

Creek Speak Newsletter

Edition Number Six, June 2012



First ACHA Neighborhood Survey

The ACHA held its first ever survey...thank you to all you participated! Take a moment to read ACHA Bari Brown's President's Corner on page 2 for details and visit our website at www.arbor-creek.org for the full report.

2012 Landscaping Contest!

It's that time of year again...spring has sprung and summer is just around the corner! What does that mean? It is time to spruce up our yards so our neighborhood looks attractive for all to enjoy. For those of you that are looking happily to your landscaping projects we have good news for you! The ACHA Board has approved our 2nd annual Spring Spruce Up challenge! Here are the details:

-Please send an email to the ACHA Members Board" <board@arbor-creek.org>; no later than Saturday June 9, 2012 stating that you want to be included in the judging. You must include your name and property address.

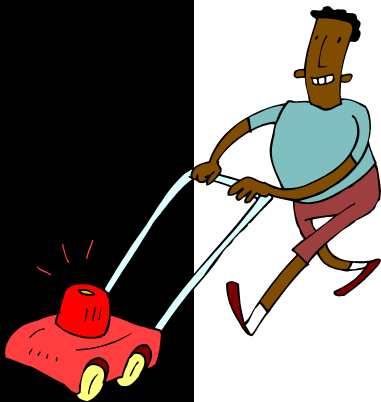
Clean up and spruce up your front street facing yard by June 9. The board will review the properties of those entered in the contest from Sunday June 10 until Friday June 15.

The board will make a decision on the winners at their June board meeting.

The winners will be announced prior to June 30

The winners will be awarded as follows: 1st place- \$50 gift card to a local restaurant or merchant, 2nd place-\$30 gift card and 3rd place-\$20 gift card.

We encourage all residents to participate. Please keep in mind that everyone in the neighborhood benefits from well-groomed yards in the form of increased property values and a general good feeling as we drive through the neighborhood and entertain our guests and families. Please don't hesitate to contact the board if you have any questions. Good Luck!



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President's Corner - Second Quarter 2012

Hello Everyone,

I am taking this time to recap a couple of important events that have just occurred relative to Arbor Creek. The Homeowner Survey results and the need for staffing the ACHA board due to term limits and recent vacancies.

Survey Results:

In general we are pleased that 54 of you took the time out of your busy schedules to let us know what you think. We are also pleased to find out from those respondents that you are generally pleased with what the current board has been doing to improve and maintain the common areas and that you are happy with our Newsletter. Thank you! We did notice however from the response that we are not perfect and that our neighborhood has some room for improvement. One of the top negative responses is in regard to the way that some of us maintain our yards and landscaping in the summer months and how snow removal is managed during the winter. Please keep in mind that this is coming from your neighbors and since this addresses our community as a whole the board's obligation is to get involved evidenced by article. Please keep in mind that maintaining your yards and property year round improves property values and makes it more attractive for people to want to live and visit here, not to mention the prospect of a quicker sale and a higher asking price for your property should you decide to leave us. Please take a minute to go to the website and see for yourselves how people have responded at www.arbor-creek.org, and while you are at it please review the good neighbor by-laws section on the front page at the bottom of the site. Let's all do our part to keep this the great community that it is and to those of you that responded to our survey. Thank you.

Board Vacancies

Our former Board Secretary Mr. Luis Zapata left us effective 4/26 closing out an almost 4 year term. We applaud Luis for his dedicated service above and beyond the suggested 2 year term. We are in the process of filling that position potentially from a current At Large Board member. However to date no one is stepping up to volunteer to take open positions after repeated informal requests to homeowners from current board members. I personally have directly solicited a few of you already and those that I solicited respectfully declined citing busy schedules. Although I respect this as a reason for not taking on additional work, I and everyone else serving currently on the board, past members included can certainly sympathize. It turns out that all of us have regular full time jobs, families and other commitments as well as serving on the board. All of us knew or should know that when we purchased our homes in this Condo Development it comes with By-Laws (check them out at www.arbor-creek.org) that require among many things a Board that governs the Association of 178 homeowners and common areas that we all enjoy by collecting dues and making decisions as to how to maintain them. The \$250 that we currently collect annually from all of you is generally sufficient to maintain the common areas and have enough left over for the emergency fund that handles such things as unexpected catastrophes without having to ask for special assessments. Continued on page 3...

