

# Creek Speak Newsletter

Edition Number Two, June 2011

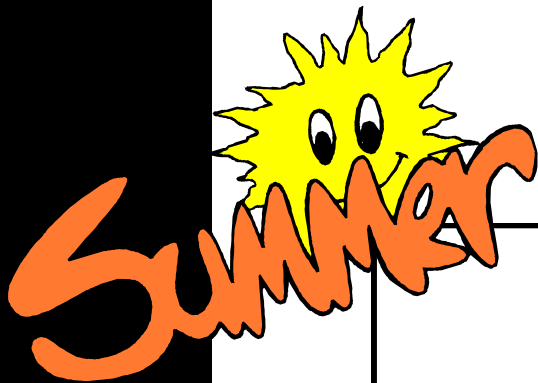
A big thanks to all of you who entered our "Name the Newsletter" contest. The board reviewed all of the entries and after careful consideration, chose the name "Creek Speak". The name was submitted by resident Brian Wylie. Brian won a \$25 gift card to Panera Bread. Congratulations Brian!

## Annual Subdivision Garage Sale

It's time to clean out your closets! This year our annual garage sale is scheduled for Saturday June 18th from 9am to 3pm. We will be advertising in various publications and posting signs to draw attention to the sale. Special thanks goes out to Maher Salah for volunteering her time to help with the advertising!

## Landscaping Contest Update

As this newsletter is being written and distributed, the board is walking throughout the neighborhood and reviewing the homes that were entered into the contest. Winners will be announced in an email and will be posted on the website. Although it is too late to enter this year, the board is considering another contest next spring. It is important for every homeowner to maintain their property for the benefit of us all especially the value of our homes. As a gentle reminder, the by-laws require you to maintain your yard on a regular basis by mowing, removing weeds and general upkeep.



## Summer Party!!

The ACHA board is working hard to maintain and improve the quality of life in Arbor Creek. As such, we want to get more people involved in our neighborhood. We are looking for volunteers for the annual summer party. We hope to make this years event extra fun for all ages and have some exciting ideas!! However, without help from our residents, we won't be able to make it happen.

Please consider giving a little of your time to help...even if it can only be on the actual day of the party...the more volunteers we have, the more we can spread around the work load to make it easier for all! Let's work together to make this party fun and get re-acquainted with our neighbors! If interested, send an email to [messages@arbor-creek.org](mailto:messages@arbor-creek.org). We look forward to hearing from you!!





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## By Law Change:

The By Laws have been changed to reflect that permanent basketball hoops can now be installed on your property. Please see the amended by-laws on the website.

## President's corner - Second Quarter 2011

Happy June!! It seems like Spring was one of the drowning victims carried off by the deluge formerly known as May. I have honestly never seen a month with as much rain. So it goes. Welcome to Summer!

You may have noticed that several of our ponds have been "destroyed" as my seven year old described them to me a few days ago. We have actually been waiting for this process to begin for the last four years. Fortunately or unfortunately, depending on whether you were one of the affected homeowners, last summer's flooding of a couple of neighborhood homes appears to have ignited a spark under the County which actually resulted in the project being put out to bid and a contract awarded.

For those of you who don't know, the Office of the Washtenaw County Water Resources Commission determined about four years ago that the ponds needed to be excavated to enable them to hold more water during major storm events, specifically so that a flood of the type we experienced last summer would not occur. Note that this is a County project, not an ACHA project. The contractor doing the work hopes to be done by the end of July. Better late than never, I suppose. They should be digging out all of the ponds and adjusting the outlet drains so that the ponds stay dry, except when it rains.

They should be digging out all of the ponds EXCEPT for the one on the northwest corner of Cook Creek and Waters Road. That pond should stay wet, specifically because, before we knew that the County was actually going to perform this work, we had received complaints that that particular pond had a very unpleasant smell. Last summer we began treating the pond with an environmentally friendly anti-microbial (is that an oxymoron or what?) agent. By itself, that treatment wasn't getting the job done so we investigated further and were told that aeration of the pond would resolve the issue. The fountain that you see in that pond is the most cost effective method capable of producing the required volume of aeration. Aesthetically, it comes up a bit short (pun intended). We are now looking into ways to improve its spray height without having to replace the entire fountain. Aesthetics are good, but a stinky pond is very, very bad.

