

# Pittsfield Village News

October 2011 Edition | <http://sites.google.com/site/thevillageexchange> | [www.pittsfieldvillage.com](http://www.pittsfieldvillage.com) | <http://pvcondoboard.wordpress.com>

## Halloween in Pittsfield Village A Spooktacular Tradition



**Tiffany Beckerleg**  
Pittsfield Blvd

Are you starting to crave the ghoulish night sky, the peering eyes from glowing jack o' lanterns, and the spider webs strung on trees? Boo! It's coming. Halloween is nearly upon us! Our neighbors here in Pittsfield Village always create a perfect backdrop to one of the most fun filled evenings of the year. Trick-or-Treat! Get into the action this year by decorating your home with all the scary fixings to make this Halloween one to be remembered. Put out your pumpkins, get some treats, dress-up the kids, dress-up yourself, heck . . . dress up the dog and cat for a fun night of classic trick-or-treating.

Every year a Pittsfield Village representative passes out orange jack-o-lantern decorated sheets of paper to each address. Attach this sheet to your front porch light to help all the witches, ghosts and goblins find their way to your door.

Halloween is Monday, October 31st. Official Trick-or-Treat Times for Ann Arbor are from 5pm to 8pm.

## Shifts in Pittsfield Village Landscaping Priorities

**Jessica Lehr**  
Oakwood

As we move into the fall cleanup season and begin planning for next year's budget, it's a good time to step back and look at how this year's landscape program went. There have been a number of changes in the past year, many of which may not be obvious to residents.

### BETTER INFORMATION ON TREES AND OTHER LANDSCAPE WORK AROUND THE COMMUNITY

The Landscape Committee walks the entire community at least once a year to note the condition of our trees. The committee then creates a list of trees that need maintenance. Some trees can be helped through disease treatment or trimming. Dead or dying trees sometimes need to be removed if they are in areas where they might harm buildings. However, the Landscape Committee can't always tell which trees have root systems that are causing significant damage to buildings. For a number of years, our Maintenance crew has been investigating these problems and keeping a separate list of maintenance trees.

The Board has asked that one list of all trees considered for removal be created, both so that our community can investigate and prioritize tree problems more effectively, but also so that this information can more clearly be shared across committees and with residents. This summer and fall, we are working on a joint project between Board members, committee members, and staff to create a Landscape database. This database will allow us to better track:

- Maintenance of trees and other plantings
- Tree removals (both potential and actual)
- Replacements of trees and other plantings
- Landscape budget activity
- Landscape contractor activity
- Owner requests
- Contractor work and payment
- Cost of different trees or other plantings

We are planning to have this database in place by the end of the year, so that we can use its reporting features to help with planning for the next budget year. One of the reports will be a master list of all trees considered for removal. The plan is to place this on the Communications Exchange and update it once a month so that residents can see the information. We'll put an update in the newsletter when it is available.

### SHIFT TO MAINTENANCE FOCUS FOR TREE REMOVAL

During last year's budget planning, the Board and Landscape Committee had a productive discussion about how to prioritize and choose which trees need to be removed. This is an ongoing issue for Pittsfield Village. In addition to owner requests and the normal number of dead trees one might expect in a community our size, we have had to address problems like the Emerald Ash Borer that wiped out large numbers of trees, as well as trees that were originally planted too close to buildings and have begun causing expensive maintenance problems with foundations, sewer lines, etc.

During budget discussions, the consensus was that maintenance should be top factor in choosing which trees will be removed. This means that we will focus on trees that could cause large maintenance costs in the future. For example, we have some large trees where root systems are growing into sewer lines. This can cause flooding and back up issues for residents and expensive repairs for the community. Similarly, if a tree's root system grows into the foundation of a building, it affects the residents and can lead to very expensive maintenance.

The Landscape Committee has already begun reviewing and prioritizing trees from the list gathered by our Maintenance crew. Some of the investigative work that we have done toward preventing flooding issues during large storms has uncovered trees we

see **LANDSCAPING** on Page 3



## Board of Directors

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## Committee Chairs

**Greg Witbeck**

Ad-hoc Governance Committee

**Jason Beckerleg**

Communications Committee

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**Finance Committee**

**Elizabeth Hunsche**

Landscape Committee

**Darleen Boynton**

Modification & Maintenance Committee

## Management Office

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Community Manager

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Mon.- Fri. 8:30AM - 5:00PM

# A Bit of Pittsfield Village History

**Judy Tomer**  
Norwood

One of my neighbors told me about recently meeting a couple looking over my unit – it turns out that they lived in my very place 45 years ago. Their rent was \$114/month – higher because it was an end unit. Gasoline at a nearby gas station was 25 cents/gallon, and the woman had just gotten a job at the University of Michigan for \$4,000/year.