Creek Speak Newsletter

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President's Corner...continued from page 2

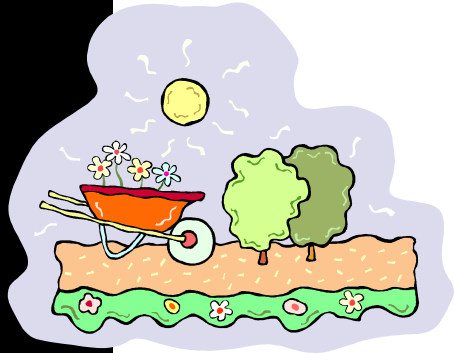
This low rate of \$250 is afforded us because of volunteers from the neighborhood that has stepped up over the years even on top of their busy schedules. We have even added recently the stipulation that anyone stepping up will have their homeowner's dues waived. Even with this added, we still require only \$250 a year from the rest of us. A typical Board position requires a total of about 2 hours a month to attend the board meetings and an additional 2-3 hours a month to handle related tasks that benefit us all. If we do not continue to get new volunteers to the board yearly we may have to hire a management firm which can be costly, so please if you like lower dues and have not served on the board yet, please consider stepping up for the vacant Secretarial position or as a Member at Large. We will need a total of at least 3 new members by this October since some of us have already served 2 - 3 years and will be stepping down. Be an important part of your community, have your homeowner dues waived while you serve, and save us all from potential higher dues. Serve today! Those interested need to respond to the board directly. Thank you.

Regards,
Bari Brown
ACHA President



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Have a question about the neighborhood? Send an email to messages@arbor-creek.org and we'll be happy to respond!

ACHA Landscaping Corner

Reminder about Your Landscaping Responsibilities as an ACHA Member

When members of our association, especially the neighbors in your immediate vicinity, take the time to properly maintain their landscape and lawn, it actually preserves and increases the value of your home. Conversely, when neighbors don't properly maintain their lawn and landscaping, it negatively impacts those neighbors in the immediate vicinity. For your convenience, your association by-law regarding landscaping responsibilities is below. Please review it and contact the Board with any questions.

Thanks to everyone for keeping our neighborhood in great condition and for making it an appealing place to live.

ACHA By-Law Regarding Landscaping - Article VI Section 12 - Landscaping

...Each owner shall have the responsibility to maintain the grounds of his unit, together with that portion of the general common elements in front thereof between the unit and the traveled portion of the road right-of-way, including the mowing of grass to a height of six inches (6") or less, removal of weeds, and proper trimming of bushes and trees. If the Association shall receive complaints from other owners regarding lack of maintenance of the grounds of a unit, then, and in that event, it shall have the right and duty to have such maintenance of the grounds of the unit performed as the Board of Directors shall determine as being reasonable, and the charges therefore shall become a lien upon the unit and collected in the fashion as set forth in Article II of these By-Laws.

On behalf of the ACHA Board,

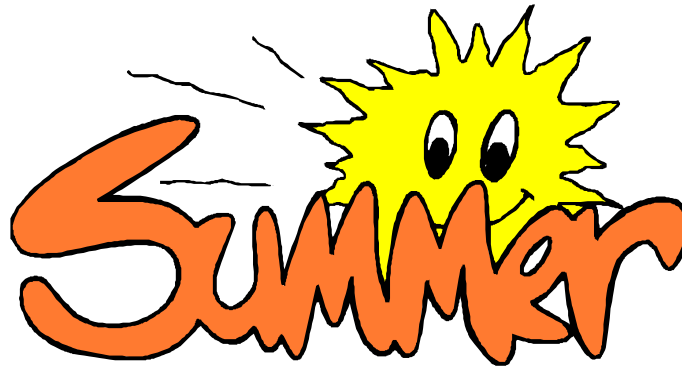
Maher Salah
Member at Large
Landscaping Committee

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ACHA Annual Summer Party! Mark Your Calendars!

We are excited to host another summer party for our neighborhood! Last year, our party had a tropical theme and we added some new features such as the rock climbing wall and adult beverages...the response was great and we hope you enjoyed it! This year we want to plan another great party for all of us to enjoy and we need your help. Please consider signing up to volunteer and help plan the party and/or help on the day of the party. The more people you help then the less time we all need to commit to the event. And, it is a fun activity to plan !! This year we have decided to hold the party in August...watch the website and emails from the Board with specific date details. If you are interested in giving some of your time to make this event a success, please send an email to messages@arbor-creek.org at your first opportunity. We hope to hear from you!!



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Elango Elangovan — Member-at-Large
Christy Garrett — Member-at-Large
Maher Salah — Member-at-Large
Open — Secretary
Bo Shen — Treasurer
Julie Wigley — Vice-President
Bar! Brown — President

Arbor Creek Homeowner's Association
Board Members

Mark Your Calendar for
these
Upcoming Events:

- Annual landscaping contest...sign up by June 9th
- Annual garage sale June 23rd 9-3pm
- Annual summer party - August TBD

View the website for more details (www.arbor-creek.org)

Arbor Creek Homeowner's Association
2898 Cook Creek Drive
Ann Arbor, MI 48103
www.arbor-creek.org

To: Arbor Creek Homeowner

Don't forget to sign up
for the landscaping con-
test by June 9th and to
volunteer for our annual
summer party!

