleaning leaves and plant growth from the airco unit will also help it run more efficiently. Our units are nearing the end of their projected lives so a professional check-up is probably a wise choice to keep them running efficiently. With April showers our **sump pumps**, which have been resting most of the winter, will be needed. Dumping a couple buckets of water in your sump should activate the pump so you can determine if it's operating as intended. If you can't get it to pump, call PASCO for a work order to have it checked. You can get the water for this pump test by draining a couple buckets from the bottom of your hot water heater, which will in turn help remove any sediment that has collected in the tank.

Board Meetings

Meetings of the Board of Directors are normally held monthly at the clubhouse on the 4th Wednesday of the month. Meetings start at 4:30 p.m. and Open Forum time for Homeowners requests and concerns is on the agenda for 5:15 to allow time for co-owners to better schedule around work hours. Co-owners are always welcome, but are reminded that work orders can be placed anytime with PASCO. There is no need to come to a Board meeting just to request a work order. Modification Request forms are available from PASCO and Privately Tended signs from Jean Galalis

Oakbrook Elected Directors

President-	Roy Siciliano - 913-0727 508 Galen
V-President-	Jean Galalis - 662-1489 451 Sumark
Secretary-	Lorraine Bilich -769-0784 535 Galen
Treasurer-	Downs Herold - 665-6832 556 Galen
At Small-	Michelle Braun - 662-0406 529 Galen