



Bits from the Board

Starting this month, we are experimenting with including a summary of major items discussed or decided at the most recent meeting. Our goal is to have minutes drafted, reviewed, approved and posted within two weeks after the meeting. You can get to these minutes, and minutes of previous meetings at <https://www.pittsfieldvillage.com/government/monthly-board-minutes.php>

We recognize that these topics may not be familiar to all residents. If you are interested in understanding more about an area, please submit feedback by contacting the office or the Board of Directors or attending open forum at the next Board meeting.

The October meeting of the Board of Directors was held on Wednesday, October 19, 2022.

DISCUSSED/REVIEWED:

City of Ann Arbor- Drainage Update

The Board met with representatives from the City on 10/19 to hear about City plans for water mitigation improvements in Pittsfield Village; work is moving into design phase and there will be City outreach to the community once that is further along; work expected to start in 2024 construction season.

McDowell & Associates Proposal - addressing foundation issues

The Board met with McDowell on 10/19 to get engineering advice to inform the foundations project. They will provide recommendations for foundation repair that can be taken to a general contractor for bid; a letter for Fannie/Freddie lending; and a soil boring proposal. They also provided some inputs on long term water mitigation strategy. We elected to send McDowell information on a new proposal for foundation stabilization for feedback on best practices.

Rain Gardens

Jessica Lehr will connect with county resource to schedule a free consult during the winter months.

DECIDED/ADOPTED:

Long term Planning/Reserve Study

Final version of the Reserve Study approved, contingent on eliminating the line item on removal of the playground gazebos since we do not plan to remove the gazebos. Getting the reserve study in place gives us a 30-year plan for critical maintenance to keep our community running.

Approved / Signed Proposals

Superior- Buckthorn Removal- \$6,300

RTA- Bidding + QC Services- \$8,300 (Roofing project)

City of Ann Arbor- Snow Removal Agreement (agreement that allows Pittsfield Village to clear our own streets)

TABLED:

Governing Document Amendment

On hold until Ad Hoc Committee is formed.

Security (Doorbell) Cameras

Board is revisiting the policy approved at the July meeting.
More discussion to follow

SEASONAL MAINTENANCE REMINDERS

- It's getting dark earlier now so please check your porch lights. If they do not come on automatically, please let us know and we'll fix the light or change the bulb.
- This is the time of year to change your smoke detector batteries and furnace filters. While you're at it, make sure your thermostat battery is working condition.
- Garden hoses should be disconnected and put away for the season. If you need assistance with this, call the office.
- There is a bin outside the maintenance garage for the return of Garden Markers. Please return them ASAP.

office@pittsfieldvillage.com

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In The Garden November 2022

By: Kristan LaFleur

The days have become shorter, and your garden will soon be dormant for winter. A few plants continue to shine through the cold weather, especially those with evergreen foliage or those you left standing for winter interest. Ornamental grasses steal the show as they offer you a standing ovation for all your summer efforts.

Planning for the Future

Look back through journals and photographs you've kept all year long. This is a good time to reflect on all valuable experience gained working with nature to produce something beautiful for your home and garden. Some photographs taken might be worthy of framing to give to friends during the holidays. Keeping a log helps gain knowledge on what works or doesn't, when you fertilize and dig up sensitive plants. Be sure to pick up a new journal for next year while you're out shopping this month.

Things to do in November

- Don't forget to water when needed during these crazy temperature fluxes.
- It's time to clean up the gardening shed and get things ready to store for winter. Drain and store hoses before freezing temperatures arrive. Clean out any containers you're finished with for the season and store them away for the winter. Be sure all tools are cleaned and stored away.
- If any fall blooming perennials remain and you don't plan to use them for winter interest, make sure you've cut them back before the snow comes.

Flowers of the Fall

Needing garden color for the fall? Try adding these perennials out.

Aster (Pic.a) Dianthus (Pic b) Helenium – Autumnale (Sneezeweed) (Pic. C)

Sedum (Pic. D) Winter hardy Chrysanthemum (Pic. E) Tricyrtis – Lightning Strike (Pic. F)



(A)



(B)



(C)



(D)



(E)



(F)

For Our Snow Birds

If you are going to be away for an extended period during the winter season around the corner, you will find that you have a bit more prepping and planning to do before you depart. We caution you that you will be responsible for all damages which **may occur as a result of failure to maintain heat and electricity at the unit.**

Use this checklist of winterization steps to secure your home before you leave

- **Keep heat set above 60 degrees** (or at temperature outlined in Bylaws as applicable) and open cabinets containing pipes to allow heat to enter.
- **Do not shut off basic utilities** (electric, heat or water).
- **Secure** all windows and locks.
- Provide a neighbor with a key and notify Management (office@pittsfieldvillage.com) who has it.
- Email management (office@pittsfieldvillage.com) with emergency contact info so that we can contact you or your designated emergency contact in an emergency situation.
- Ask a friend, neighbor or family member to inspect the interior of your unit periodically for any signs of a problem if you are not routinely available to perform these inspections yourself.
- Stop deliveries and forward mail so that it is not obvious that the unit is vacant.