45 years ago was 1966, and according to one online inflation calculator, one 1966 dollar = \$6.64 2010 dollars. This makes the \$114/month rent about \$757 in today's money, the \$4,000 annual salary \$26,560, and the 25 cents/gallon gasoline equivalent to \$1.66/gallon. Not knowing what the woman's job was, I can't draw any conclusions about the correlation with today's economy. Apparently the rent is lower than current Pittsfield Village condo rents; what seems appalling – but I guess not surprising – is that it's the gasoline that's really outpaced inflation. Wouldn't you all love gasoline at \$1.66/gallon?

A friend who has lived in Ann Arbor since the 1940's told me that when our wonderful village was built, it was considered to be



more than an apartment...

**A HOME**—with its back to the street and its front door greeting the trees and the sky

You won't find this scene as you drive through Pittsfield Village. No, this is one of those special touches that the casual observer will not see at all.

The four front doors that you see in the photograph above do not face Pittsfield Boulevard, Farmwood or Jeanne Streets. Here, front doors look out on grass and trees and sky.

Children play here. Parents relax here. Young couples, perhaps without children, enjoy quiet evenings, sun filled days.

Yes, this is New England living in the heart of Ann Arbor. You sense it, feel it as you view across of green grass...

hundreds of trees—all extra benefits you enjoy when you live in a modern, three-level Pittsfield home.

One and two-bedroom rental units in this planned New England village cost no more—often less—than you'd pay for apartment-house living. Why don't you look into renting in Pittsfield... see just how much more it can offer you.



Picture yourself... in Spacious, suburban

**Pittsfield Village**

Fun filled family living with a rural flavor—within the city limits

FOUR MINUTES FROM DOWNTOWN ANN ARBOR, SEVEN MINUTES FROM YPSILANTI, ONE HUNDRED FEET FROM PITTSFIELD BOULEVARD, AT THE 5-COTTAGE CENTER.  
FOR INFORMATION AND INSPECTION OF APARTMENT MODELS—WITH BASEMENTS—CALL MR. PERIN OR MRS. WAGNER AT NO 2455

An ad for Pittsfield Village from the 1960's.

upscale renting. Over the years, I've met many people who used to live here, and all of them speak of their years here as a pleasant memory. It really is a nice place to live.

# Noisy and Mysterious Machine Explained

**Judy Tomer**  
Norwood

Today I kept hearing an annoying electric saw noise that kept on, and on, and on – eventually I went outside to check out the source, only to see a large, red machine that reminded me of something from a 1950's science fiction movie.

Turns out it was a lift, allowing a technician to get up high enough to remove limbs from a tree being removed.

A lot of work was done by the time I saw them, as you can see from what's left of the tree and the large pile of cut wood. The monstrous chipper machine was pretty impressive, as were the tracks laid out on the lawn to prevent damage when the machine drives to and from the work site.

The tree looks like it was growing right next to the building wall – perfect for damag-



ing a basement foundation.

In the past, some of the condo foundation wall repairs have run as high as a whopping \$30,000. Who wants that? Not me! I love trees and the shade they give, but like them better when they're not eating someone's home! Probably a replacement tree will be planted soon.



With school starting, various activities of home, work, and school make our lives more harried. Situations that involve our children can be more demanding and we can have less patience, not thinking through the best solution for the situation, but allowing a response that provides an immediate solution to what appears to be a demanding problem. So is the setting many times with our children.

How do we deal with the child whose parent(s) allow them to "act-out"? You know the child whose parents wouldn't stop him from kicking your airline seat or the child who threw a tantrum when they were told that each child could only have one cookie. Dealing with a spoiled child is often unpleasant as they are seen as having no limits and are used to getting their way. While parents may think they are protecting their child by keeping them sheltered from everyday stresses and frustrations, they could be paving the way to a problematic future. They think they are raising their children in a positive atmosphere that supports healthy self-esteem, take a closer look, the well-intentioned actions could be creating a spoiled, problematic child.

