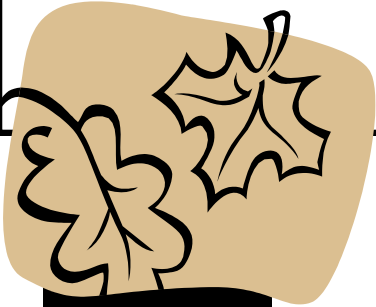


Creek Speak Newsletter

Edition Number Seven, September 2012

Annual Homeowners Meeting

The annual homeowners meeting will be held on Thursday October 25th at 7pm at Gretchen's House on Oak Valley Drive. We will have a neighborhood meet and greet from 7-7:30pm so come and mingle with your neighbors and enjoy some fall treats! The meeting will start at 7:30. We will once again hold a contest for those neighbors in attendance and raffle off free and discounted homeowner dues for the 2013 year! You must be present to win so mark this important date on your calendar!



2012 Landscaping Contest!

Landscaping Contest Winners!

Thank you to all who participated in the 2012 ACHA landscaping contest. We were pleased with the number of responses and are glad that our fellow neighbors have a desire to keep their lawns well maintained for all! Although it was a hard decision, the winners were as follows:

1st Prize

Kent & Cindy VanHoogstraat
2362 Rockport Court
\$50 gift certificate to Mainstreet Ventures

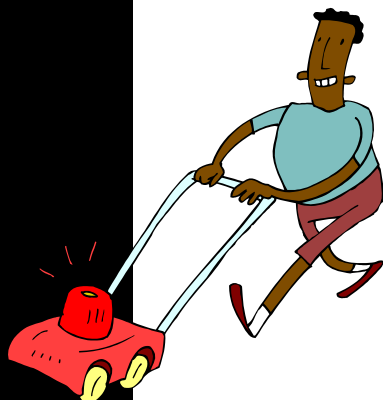
2nd Prize

Brandt Jones
2298 Gemstone Court
\$25 gift certificate to Mainstreet Ventures

3rd Prize

Annmarie & Dave Hrabosky
2252 Gemstone Court
\$25 gift certificate to Mainstreet Ventures

Again, thanks for your participation! Let's all work together to keep our yards maintained and our property values high!



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President's Corner - Third Quarter 2012

Neighbors:

This article will be my last as President of your neighborhood association. I can't believe that it has been 3 years already that I have served on the board. Although there were times, I must say that I have enjoyed serving the community to help make it a better place than when I first agreed to join back in 2008. The first 2 years that I served was under the guidance of Dan Shemke (our former President) as the landscaping and snow removal coordinator in which we renegotiated a \$5,000 per year savings contract with Yard Master with better service, imagine that. Other items that we accomplished were improved drainage along the hospice path, improved the Water's Road entrance by removing overgrown shrubs and plants and installed a fountain. We also pushed and monitored the County Drain Commission to dredge the neighborhood retention basins to insure that our basements don't get flooded out the next time we get a big storm. During my reign as President over the last year, we finally finished the last segment of the walking path between Cook Creek Drive and Mystic Drive and removed the encroaching path through Lot # 170 that was mistakenly laid down by the developer when our subdivision was built. Unfortunately we had to go to you the homeowner's for a \$35 special assessment to complete this, but in hindsight in my opinion it was worth it because no one wants a path through their yard. Even with all of that we came in at budget this year, but we have enough cash in reserve that we should be just fine through the end of the year without having to raise dues.

Now, let's move on to the more important things. During the past year we were proud to have an Easter Egg Hunt, organize a neighborhood Garage Sale and a Summer Party which had an Olympic theme which included basketball, bungee run, fast pitch and bike decorating competitions that were enjoyed by all. Not to mention that we also included refreshments for kids and the adults. We were able to once again complete the neighborhood improvements and host parties for your enjoyment while still not going over budget and increasing homeowner's dues. On top of all of this just to show that we care about what you think, we conducted a survey to get your feedback so that we could learn from it going forward. This was posted to our website at arbor-creek.org which by the way has gotten rave reviews from potential home buyers in our neighborhood and those just checking us out. Have you gone to our website lately? I suggest that you do. You can find everything from Arbor Creek related items to what's available in the community for events and resources. Enough gloating... (continued on page 3)



