

Pittsfield Village News

August 2011 Edition

<http://sites.google.com/site/thevillageexchange>

www.pittsfieldvillage.com

<http://pvcondoboard.wordpress.com>

Tennis Court Renovations Completed

Pittsfield Village had the dough for a triple bagel!

Darleen Boynton

Modification & Maintenance Committee Chair

At the June Board meeting the board voted to have the tennis court resurfaced this summer. Thanks to a referral to a tennis court resurfacing specialist based in Lansing, resurfacing the tennis court came in thousands of dollars under budget!

Over a few days the contractor sanded down the old surface, filled in the cracks and re-planned the surface before adding a new rubberized playing surface and stripes. The new surface is like playing on velvet!

Gone are the birdbaths (puddles) and large cracks. The court needs resurfacing

about every 5-7 years to keep it in good shape. Letting the surface deteriorate makes for more costly repairs in the long run. It had been 7 years since the last court resurfacing. The court had some significant cracking but an epoxy filler should keep us in good shape for quite a while.

Over the years hockey players, skate boarding, 4th of July fireworks all have contributed to damage to the surface. It will save us all some dough if we respect this as



Photo Courtesy **Darleen Boynton**

set and save it for tennis.

So, what's the deal with the triple bagel? A triple bagel is winning 3 sets of tennis games in a row 6-0. We now all have the chance to enjoy attaining this goal. Have fun!



One Busy Morning In Pittsfield Village

Words & Photos by Darleen Boynton

This morning was so busy in my back yard!

A crew of men were busy sanding down the tennis court in preparation for a new surface. Meanwhile a crew from Superior Mow and Snow were chopping down a long dead tree. Then Colin showed up with a representative from the Washtenaw

County Drain Commissioner's office to study why Pittsfield Village has been getting standing water in the 2800 block of Pittsfield. Betsy Hunsche came along with her 3 dogs out to enjoy the amazing summer weather.

A busy, busy morning! The only thing missing were the deer that have been coming through fairly often.





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Jason Beckerleg

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Finance Committee

Elizabeth Hunsche

Landscape Committee

Darleen Boynton

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Community Manager

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

Preparing Your Vacant Pittsfield Village Home To Show For Sale

Darleen Boynton

Modification & Maintenance Committee Chair

You never get a second chance to make a first impression is an old expression but it is still true. These days there are many homes for sale that have very similar features. To make your home stand out to prospective buyers and make a faster sale at a good price it is important to have your home "showcase" ready. The following is a comprehensive checklist so that you can be sure you have done your best to have your home ready to show. Some of these things you will only need to do one time and others you may have to do weekly.

FROM THE STREET:

Trash: Pick up any trash and cigarette butts. Sweep away any grass clippings or leaves.

Parking: Ask your real estate agent to park down or across the street instead of right in front of your home so that prospective buyers will be able to park right in front of your house.

FRONT OF THE HOUSE:

Scan the front of your home. Get rid of anything stashed in the bushes, or hanging around on the porch or trash can enclosure. Get rid of any of the old style recycle bins hanging around. If you bring them to the office they will recycle them for you. Sweep out any dead leaves or trash in your trash can enclosure area.

Pick up any trash that has blown into the shrubs. Check the area around the neighbors too. Make sure old newspapers and old mail are picked up. Are the shrubs trimmed? If not call in a work order to the Village Office

so that they can be put on the list. It may take some time for this to be done.

NEIGHBORS:

Scan the next door neighbor's yard. Talk to them about the importance of keeping their own yard tidy. Let them know when your house is going to have a showing and ask them to tidy up that day. If they have an unusually unsightly yard ask the Village Site Manager to send them a letter.

FRONT WALK / STEPS:

Sweep the front walk and steps. If there is snow or ice remove it. The Village provides a bucket of ice melt to all residents. You can pick it up at the office.

FRONT PORCH:

Put out the Welcome Mat! If your current one is old buy a new one so that visitors can put a good foot forward..

Sweep the porch and steps, removing any debris or spider webs. (Daily if possible)

Clean your mail box. If it is old and tired looking consider painting it or replacing it.

Clean your front light. If one or both of the bulbs are out call the Village Office to have them replaced.

Clean your window box. Maintain some pretty flowers in your window box. If you can't keep the flowers going, no flowers are better than old dried out dead ones. In the winter cut some greenery to decorate the window box. If the season changes and the greenery are out of season take it out. If the window boxes are in disrepair call the Village Office to have them replaced.