Though you cannot spoil a newborn, older babies (about six months) learn to cry for attention and to get their wishes met. This is not to be confused with "needs" such as food, a diaper change or assurance that the parent is present.

Toddlers (2-3 years) are by nature, self-centered individuals requiring instruction in thinking about others' needs. Some ways of providing the instruction are: 1. Stick to your rules, children are going to test your boundaries and learn very early whether you'll be consistent with limits or, if whining or throwing a tantrum will get them what they want; 2. Make them a helper, give your toddler a couple of age-appropriate tasks to gain a sense of responsibility and not expecting everything to be done for them; 3. Let the child experience disappointment. As perfect as your child is, shielding them for life's bumps/events can result in a child that doesn't know how to handle the word "no". Your little one will be let-down when a play date gets cancelled or they are not old enough to go to school, teach them how to encounter frustration/disappointment with kind manners and self-control; 4. Don't give more than one chance. When you're disciplining your child, follow through on any consequences you've established, otherwise they will continue to manipulate you and others; 5. Don't bargain. If they refuse to get into the car after visiting grandmother, refrain from dangling an ice-cream-cone "carrot." They will expect a treat every time.

For the child who was kicking the airline seat, ask the parent if they would like help with their child. Direct your conversation to the parent – not to the child. The parent is responsible for the child's behavior.

I often hear parents say that their child pushes their "buttons". If you don't want your child to push your "buttons", learn what needs to be done to get rid of the "buttons".

Teaching children how to be thankful, appreciative, and grateful helps them to be less self-centered.

To your best health,

**Brenda Webster**

*Pittsfield Village Resident*

Have an opinion about this or any other newsletter article? Email your comments to [pittsfieldvillage@gmail.com](mailto:pittsfieldvillage@gmail.com).

## LANDSCAPING from Page 1

weren't aware were causing sewer issues, which has moved them up in priority. Next year, when we have the consolidated tree list discussed earlier in this article, prioritizing the maintenance trees will become even easier.

### PLANTING TREES

One other thing all residents should be aware of when we discuss tree removal is the ongoing effort to plant new trees. Trees are important for our environment, for our health, and for the aesthetics of our community. The Landscape Committee has a replacement budget, and they plant trees every year. Whenever possible, the committee tries to anticipate when a tree will have to come out, and plant a new tree in an appropriate space nearby. Over the years, the Landscape Committee has also written guidelines for where trees can be planted so that we don't run into the same maintenance issues in the future.

#### Tree Planting Guidelines:

- **Ornamental Trees-** plant a minimum of ten feet from the foundation.

- **Shade Trees-** plant a minimum of fifteen feet from the foundation.

**City Edict:** *We cannot plant shade trees on the street side of our units because of the dense concentration of water, sewer, power, and gas lines and overhead and below ground cables.*

The Landscape Committee has also established a tree nursery on one of the old volleyball courts. We hope that the young trees being nurtured in this space will eventually become lovely full-grown trees planted all over our community.

Our community was very fortunate this past year to be selected by the City of Ann Arbor to help test a program where the City donates trees to a neighborhood, and residents plant them. Back in April, lots of residents and staff volunteered their time one afternoon planting trees donated by the City. Our landscape contractor, Superior Mow & Snow, also volunteered time by helping dig the holes to make the planting easier for community volunteers. In addition, we had a local Rotary Club volunteer and plant additional trees donated by the City in the morning. As you walk around the community, any young tree you see out front with bags around the trunk for watering is one of the 54 trees that were planted on this day.

### ELIMINATION OF LANDSCAPE REJUVENATION AS A SEPARATE PROGRAM

Those of you who have lived in the community for a few years may know this program as Phase III. For a number of years, we had an Ad Hoc committee that chose a number of buildings each year to rejuvenate. Last year, this was merged into the Landscape committee. My understanding is that this program was started years ago with the goals of:

1. Addressing trees that are too close to units
2. Creating 4-season color
3. Creating beds that would be easier and cheaper for the community to maintain

Rejuvenation involved taking most plant material out of the existing beds. Bed size was usually reduced, and new plantings were chosen for the area.

Over the years, there has been both positive and negative feedback about the rejuvenation program. Due to cost of completely re-doing garden beds, as well as other priorities in the community, the amount budgeted had been reduced gradually over the last few years. During budget planning for this year, the Landscape Committee decided not to request funding to continue the Rejuvenation program.