Getting Your Head Right for a Big Snow in Our Village



(One resident's approach to snow removal in our neighborhood)

I LOVE the snow! (When I have a nice warm house to retreat into for a warm up, that is). And I love snow shoveling as much as I hate lawn mowing, so keep this in mind if you decide to read on. The Pittsfield Village Condominium Association pays for and manages all snow removal on our streets and sidewalks, right up to the front doors. (We have an agreement with the City that keeps their giant, car-burying plows out of our neighborhood and gets our Association some reimbursement for our plowing costs).

The Association also puts down ice melt, often too much for my taste, but I keep some handy for times when I think it is needed. (Small bags of salt are available for pickup during office hours).

So, you can do what many people do—just sit inside in the warmth and do nothing—and that is generally fine, but here is what I do when I'm home: I keep snow shovels at the front and back doors because (a) I actually like shoveling, (b) the crews that do the hand shoveling of "upwalks" don't have time to be as picky as I am, (c) the walks aren't shoveled when there is less than 1"-2" of snow, and (d) the deck is NOT cleared by the Association.

I shovel the public sidewalk in front of the house a couple times during a big snowfall. Again, because I like it and because I know people are out walking and the crews will not come until the snow stops.

After the crews finish the sidewalk plowing and hand shoveling I do "clean-up." The sidewalk plows leave the curbs covered with snow, and if you drive a car you will find that having the curb cleared is helpful, especially if the weather would make this turn to ice. (Don't push this into the street. It's pretty easy to lift a smallish shovelful up and throw it onto the lawn).

When the snowfall is completely over I clear a path from the back door down the steps. This is an "in case of emergency" measure, so I make sure the door can completely open easily.

After a really big snow I amuse myself by clearing the sidewalks (again) of

residual snow the front end loaders have left when they pushed snow out of the streets then up and across the sidewalk onto the lawn. I often even hand shovel some snow left in the street, depending on whether the forecast is for weather that will melt the residual snow or freeze it.



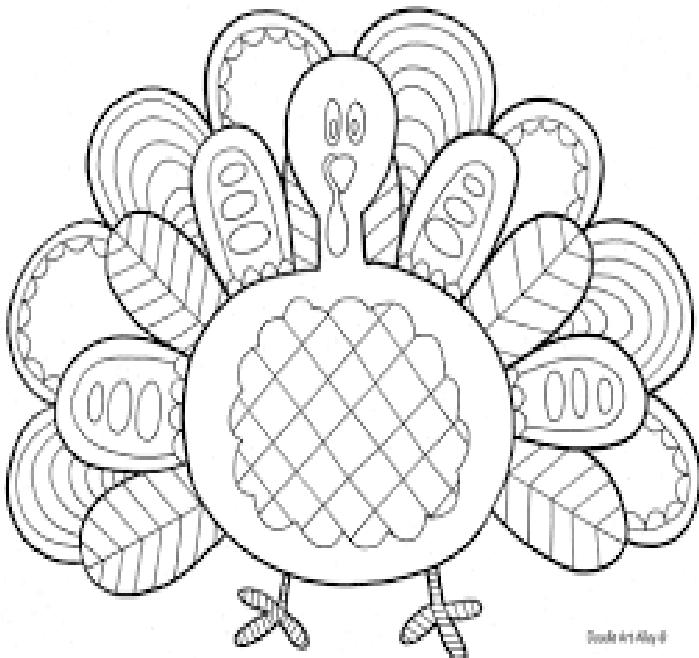
If there is a BIG snow (4+ inches). First, after a big snow, resist joining in the whining that inevitably occurs on the neighborhood Facebook page. ("Where are the plows?! My street hasn't been cleared! Why so much salt on the sidewalk? Why did they salt so far in advance of the snow?!" etc., etc.. We have 422 homes in 102 buildings on 67 acres, there are miles of streets and sidewalks, and weather prediction is far from perfect. The contractor does their best to judge when the snow will start and stop falling and when and where to assign crews. Staff of this kind are hard to find these days, and they can only work so many hours before

resting. Posting "Thank you, great work!" or a "Plows are now on Fernwood!" is constructive and helpful. And you can ask for help there or post if you can help others. If there is a real problem that Management should know about, email specifics to office@pittsfieldvillage.com, but be patient.

After big snows the contractor appreciates people working with neighbors to move their cars out of the area for a few hours to allow plows to scrape large curb areas clean. If you learn a plow will be coming down your street, you can temporarily park on another Village or neighboring street. Or—and I'm not suggesting that you *should* do this (wink, wink)—the commercial areas on Washtenaw are often cleared early, and, if so, you can safely put your car there for a few hours. Or, better, if it's an option for you, park in a less-used area of Arborland and enjoy a brisk walk back with a hot drink from Starbucks. But do NOT leave your car in those areas overnight.

Please do not shovel out a space, put your car back into it, and put a sign marking it as yours or get mad if someone parks there while you are gone. This is not helpful because (a) these are public streets and no spot belongs to you, but more importantly (b) with your car there—even in your cleaned out space—a plow truck will end up leaving 2-3 parking spaces behind and in front of your car piled with snow it is pushing because it cannot maneuver any more closely than that around your car. This means you will be (temporarily) robbing your neighbors of probably four parking

Coloring Fun



I like
summer.

