



Pittsfield Village Condominium Association
Board of Directors Meeting
Wednesday, September 23, 2026

Minutes

Board Members Present: Ellen Johnson, Linda Ross, David Brassfield, Jessica Lehr.

Board Members Absent: John Sprentall

Kramer-Triad Management Staff Present: Kendra Zunich, David Walke, Tracy Vincent.

Community Members Present: Marilyn Meeker + representative & Realtor, Carson; Theresa Moore, Kyler Melmoth, Kevin Peshick.

1. **Call to Order**

Call to order at 6:03 pm by Ellen Johnson

2. **Approve Agenda** – Remove items 8.a and b.; 6.b and c. have no reports; remove #5 (no motions to Ratify). Motion to accept the agenda as amended was made by Jessica and seconded by Linda. Motion carries.

3. **Open Forum – Tree Working Group Presentation – see addendum**

4. **Approval of August regular Meeting Minutes:** David had several edits that were noted. Motion to accept the corrected minutes was made by Linda and seconded by David. Motion carries.

5. **Committee Reports**

a. Landscape Committee, Theresa Moore

- Report included in the BOD Packet.
- Committee discussed Jan Frank's suggestion for a daffodil bulb giveaway. It was decided to defer this idea to 2027.
- Theresa presented a sample plant: Pennsylvania Sage. She suggested to Les that it be used in the islands. It requires no mowing. Grows to 12" only.
- Committee is also considering a mix of native and winter plants, so our beds look lovely all year long.

6. **Kramer-Triad Manager Report – Kendra Zunich**

- a. Sales: 9 sales YTD
- b. Standard communications were sent by the office in September.
- c. Work orders are steady into fall.
- d. Deck staining done for the year.
- e. Painters have started power washing.
- f. Concrete and chimneys are done.
- g. Project maps are updated as needed.



7. **New Business**

- a. Playground – charcoal grills: David Brassfield added this issue to the discussion. The playground area at Edgewood and Richard and the green space: the tables and railroad ties were in disrepair and removed; the issue is that we tell residents to use our grills since they can no longer have charcoal grills but we have 3 areas for residents to access. David asked that we get a cost for a fixed grill. Kendra made note.
- b. Superior Mow and Snow: Boxwood Removal Program: we have just under 1000 plants throughout our community. Kendra provided a map and a schedule. There are no replacement plans in this budget year. The first phase of removal will be the 2800 block of Pittsfield. 72 shrubs will be removed in this pilot program. Cost is \$5390. Jessica made a motion to accept this proposal from Superior in this amount with Linda making a second; motion passes. a letter will go out to the units affected, and it will be mentioned in the newsletter.
- c. Environmental Excellence Awards Ceremony: The environmental excellence awards will be held on October 28. The board meeting was rescheduled to the 21st to accommodate board member and committee attendance.

8. Adjourn to Executive Session at 7:03 pm.

9. Next Meeting: October 21, 2026

Pittsfield Village Condominium Association
Tree Equity Grant with the City of Ann Arbor

Tree Selection and Placement Guidelines

By Kyler Melmoth and Kevin Peshick

For efficiency, we outlined the guiding principles behind our selections. This way, we can address questions about these principles, rather than Kevin reading them and rambling on. Kyler will then discuss the all-important specifics.

1. The Tree Equity Grant addresses the need for increased canopy and shade to help reduce temperatures as the climate warms. Therefore, we prioritized broad-leaf, large-canopy, and long-lived trees to benefit future generations.
2. We are planting calipered trees, larger than the seedlings planted by our “TWIGS” group and the balled trees installed by our landscape contractor. We took this opportunity to focus on slow-growing, long-lived species as it is unlikely that we will plant calipered trees in the future with our budget constraints. While these trees, given their size, will provide an immediate visual impact, our primary goal is lasting shade and benefits for future residents. The City’s original plan included dogwoods and redbud calipered trees, better suited for streetscapes and are best planted by our landscape contractor. The City allowed us to substitute medium- and large-sized trees instead.
3. A key challenge is providing shade for asphalt and concrete areas. These unshaded areas will contribute tremendously to the heat island effect in the future. Our network of overhead and underground utilities complicates this effort. We identified a few locations to possibly place trees closer to the road. We will coordinate final placement with the tree planting contractor and Ms. Dig.
4. We selected species that scientists project will thrive in a warming climate, focusing on true natives to enhance genetic diversity and survival. We also avoid over-representing any single species to reduce risk. For example, maples are currently overrepresented and are expected to perform poorly as temperatures rise.
5. We avoided pines because they are not great shade trees and are not projected to survive our warming environment; however, we are planting a set of arborvitae along the fence line of the eastern border where there is a very exposed view of the neighbors' backyards.
6. We are planting water-tolerant, medium-sized trees near the new reservoir on the south side. We are avoiding the still back pool (detention pond) near Whitewood, as it will likely require future regrading.

A detailed map of the Forestbrook Pittsfield Village area, showing the locations of various tree species. The map includes major roads such as Fernwood Ave, Edgewood Dr, Richard St, Oakwood St, and Pinecrest Ave. The central area is labeled 'FORESTBROOK PITTSFIELD VILLAGE'. Various tree species are marked with colored icons and labels: Swamp White Oak (purple), Hackberry/Blackgum (green), Basswood (red), Red Oak (yellow), Bur Oak (blue), River Birch (orange), and Hackberry/Blackgum (green). The map shows a high density of trees, particularly along the roads and in the central village area.

CityTreePlantingLocationsSheet1_XYTableToPoint

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- 1:4,000
- 0 137.5 275 550 ft
- 0 40 80 160 m
- Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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