

Pittsfield Village News

www.pittsfieldvillage.com

AUGUST 2016

To the Pittsfield Village Association Membership,

My name is Tomas Cottrell and I have accepted the position as your Community Association Manager.



I am a Property Manager with extensive experience in the Residential and Commercial markets as well as the Student Housing Industry. While attending college I participated in a series of internships with Walt Disney World in Orlando, FL during which I was promoted to a lead consultant in their Public Relations department. I left Disney to pursue a career in Real Estate/Property Management and have continued to excel in the industry ever since. I have recently joined Associa/Kramer-Triad as a Community Association Manager and will soon hold the CMCA (Certified Manager of Community Associations) certification and I am working toward my AMS (Association Management Specialist) certification.

Trust that I will do everything possible to enhance and improve upon the high standards already set for your community by your Board of Directors.

It is an honor to have the opportunity to manage your wonderful community and I look forward to working with you. Should you have any questions, please feel free to contact the Pittsfield Village office at 734-971-0233.

Sincerely,

Tomas Cottrell

Associa / Kramer-Triad Management

REMINDERS

Modifications Requests

Why do I need to submit a modification request?

Any changes or additions to the exterior or interior of your home must be approved in writing by the Maintenance and Modification Committee before the proposed modification can take place. This process is in place to protect the aesthetic appeal throughout the Association and the property values of the homes within it. Failure to obtain approval before making a modification to your home may result in fines or legal action to remove the said item.

What do I submit?

Please use the modification request form found on our website (pittsfieldvillage.com), in your resident handbook, or at the office. Note that you must include a drawing of the modification, include a detailed list of materials to be used including: color, type, size, etc. The more detail and clarification you can provide the better!

Please return the completed modification request form at least 3 days prior to the committee meeting to:



Pittsfield Village Condominium Association

2220 Pittsfield Blvd.
Ann Arbor, MI 48104
or

Email: office@pittsfieldvillage.com

M&M meets on the 1st Tuesday of each month!

Pittsfield Village requires written approval for Landscape Modifications as well. Basically, the same procedure is followed. Your application must be reviewed and approved by the Landscaping Committee.

Landscape meets on the 2nd Tuesday of each month.



Do you have ants? Bees?

call the office to schedule the exterminator.

Eradico Pest Control comes to PV every Thursday—all you have to do is call us **prior** to Thursday to be put on the schedule!

PV office hours: 8:30 to 5:00

Monday through Friday.

DID YOU KNOW?

Residents can order from Amazon.com, Comcast.com, and can now schedule a **call back** to order their Comcast service!

No more waiting on hold!

Go to this link and schedule your call back today

xfinity

www.xfinity.com/getxfinity

IN THE GARDEN- August 2016

By Lisa Joseph, Staff Horticulturist

August is the time to diligently continue your work erasing the garden blemishes- weeds, chewed, tatty foliage, and floppy plants all need attention. Now is the time to deal with the untidy bits, to deadhead, edge the beds where the grass is encroaching again, apply fresh mulch where needed, stake floppy plants, and trim out ugly leaves.

The Japanese Beetle population should (hopefully) be dwindling. These pests have been especially prolific this year, completely engulfing some of my cherished plants and chewing holes in all of the blooms. I've had to increase my tolerance for pest damage on my plants this season because of this rise in nuisance critter numbers. I knew I'd have to wait it out, and then my garden would get a second chance to be brilliant.

Peonies are best divided and transplanted in late August. Their "eyes", or growing points, must be buried 2 inches below the soil surface. Be careful not to plant too deep, however, or your Peony won't flower next spring. Look around the garden for other plants that will need to be divided in the fall.

Don't let your compost dry out during these days of little rain. Add water with your hose and turn it with a pitchfork to aerate and hasten decomposition.



LISA'S PLANT OF THE MONTH:

RUDBECKIA 'GOLDSTURM'- Black-Eyed Susan; 2.5' x 2.5-3' (see photo).



This perennial begins blooming in mid-summer and lasts well into fall. The blossoms are bright golden yellow with a dark brown center. These powerhouse plants tolerate clay soil, drought, and partial shade. They make an excellent cut flower, supply winter interest, and attract pollinators and birds with their flowers and seeds. Black-eyed Susan rarely suffers from insect or disease problems. Avoid Rudbeckia Leaf Spot by watering your plant in the morning. Don't water on cloudy humid days. If the plant does get the telltale

black spots on the leaves, use an organic fungicide to control. Discard any fallen leaves that show fungal signs (don't compost). It's a good practice to cut down a few of the seed stalks to deter too many volunteers from cropping up.

