



Pittsfield Village

GREEN SPACES • GREAT NEIGHBORS

www.pittsfieldvillage.com

April 2014

Ah... spring is finally here.

May we forever banish the term “polar vortex” from our vocabularies. The ground is still deeply frozen and the grass has not woken up yet but it will soon enough. Don’t count out more snow but by the end of the month the lawns will look like a rolling emerald ocean.

This month the grounds crew will be back to rake up the sticks and things that accumulated from the winter. Depending on the weather we might even have the lawn mowed! The end of April will also bring to Pittsfield Village our dream team of daffodils to cheer in the rest of the spring flowers.

Enjoy!



“Welcome back to the grounds crew!”

Mark your calendar for
one of our best events:

The Flower Giveaway!

Saturday, May 17th

More details next month.



**Please be extra courteous
between the hours of 10:00 pm
and 7:00 am.**

The following activities are prohibited if they produce clearly audible sound beyond the property line of the property on which they are conducted:

- power tools or equipment
- bells, chimes, sirens, whistles
- radio, television, musical instruments
- construction, repairs, remodeling, demolition, drilling
- loudspeaker, amplifier
- loading or unloading vehicles; opening and closing or destruction of bales, boxes, crates



H2O HEROES SCOOP POOP!

Scoop it, bag it, and pitch it in the trash!

Be your dog’s best friend. Scoop poop to keep it out of the storm drains and help your dog protect water quality.

Learn more at www.hrwc.org/h2oheroes





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Design and Nature Photography

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Pittsfield Village Roofing Victories

By Darleen Boynton, M&M Chairperson

The record breaking snow of the 2013-2104 winter season brought worries to the maintenance team that Pittsfield Village might experience record breaking ice dams with it. I report with some satisfaction that although a handful of residents did report ice dams occurring at their home, the neighborhood came through relatively unscathed.

We have all been working since last summer to plan for reroofing all of the buildings throughout Pittsfield Village over the next 12 years.

Ice dams are roof leaks caused by ice forming under the shingles and then melting into the home. The winters of 1999-2000 and 2000-2001 brought severe ice dam damage to our neighborhood. In addition to the cost and trouble to our residents, our insurance rates went up as well.

To alleviate future problems the Village took several steps. We installed more ventilation into the attics. A cooler attic makes less melting and freezing. When the roofs were replaced we had the contractor install 6 feet of ice guard—a rubber membrane under the shingles to further protect the roof.

Pittsfield Village stakeholders (consisting of the management staff, the maintenance and modification committee, the finance committee and the Board of Directors) have

all been working since last summer to plan for reroofing all of the buildings throughout Pittsfield Village over the next 12 years.

We have hired Roofing Technology Associates to assist us with developing specifications for roofing bids. Considering this is a \$2.9 million project, we want to get this right. In the 1980's roofing was installed that had so few nails the shingles blew off in a storm. We do not need a repeat of that!

To prepare for this project, the various stakeholders have also consulted with Reserve Advisors, a company that assists condominium associations with estimating how much projects will cost by developing a Reserve Study. In response to the Reserve Study, Pittsfield Village has been saving and saving so that residents will not experience a large increase in fees or any special assessments. To keep costs steady and keep our reserves from going below what is required by law, the stakeholders have elected to start reroofing this summer.

There are 9 buildings planned to be done costing \$242,000.00 for this first phase.

In the 1980's and 1990's the roofs of Pittsfield Village were deplorable. The neighborhood had relatively little money saved and was really working by the seat of its pants to keep things going. We will not be in that situation this go around.



April is Tornado Awareness Month

Don't get swept away to Oz



Pittsfield Village
Communications
Committee

Bulletin

Hurray! It's spring! Bulbs are sprouting, snow is melting, and ... what's that, Toto? You see low black clouds swirling overhead? It's not a flock of flying monkeys. It's a tornado!

Tornadoes can occur anywhere, anytime; but are most likely to occur in the spring and summer months. Since April is Tornado Awareness Month, here are some tips for preparing for the worst that nature can dish out.

Tornado Facts & Myths

Know the difference between a tornado watch and a tornado warning. A watch just means that conditions are favorable for a tornado. A warning is more serious – it means that a real tornado has been spotted nearby on the ground or on local weather radar.

The sounds of a tornado can vary from a dull roar to the sound of a waterfall to the stereotypical train-like blast.

Tornadoes can be virtually transparent until they start carrying dust and debris.

Most tornadoes move southwest-to-northeast, but they can move in any direction.

No area, despite its history, is “tornado-proof.” Tornadoes can jump rivers, cut through major cities, and even hit the exact same neighborhood more than once in a few years' time.

Watch the Skies

If it is tornado season and the skies darken, keep an eye out for these common warning signs:

- Storm clouds that are green or greenish-black
- A wall cloud – basically an isolated portion of a thunderstorm that drops below the rest of the cloud base
- Clouds of debris
- Hail
- Funnel cloud – a portion of a storm base that visibly rotates, either above or on the ground

Learn the sound of Ann Arbor's early warning system sirens. As an added measure, you can follow up-to-the-minute storm activity anywhere in the country at the National Oceanic and Atmospheric Administration's Storm Prediction Center.

Find a Safe Place to Shelter for You, Your Family and Pets

If you are at home here in the Village, the safest place to go is the basement. The next best place is the upstairs hall or a closet so that you are as far away as possible from the windows.