Spring is
nice.

Let's skip
winter &
do fall
twice!



ATTENTION BIRD LOVERS!!

A couple of months ago, I drafted a short article for the newsletter with this bird's picture included for interest. The text referred to this feathered visitor as female, which was a guess on my part, and also served as a rather lame bit of humor in my intro.



However, I was later informed that it's a male robin. I stand corrected! Yes, male robins bathe, pretty often as it turns out. Apologies to all the male robins who frequent bird baths in the Village!

Speaking of clean birds, we're heading into November weather: one of the least appealing months in Michigan, in my view. Birds that don't head south will need food and water. This year, a few requests from the Board and your neighbors: Please use a tray of some kind under your bird feeder to catch the (oh so many!!) seeds that fall. There are a ton of options for home-made catch trays on Etsy and other websites.

Keeping seeds and debris off the ground helps to limit food for skunks, raccoons, groundhogs and other critters that we may love....at a distance. We all end up having to pay for capture, removal, and relocation of these critters, and the track record for success in this endeavor isn't very encouraging.

Please limit bird feeders to one per household/unit. It's not what you may want, but it's a way to enjoy the company of birds (and chipmunks and squirrels who may or may not be successful jumping onto your bird feeder), while limiting the amount of seeds and debris that land on the ground and attract the bigger, less desirable critters that we then pay to eat elsewhere. Instead of a second bird feeder, consider a bird bath. I'm not very knowledgeable about bird habits and hygiene (evidence above), but I have learned that keeping their feathers clean by bathing in water or dust is really important for their health. (Glad that doesn't apply to me or my canine housemates.)

Thanks for all you do to make the Village are really awesome place to live!

spaces that could have been cleared by the plow. AND some of that snow the plow is pushing will end up pushed against your car.

If your car is not moved when a plow comes through the crews will eventually use a front end loader to clear snow around it as closely as they can (street side and front and back ends). If that happens you may need to do some hand shoveling around it to get out. My cars have all had all wheel drive and I've never had a problem getting in and out of partially plowed areas along the street, but it's far better if you help accommodate plowing, especially if colder weather is predicted to follow which would freeze ruts of slushy and crusty snow.

Finally, if there is a weather warm up and you notice large pools of meltwater standing in the street, clearing snow from along the curb will allow it to reach the storm drains, although this may be too big a project depending on how much snow fell. Keep in mind through it all that no one ordered up the snow, everyone—not just you—is having to deal with it, and the crews share your desire that you end up safe and happy as quickly as possible.

Lisa Lemble



Pittsfield Aesthetics

Appearance is not only limited to upgrades or changes, but also to neglect. Few people are happy living next door to a home where trash containers always sit out in plain view, the front or back is cluttered with personal items; or the deck is piled with neglected or discarded items. Our standards help prevent these situations and provide guidelines for remediation, so property values—yours and everyone else's—are protected.

Decks must be kept clear of trash and litter and kept in good repair. Furniture on decks must be well maintained. If a tarp is used to cover deck furniture during the winter, the tarp must be tied down. Neutral color tarp is preferred (less jarring against the snow in the winter).

See also Storage: **Decks and patios:** Only appropriate items shall be stored or used on decks and patios: outdoor furniture, tools, toys, bicycles, potted plants, and Rubbermaid or other storage containers approved by the Village. Trash containers may not be stored on decks or patios. Grills may be stored, but not used, on decks unless they are electric. When not in seasonal use, bicycles, toys, tools and similar possessions shall be stored indoors or, if outdoors, within an approved storage container.

Pittsfield Village Office

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BOARD MEETING LINK

No meeting will be held in November. Instead, the board will meet early in December due to holiday schedules.

December 7 meeting link:

<https://meet.goto.com/279980813>



Signs of the times

We've got an election coming up this week and signs for favored positions are visible on every street in the Village. It's quite heartening to witness the degree of engagement of Village residents. As we approach the day to cast ballots, please be considerate of viewpoints that may be different than yours.

When the election is over, please remove election-related signs in the next week or two. While you're at it, please put signs with messages you find important in your window, so our grounds crew can more easily (and quickly) get our common areas and garden beds ready for winter.

Thank you!

The Board



Paws & Tails Pet Care

Right here in Pittsfield Village!

Have peace of mind while you're away with quality care and affordable rates for your furry family member!

I provide daily dog walking for people who have long, busy, work hours, new puppies who need potty breaks and socialization, or for those that want their dog to have a fun break in their day! I also provide house visits for dogs, cats, and small animals for those gone on vacations and business trips. Email to book your free meet & greet and to receive more information.

Irenehayes03@yahoo.com

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|-----|-----------------------------------|-----|------------------|------------------|-----|
| | | 1 M&M Committee Meeting 6:00pm | 2 | 3 | 4 | 5 |
| 6 Daylight Savings Fall Back - change clocks | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 OFFICE CLOSED | 25 OFFICE CLOSED | 26 |
| 27 | 28 | 29 | 30 | November 2022 | | |