IF YOU WANT TO MAKE YOUR GARDEN BIRD-FRIENDLY:

1. Supply a water source all 12 months of the year. Birds love a dish or birdbath filled each day with fresh water or try a light sprinkler or a waterfall or bubbler. Moving water is fascinating to curious birds and attracts them in to your garden.
2. Create a habitat area with nooks for hiding, good nesting spots, and shrubs and vines that offer a food source. Mix it up for multiple-season accommodations- offer thorny plants, vines, and evergreens for protection, fruits, seeds, and nectar sources for nourishment.
3. If you have a larger garden, keep a brush pile in an out-of-the-way corner. This will offer birds a hiding place, especially in harsh weather.
4. Install nest boxes for cavity-nesting birds such as Bluebirds and Tree Swallows. Keep them cleaned out in between nesting times.

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5. Keep your bird feeders clean. To prevent disease, clean and sterilize feeders with bleach solution (1 part bleach to 10 parts water). Even washing feeders with hot soapy water will ensure that birds remain healthy.

6. Keep cats indoors. Millions of songbirds are killed annually by free-roaming house cats. Keep birds safe- let your cat watch bird activity from behind a window.

A fabulous resource for bird information is the Cornell Lab of Ornithology. Remember to get out there and play every chance you get during these beautiful summer days.

FROM YOUR BOARD OF DIRECTORS

- ⇒ CONCRETE work will be starting soon!
- ⇒ SIGNS: the sign rule will be stricken from the Residency Rules, as passed by the Board of Directors at the July meeting. The bylaws supersede the Rules, therefore, the bylaws will be used to enforce violations of this restriction. *"No signs shall be displayed which are visible from the exterior of a Unit or on the Common Elements at any time for any reason without advance written approval of the Board of Directors. This prohibition includes, but is not limited to, "For Sale" signs, "Open" signs, "Garage Sale" signs and political signs. No advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements at any time without the advance written permission of the Board of Directors."*
- ⇒ MEETING DATE: reminder that the Board now meets on the last Wednesday of the month.

LANDSCAPE COMMITTEE NEWS

CONTINUING ISSUE: the committee will work on a plan for a "noise barrier" at Packard Road over the next year or two.

DID YOU KNOW? A certain amount of the landscape budget is allocated for replacement plants. If you have a dead or dying plant in your garden bed, please let the committee know via request form to be considered!

Looking ahead...

4th Annual

Pooch Plunge!



This party has gone to the dogs! Literally!

September 8th

5 pm to 7 pm

SAVE THE DATE!

Pittsfield Village will be hosting a
"Comcast Bill Review" on:
Thursday, September 15
2:00 pm—6:00 pm

Representatives from Comcast will review your services and packages to make sure you are getting the very best value!



AUGUST 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 M&M commit- tee meeting 6:00	3	4	5	6
7	8	9 Landscape committee meeting 6:00 pm	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31 BOARD MEETING Open Forum: 6:15 pm			

BOARD OF DIRECTORS 2016-2017

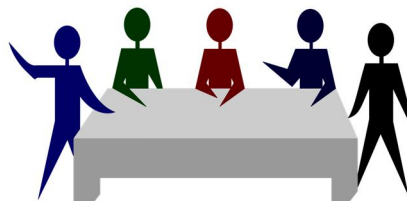
Aaron Pressel, President
aaron.pressel@pittsfieldvillage.com

Cindy Samoray, Treasurer
Cindy.samoray@pittsfieldvillage.com

Sarah Deflon, Vice President
Sarah.deflon@pittsfieldvillage.com

Lara Cooper, Secretary
Lara.cooper@pittsfieldvillage.com

John Sprentall, Member at Large
John.sprentall@pittsfieldvillage.com



COMMITTEE CHAIRS

Ellen Johnson, Maintenance & Modification
Brian Rice, Landscape

MANAGEMENT OFFICE

Community Manager, Tomas Cottrell
Bookkeeper, Wanda Buster
Administrative Manager, Tracy Vincent

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