Future Insurance Services

Today's Answers for Tomorrow's Needs

Scott D. Rasbury

President

P: 734-971-0380

F: 734-971-0546

E: scottrasbury@yahoo.com

2389 Jeanne St.

Ann Arbor, MI 48104

Auto, Home, and Commercial Insurance

FRONT WINDOWS:

From the outside of your home inspect the front windows. Wash the windows. If they have spider webs sweep them out.

If the window frames are rotten call the Village and arrange for them to be replaced. The Village will do this for you at no cost. You will need to leave a key or arrange for entry for this work to be done.

Is the window glass fogged? In the basement windows do you see odd shadows or water on the glass? The seal on the glass has broken. Call the Village Office and ask that the windows be repaired. You will need to make arrangement for entry. This may take some time for the Village to do. There is no cost to the home owner for this work.

Window Screens: Inspect the window screens. Wash them if they are dirty. Have them repaired if they have tears. Bring the frames to a place like ACE Hardware for the screen to be replaced. If you need help with this call to the Village Office. The staff can help you get the screens out at no charge.

LIVING ROOM / DINING ROOM:

Dust mop the floors. If you have carpeting clean any stains and vac the carpets.

Make sure all the walls are free of spider webs. Don't forget the coat closet.

Check that the blinds all work and are in good repair. If they do not work or are broken replace them. Mini-blinds are fairly inexpensive.

Adjust the blinds to let in the maximum of light. If the windows are spotty or dirty having the blinds in front of the windows can be better.

Wipe down the baseboards, window sills and tops of the windows.

Remove any scrapes or scuffs on the walls.

Wash the windows and frames including the front door window and back door window.

Inspect the window treatments if they are not impeccably clean take them down. If they are very stylized take them down.

BEDROOMS:

Sweep and vac the floor.

Wash the windows, sills and window frames.

Inspect the hardware on the bedroom door. Repair if broken.

Inspect the closet that all shelving units and closet rod are secure.

Adjust blinds to let the light in.

Clean the blinds. If they are not in good shape replace.

Check the light fixture and replace any burned out bulbs, and clean the light switch and switch plate.

BATHROOM:

This may take a while but it is really

important!

Clean, clean, clean is the most important thing to remember in the bathroom

Check the light bulbs. Replace any that are not working. Clean the light bulbs.

Check the towel bars. Are they clean and mounted securely? If not correct.

Toilet paper holder: is it clean and secure? It is considerate to leave a fresh roll of tissue.

Toilet: Check that it is totally spotless- inside and out. Is the seat clean and secure? If the seat is even slightly chipped or marred replace it.

Does the toilet flush properly without any leaks. If not correct.

Sink: Keep it spotless. Clean any water spots on the fixtures. It is considerate to leave some hand soap.

If the sink drain is slow correct this. The Village Maintenance Staff can help with this as a bill back item.

Empty the vanity. Clean the floor of the vanity. If it looks bad put in fresh shelf paper.

Ceiling fan: is it clean and working properly? If not have correct.

Shower curtain rod: is it clean and secure? If not correct.

Door hardware: does everything work properly? If not replace.

Is the threshold to the bathroom clean and secure? If not correct.

KITCHEN:

Another important room that may take some time to get ready. Once again, cleaning is the most important thing to remember.

Kitchen floor: sweep and wash every where. Move out the stove, get next to the fridge and behind the basement door.

Stove: clean the range top, inside the oven and the broiler section. Lift up the range top and vac all the old noodles and vegetable pieces that fell down there. Dust behind the stove.

If you have a mounted paper towel holder leave a full roll of paper towels.

Clean the pantry shelves.

Empty the cabinets and drawers of everything! Vac out any loose bits and crud.

Leave a small garbage can under the kitchen sink.

Polish the sink and fixtures.

Check if the fixtures leak when turned on. If so replace. The Village Maintenance staff can do this repair as a bill back item.

Check that the garbage disposal/ drain work properly. If they do not the Village Maintenance staff can do this repair as a bill back item.

Check the light fixture- clean the globes and replace any burned out light bulbs.

Adjust the blinds for good light.

BASEMENT / CRAWL SPACE:

Clean! Clean! Clean!