This change is important for residents to understand, as it is a significant shift in how we manage our landscape. Instead of having a large-scale program focused on completely re-doing garden beds, we are focusing our resources on tackling trees that are causing maintenance issues, as discussed earlier in this article. If a large tree has to be removed, we'll generally need plantings to go in the empty space created by the removal. This is still done: the Landscape Committee handles these plantings through its replacement budget. The difference is that just the area affected by the tree removal will get plantings. The Landscape replacement budget is also used to handle replacements when a shrub dies, and if there are enough funds, the Landscape Committee may use them to add plantings to beds that are sparse.

### WE WANT YOUR FEEDBACK!

Managing a 50+ acre property is no mean feat. In addition to everything discussed above, there is always lots of ongoing landscaping work. The Landscape Committee manages contracts for ongoing maintenance of our lawns and garden beds. They also oversee the corner beds around our community, and popular events and programs like the Flower Giveaway and the Garden Marker program. They would love your feedback, and always welcome new committee members. If you are interested in coming to a meeting, the Landscape Committee meets at 6:30pm on the third Tuesday of each month at the Community Building. The next two meetings are October 18th and November 15th.

In addition to attending a meeting or joining a committee, you can also give feedback by:

1. Contacting the Landscape Committee Chair, Betsy Hunsche
2. Contacting the Pittsfield Village Office by phone at (734) 971-0233
3. Contacting one of your Board members or emailing all of us at [condoboard@pittsfieldvillage.com](mailto:condoboard@pittsfieldvillage.com)



Pittsfield Village  
Communications  
Committee

# ... Bulletin

## NEW OFFICE HOURS ANNOUNCED

At the September Board meeting, the Board and Management decided to try keeping the office open later one day a week. We hope that this will be helpful to residents who work during regular business hours and may have trouble getting to the Community Building between 8:30am and 5pm. Starting Monday October 17th, Community Building will be open Monday nights until 6pm.

This will be done as a six-month trial. We'll be evaluating whether this is of use to residents, and deciding whether to continue these, or other extended hours, in the future. Please let us know what you think!

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## NEWSLETTER DELIVERY REMINDER

As a follow-up to our article from last issue about newsletter delivery, we would like to remind all residents that the final month for door-to-door delivery of this newsletter is December. If you would still like a copy delivered to your home you must put a request in with the management office.

If you are not already receiving the newsletter by email and would like to, you can either contact the office by phone at 734-971-0233, or email your request to [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com).

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## LOOKING TO RENT IN THE VILLAGE

Retired man looking to rent a room in the Village. Non-smoker and quiet. References. Currently renting in a 2-BR in Village, but owner needs full space. Please call John at 395-9154.

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## NEWSLETTER CONTRIBUTORS

We are always looking for residents to contribute to this newsletter. We especially need volunteers to write articles and submit photos from around our community. Anyone interested is encouraged to email [pittsfieldvillage@gmail.com](mailto:pittsfieldvillage@gmail.com).

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*To make a C2 Bulletin posting, send an email to [pittsfieldvillage@gmail.com](mailto:pittsfieldvillage@gmail.com).*

# October 2011 Community Calendar

## October 4<sup>th</sup>

### Modification & Maintenance Committee Meeting

6:30PM - 8:30PM @ The Community Building

## October 14<sup>th</sup>

### Communications Committee Meeting

6:30PM - 7:30PM @ Biggby Coffee, 3354 Washtenaw Ave.

## October 18<sup>th</sup>

### Landscape Committee Meeting

6:30PM - 8:30PM @ The Community Building

## October 20<sup>th</sup>

### Finance Committee Meeting

6:00PM - 7:30PM @ The Community Building

## October 28<sup>th</sup>

### Board of Directors Meeting & Open Forum

6:15PM Open Forum, 6:45 PM Meeting @ Community Building

# Looking Ahead... Early November 2011

## November 1<sup>st</sup>

### Modification & Maintenance Committee Meeting

6:30PM - 8:30PM @ The Community Building

## November 11<sup>th</sup>

### Communications Committee Meeting

6:30PM - 7:30PM @ Biggby Coffee, 3354 Washtenaw Ave.

## November 15<sup>th</sup>

### Landscape Committee Meeting

6:30PM - 8:30PM @ The Community Building

## November 17<sup>th</sup>

### Finance Committee Meeting

6:00PM - 7:30PM @ The Community Building