



From the Board

2010 is half gone and summer is here. Our little area of Ann Arbor is looking great and the chatter from the pool area sure sounds better than the scrape of the snow plows. New co-owners have arrived as well as the persistent ducks that think of our pool as their home pond. The re-roofing of Buildings #1,2,&11 is being scheduled and following the heavy rains last month, not soon enough. Tending to the basement and roof leaks and gutter overflows experienced by some co-owners has kept PASCO and other repair crews busy. More drainage and backfill work orders are being scheduled. If you had water problems and didn't report such to PASCO please do so they can see that corrective steps are taken. A contract for the replacement of our aging mailbox stations has been let and the entrance sign was repaired and repainted along with the fire-lane sign posts throughout the community. One of our two fire hydrants was painted by a team of Fachie grandchildren and proposals for a make-over for the remaining hydrant by 535 Galen are encouraged from any other co-owners. Just contact a Board Member with your suggested design. The Board thanks all co-owners who have put extra effort into flower plantings.

Dryer Vents

How long since your dryer exhaust lines have been cleaned? Co-owners who recently did so were shocked to see how full their vent line was. Jim Koernke @ 734-320-2996 successfully cleaned the Treutler-Donnelly's vent and the drying time greatly improved.

PASCO PROPERTY MANAGEMENT

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

Save the Date

SUMMER SOCIAL

FRIDAY, JULY 30th, 7:00 PM

Watch your mailbox for invitations to this
BYOB gathering at the Club House

Community Life

Thanks again to the Social Committee that successfully scheduled our second community **Food Drive** with the Villas. They extend their thanks to all who contributed 175lbs of food and thus assisted Food Gatherers in their ongoing work to alleviate hunger.

Compost Carts

If you're tired of using the big paper bags for yard waste, you may want to order an **optional** Compost Cart as currently being offered by the City. You'll discover when calling that our addresses are not on the home-owner list. They are using the water bill address list and since the Association pays those bills our individual homes are not listed. Therefore an ordered cart has to be paid by credit card and not placed on your water bill as suggested by the city. Just tell the clerk taking your call that you're a member of the Oakbrook Condo Association and they will be able to help.

Recycle Carts

Ann Arbor is now offering a single-stream recycling system and will soon be delivering to each home a Recycle Cart similar to our garbage/trash carts to be used for ALL recyclables. The separate paper and container bins are going the way of rotary-dial phones and can be recycled in the new cart or saved and used by homeowners for whatever use they may find. With the arrival of Recycle Carts this month and optional Compost Carts this fall, we may have to devise some sort of cart parking plan for folks in Bldgs #2 and 4 on trash days. Try putting your house number on each cart to help ID your carts after pick-up..

Landscaping

Many co-owners have done a wonderful job in planting and caring for the beds around their home. We thank them for their effort in making our community attractive. Owners at 538 and 540 Galen hired, A&H to clean out and mulch around existing plantings. If you would like to do a little extra such as this give A&H a call(429-5778). They will be doing shrub pruning, weed killing and tending beds this month. Co-owners are reminded that any **changes to existing foundation plantings** and/or trees/shrubs in the vicinity of their home need to be **approved** by the Association. Modification request forms are available from PASCO and Board members. Owners are also reminded, that where plastic edging has been added around beds, its maintenance is the responsibility of the homeowner. There are several places in the community where our winter freeze cycles have pushed the edging out of the ground and it needs to be reinstalled to its proper depth. Black edging and dark (black/brown) colored mulch should be used so we maintain a uniform look. Broken sprinkler problems should be reported to Jean Gagalis.

Welcome New Co-Owners

Welcome to: # **Vic and Marlene Stoeffler** who purchased 441 Sumark. They are long-time Ann Arbor residents and were pleased to find at least three acquaintances in the Villas and Condos. # **Josh Rohrig**, a recent UM Grad can be found at 502 Galen. # **Jody Reynolds and Doris Crawford** are getting settled at 512 Galen. They too are long-time townies and know others in Oakbrook. # **Bill Lockwood** and **Riley Trumbull** moved from the other side of Cranbrook Park and have been joined by Riley's mother, **Carolyn Blunt** from East Lansing. They are at 564 Galen.

Roof Assessment

Reminder: Year four assessments are due September 1, 2010. PASCO will mail notices.

Ready for a Pool Heater ?

For several years the Pool and Clubhouse Committee (which is composed of both Condo and Villa reps) has considered options for heating the pool. Many co-owners have argued that they would use the pool if it were heated /maintained to a set temperature and not subject to the temperature fluctuations of our Michigan summers. A **low-cost solar heating system** has recently been identified which would, once installed, not add any additional cost to the annual operating expense of the Pool/Clubhouse. Fortunately the sun doesn't send out bills for its heat. The system can be installed for \$7000 which works out to less than \$60/condo or villa. Any new capital expense such as adding the solar heating system, requires approval by a vote of the owners of both the Condo and Villa Associations. Our Board would like to get a straw vote from condo co-owners to determine if we should proceed to prepare a formal proposal and conduct an official vote. **Please call a Board Member** (listed below) or reply via e-mail (for those who also receive the newsletter via e-mail) to let them know if you would be in favor of approving this one-time expense to add the solar pool heating system. It should also make Al Gore happy !! (and he needs some cheering up these days)

Board Meetings

The Board of Directors has resumed their normal monthly meetings at 4:30pm on the 4th Wednesday of the month at the Clubhouse. Agenda for Homeowner comments is 5:30pm.

Oakbrook Elected Directors

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