Install a new furnace filter. After all the cleaning you have been doing you want to catch as many fuzzies as possible to keep things clean. Most likely it has been a while.

Vac any peeling paint on the walls- if the cement is also crumbly it is a sign of moisture. Call the Village to have the grade outside your home checked to see if it can be adjusted. There is no cost for this service.

Check that the dryer vent is connected properly and is not loaded with lint.

Be hyper vigilant about clearing out spider webs in the ceiling, by the appliances, in the window sills, etc.

Vac up any loose paint on the duct work.

If carpeting is at holding an odor from being damp remove it and throw it away. It will be more of a liability than an asset.

Tack up any loose cable tv or phone wires.

Adjust the blinds to let in good light.

Clean out any debris such as old furniture from crawl space.

Inspect for any standing water. If standing water is found make a report to the Village Office and make an appointment for the Maintenance Staff to come have a look. There is no charge for this service.

DECK:

Sweep off any leaves or debris. Pull any weeds growing up between the boards.

If any boards are missing call the Village Office and request that they be replaced. The Maintenance staff can make deck repairs as a bill back item.

If you have a light fixture report to the Village Office any burned out light bulbs. The maintenance staff will replace them at no cost.

Clean the light fixture if you have one.

BACK YARD:

Clean up limited common space (garden) by the house. In the spring you can ask the Village to deliver mulch to your yard for this area there is no cost for this. You will need to spread the mulch yourself.

Pick up any dead branches or leaves around your deck as well as any trash..

Inspect the window frames. Report any rotten window frames to the Village Office and make an appointment to have them repaired. There is no cost for this service.

If there is a problem with drainage in your back yard call the Village Office to have it inspected. The Village has a list of problem areas they are addressing. Get your place on the list. There is no cost for this service.



Pittsfield Village
Communications
Committee

... Bulletin

Free Perennial Flowers

Bleeding heart, iris and more. You dig.
Call 734-973-9791 for more info.

Baby Items For Sale

Gently Used: Chicco Backpack Carrier
\$70 OBO, Sealy Natural Rest crib mat-
tress (zippered mattress cover used, no
stains or wear and tear) \$50 OBO, Fisher
Price Roll and Roar Dinosaur \$25 OBO,
Fisher Price Laugh and Learn Mailbox
\$5. Call Jill at 734-417-2376 if interested.

Free Fluorescent Lights

Two 4' fluorescent lights with tubes, 5
years old, minimally used and in great
condition, plug in type, no switch. Free!
Email adelas@umich.edu, or call Adela
at 734-975-0599.

Basement Clean-up Crew

I'm a Village owner (ex-resident) and
would like to share the name and
contact person I used to clean up my
recently flooded basement. My unit,
2841 Whitewood had a soaked carpet
on the finished side of the basement
from the first night of storms and then
another back-up from the second night,
which required immediate cleaning. I
found a 2-person crew who does odd
jobs, repair and maintenance work in
Ann Arbor. They arrived shortly after
being called, provided an estimate and
then began work shortly after. They
had the carpet removed and the entire
basement cleaned that day. The charge
was a little over \$200, much better than
the blank check that Coach's demands.
If interested contact Joe @ (734) 686-
7085 or Scott @ (734) 624-1645

To make a C2 Bulletin posting, send an
email to pittsfieldvillage@gmail.com.

August 2011 Community Calendar

August 2nd CANCELLED
Modification & Maintenance Committee Meeting
6:30PM - 8:30PM @ The Community Building

August 10th
Communications Committee Meeting
6:30PM - 7:30PM @ Biggby Coffee, 3354 Washtenaw Ave.

August 16th
Landscape Committee Meeting
6:30PM - 8:30PM @ The Community Building

August 18th
Finance Committee Meeting
6:00PM - 9:00PM @ The Community Building

August 19th
Board of Directors Meeting
6:45PM - 10:00PM @ Kramer Triad

August 26th
ANNUAL PITTSFIELD VILLAGE POOL PARTY!!!
Times TBD @ The Community Pool

Looking Ahead... September 2011

September 6th
Modification & Maintenance Committee Meeting
6:30PM - 8:30PM @ The Community Building

September 14th
Communications Committee Meeting
6:30PM - 7:30PM @ Biggby Coffee, 3354 Washtenaw Ave.

September 15th
Finance Committee Meeting
6:00PM - 9:00PM @ The Community Building