Finally, as you can see from the above announcement, we have modified the by-laws to allow the installation of permanent basketball hoops adjacent to your driveways. In approving this amendment, the Board made the following observations: a) everyone seems to leave their portable hoops out on a permanent basis anyway, and b) everyone also seems to pile a variety of bad looking heavy refuse on top of their bases. (As a reminder, if you chose to continue to use a portable basketball hoop, please consider using landscape bricks or bags of sand as weights and avoid using building materials, brake drums etc.) Consequently, we concluded that the permanent hoops simply look better than the portable ones, hence the modification. Note that this does not include affixing backboards to your garage.

Dan Shemke  
President

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## Arbor Creek Subdivision Drainage

**Given all of the rain this spring and the concerns and questions from residents, we decided to devote some space in this newsletter to educating our residents about the responsibilities between homeowners, the county and the subdivision association. This article was graciously written by fellow resident, Jim Anderson. Please direct any additional questions to the board at [messages@arbor-creek.org](mailto:messages@arbor-creek.org).**

Most of the neighborhood has experienced trouble with drainage issues the last two years. Some of this is due to unseasonably high rainfall and some of it is due to improper grading, either at the design or construction and inspection stage. We are also plagued by having clay soil which does not absorb water well. Some early complaints were handled by Cook Development by adding drain tile in some areas. Some homeowners may also have taken it upon themselves to add drain tile or a French drain to alleviate problems on their property.

At this point there is really no recourse to get corrections made, or paid for, by Cook Development.

The master deed for Arbor Creek defines common areas and easements for drainage. The plan was designed to direct water through the drainage easements to the detention areas. What we think are ponds are actually storm water detention areas, none of which were designed to permanently hold water. Their function is to collect water and allow it to soak into the soil or slowly drain into the storm sewer. At the request of the ACHA Board the planned dredging and repairs will allow water to remain in the area by the subdivision entrance on Waters Road where a fountain has been installed.

Most of the lots in our subdivision have a drainage, sewer or landscape easement or a combination. The county Water Resources Commission (WRC) is responsible for physical maintenance of the storm water detention areas as well as drainage easement areas. Homeowners and the ACHA are responsible for general cleanup of these areas. The WRC may take it upon themselves, but more likely at the request of a homeowner, to make improvements to drainage in easement areas. In many cases there is nothing the WRC can do even when there is an easement because the easement is not large enough for them to make corrections. A homeowner can grant additional easement to the WRC but then you give up control of some of your property. The WRC can also require that homeowners remove landscaping and anything else that could be blocking drainage flow. If you want to do any landscaping in an area where there is a drainage easement, you are supposed to submit a plan to the WRC and get their permission. Also be respectful of your neighbors as anything you do in the drainage easement area may cause problems upstream.

Many are asking if the ACHA is responsible for fixing drainage problems. The answer is, only to the extent where something in a common area prevents proper drainage. If you have a drainage easement, you need to talk to Dennis Wojick at the WRC. If you do not have a drainage easement and do not wish to grant one to the WRC, then it is your responsibility on your own.

**Arbor Creek Homeowner's Association  
Board Members**

Dan Shemke — President  
Bari Brown — Vice-President  
Cynthia Wang — Treasurer  
Luis Zapata — Secretary  
Vivek Jaikamal — Member-at-Large  
Julie Wigley — Member-at-Large  
Shen Bo — Member-at-Large

**Mark Your Calendar for  
these  
Upcoming Events:**

- Landscaping Contest winner - June—Watch for emails announcing the winners!
- Subdivision Garage Sale—June 18th 9-3pm
- Summer Party—August—Watch for emails announcing the exact date!
- Annual Meeting—October—Exciting new Format...watch for details!

**Arbor Creek Homeowner's Association**  
2898 Cook Creek Drive  
Ann Arbor, MI 48103  
[www.arbor-creek.org](http://www.arbor-creek.org)

**To: Arbor Creek Homeowner**

**Don't forget to  
volunteer for the sum-  
mer party!! Let's help  
make it fun for all!!**