The Red Cross, FEMA and other organizations recommend that families practice tornado drills so that everyone in the house knows what to do if a tornado hits. They also recommend preparing for high winds by stashing toys, garden tools and furniture from your deck, and any other household items from outside your home that a tornado can pick up and rocket into your house. Enter the phone number of your insurance agent into your phone today so that you are prepared to make contact after any kind of catastrophic event.

Secure Your Pets

Put a collar on your pets that has your phone number in case they get separated from you. If you can, place your pets in a crate or carrier so that they do not get lost.

For More Info

The National Weather Service at:
www.nws.noaa.gov

The Federal Emergency Management agency at: www.fema.gov

Tornado Safety at: www.redcross.org/disaster/safety/tornados.html

American Red Cross disaster supplies kit at:
www.redcross.org/disaster/safety/supplies.htm

This article was adapted from information from Michigan.gov.

CONDO OWNERS: STILL WRITING CHECKS?

If you are still writing checks each and every month, worrying about getting the payment in on time, using ever-increasing postage stamps, well, we have a solution for you! Perhaps you are interested in safe, easy, convenient and reliable method for paying your monthly Association Fees. If so, we urge you to consider signing up for Direct Debit from your checking or savings account! All you have to do is complete the short form and return it with a voided check to Wanda Buster at the Pittsfield Village office. The monthly fee will be automatically withdrawn at the beginning of the month and you'll NEVER have a late fee!



In the Garden

Lisa Joseph, Master Gardener
Pittsfield Village Staff Horticulturist

It was cold and windy again today. I'm just not motivated to work in the garden. It will be just my luck that warmer days will arrive suddenly and total panic will set in. I did go out this afternoon to survey my garden beds and thought, "Where do I even begin?" I'll follow the advice that I give to people who feel overwhelmed by garden tasks. Don't look at the entire picture, but rather take a little piece of the garden at a time. Don't try to tackle it all at once. How many of us have gone hog wild in the garden for hours at a time and then have not been able to get out of bed the next morning? You know who you are.

In my front garden bed where the sun shines all afternoon, the snow has melted and bulb foliage is popping up. Now that is hopeful! Study your landscape this spring for gaps that could be nicely filled with bulbs. Mark these spots carefully and make note to order bulbs in late summer.

I was asked a question recently about shoots growing at the base of a tree. If you have a grafted tree that has a thicket of shoots surrounding the trunk, these are called suckers. Prune these suckers out as often as is required. A nuisance, yes, but very necessary.

I wrote last time about planning to make some changes in my garden and adding a few new perennials. I'll share with you what I've settled on:

Coreopsis Electric Avenue- this one has the bright yellow flowers of Coreopsis Moonbeam but is supposed to be more robust and hardy with larger blooms. I'm so anxious to try it.

Dianthus Everlast White + Eye- despite its silly name, this pink has great potential. It has double white blossoms that have a delicious raspberry-colored eye in the center. This plant is touted to begin blooming early in spring and to continue on and off through late autumn. Wow! And the flowers have that fabulous clove scent that is intoxicating.

Echinacea Julia- a new coneflower with stunning bright orange blooms that cover the plant all season. This Coneflower is compact with stout stems that don't topple. I hope I can find it locally. It was already sold out in one catalog.

Geranium Azure Rush- beautiful light blue blooms cover this Cranesbill all summer long. I've always admired Geranium Rozanne, but Azure Rush is advertised to be just as floriferous but not quite so rambling.

Lavandula Phenomenal- a lavender that will stand up to our heat and humidity and brutal winters? How wonderful would that be? I hope it's true. We will see.

Panicum Northwind- this Switch Grass was named the 2014 Perennial Plant of the Year. Its mature size is 5' tall by 3' wide. The habit is very upright. Yellowish flower panicles arrive in late summer and hover above the bluish green foliage like airy clouds. It also tolerates a variety of soil conditions and braves adversity like a champion. Fall color is golden yellow.

The hummingbirds are due back at the end of April. Remember to have your feeders in place. Also, a few early spring-blooming perennials that will be visited by hummers are Bleeding Heart, Columbine, and Honeysuckle. I've read that they also feed on tree sap and insects. I usually create some spring planters in early April with Bleeding Heart, Dianthus, Pansies in pastel colors, Columbine, Gerber Daisies, and brightly colored Ranunculus. When you are ready in late May to change out your planters to summer annuals, you can transplant the spring perennials into your garden.

I'm going to keep a sharp eye out for the blooming of my favorite early bulbs, Tommies (Crocus tommasinianus). Then I will know that spring has arrived and all is well.



		1	2	3	4	5
6	7 6pm M&M Committee meeting	8	9	10	11	12
13	14	15 6pm Landscape Committee meeting	16	17 6pm Finance Committee meeting	18 Good Friday Office closes at 4pm	19
20 Happy Easter!	21	22 6:30pm Communication Committee meeting	23	24 6:15pm Open Forum 6:30pm Board Meeting	25	26
27	28	29	30	<p><i>All meetings to be held in Pittsfield Village Community Room unless otherwise noted.</i></p> <p>Upcoming dates to remember: Tuesday, May 13, 2014 – Annual Meeting Saturday, May 17, 2014 – Annual Flower Giveaway Monday, May 26, 2014 – Memorial Day-Office closed</p>		



Bring Out the Bikes!

The spring weather brings the bikes from in the house to outside! Watch out for people of all ages learning to master riding their bikes.



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