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President's Corner...continued from page 2

The upcoming annual homeowner's meeting will mark the end of my service on the Board. It will also mark the end of the two year term for Mr. Bo Shen (Association Treasurer) and Luis Zapata (Association Secretary) who actually left us back in June. The remaining Board members and I extend our thanks to Bo and Luis for their service. I could give you a sales pitch at this time but I think that it is best if I just state some facts. Since there are three of us leaving, this will leave the board three people short to carry on as we have been. I can tell you that the by-laws state that we must have a full and functioning board to carry on the affairs of a Condo Development in which we all live in to maintain the common areas and pay the bills. This is a must by the way. In order to do this, when people complete their terms and leave we can accomplish this in two ways. 1) The board can replenish itself with more homeowners like you that will put in on average about 3-4 hours a month which includes the monthly board meeting to carry out the tasks that are necessary to maintain and shape the community while continuing with all of the personal touches that I described in paragraph two above while keeping the homeowner's dues at \$250/year. 2) The board can hire an outside firm to manage the affairs of the sub which will maintain the common areas by subcontracting work like we do now and pay the bills much like we do now for anywhere from \$350 - \$450/year with no parties, no newsletter, no website, no garage sales, and basically no personal touch. You read it right, an increase in homeowner's dues for less service. I called 3 different management companies that were recommended to me and they all basically quoted the same thing. On top of that our neighborhood will be run by people most likely that don't even live in our community. If it were me, I would go with Option 1. The choice is yours. If we don't get at least 2 -3 people to join us soon we could be facing option 2 by the end of next year. Please step up. It really is not that bad and you may actually find it fun to work with your neighbors like I did. I forgot to mention as well that when you join you are exempted from paying homeowner's dues as long as you serve and you get the satisfaction of knowing that you gave something back to the community. Please step up and try it. You can always step down if it isn't your thing but I doubt that you will. Please do so before our next homeowner's meeting so that we can introduce you to the neighborhood. Thank You!

Bari Brown

Creek Speak Newsletter

Edition Number Seven, September 2012

ACHA Landscaping Corner



Don't Forget...Winterizing Sprinklers

With the chilly temps of fall arriving, the winter freeze is not too far off. You'll want to make sure that you have your in ground sprinkler system winterized before the ground freezes. The following is recommended by home care professionals:

is

Before the first freeze, it is essential to winterize a sprinkler system. Just draining water out of the system is not enough. Any water that remains in the piping will freeze and expand and crack the PVC piping (if this is what you have).

While polyethylene pipe is more flexible and is able to expand under pressure, water left behind could still freeze and rupture the pipe walls. Any water that is left in the backflow assembly can damage the internal components and could crack the brass body. This is why it is important to winterize a sprinkler system.

If you need a professional company, Motor City Sprinklers is recommended. Their number is (313) 363-6915 – and ask for Chris.

On behalf of the ACHA Board,

Maher Salah
Member at Large
Landscaping Committee

Creek Speak Newsletter

Edition Number Seven, Seven 2012

Summer Party!

For those of you who attended the annual summer party, we hope you had a good time! A special thanks goes out to all of the volunteers who helped make the day a success:



Christy Garrett, Board member

Julie Wigley, Board member

Amy Grier

Melissa Zamora

Cheri Brown

Jen Kunec

Wendy Zhang

If you see any of the volunteers around the neighborhood, please tell them “thanks”!
Take a look at all of the pictures on our website at www.arbor-creek.org.



Attention Neighbors!

We need volunteers to be on the association board. It does not take much time and it is worth the effort! Please send an email to messages@arbor-creek.org if you are interested.

Arbor Creek Homeowner's Association
Board Members
Bari Brown — President
Julie Wigley — Vice-President
Bo Shen — Treasurer
Open — Secretary
Maher Salih — Member-at-Large
Christy Garrett — Member-at-Large
Elango Elangovan — Member-at-Large

Mark Your Calendar for
these
Upcoming Events:

- Annual Homeowner's Meeting
October 25 at 7pm, Gretchen's House
- Annual association fees due
January 31, 2013

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 attend
the annual homeowners
meeting on October 25
at 7pm!

