



### Do you own a Bengal cat?

As beautiful as these cats are, no cat is permitted to roam the Community.  
Please keep cats inside or on a leash.

THANK YOU



### Another great year at the pool, another great **POOCH PLUNGE**.

We all certainly enjoy the pool whether we have 2 or four legs and whether they have hair or not. Thanks to Kat for bringing dog treats, apple cider and apple donuts. Yum! We had a ball munching. Even our majestic manager Kendra was there with her daughter and dog Bill. Yes, I know the name of her dog but not her daughter. Hmmm!

This year was a bit different. We had over a dozen dogs. Many, many repeats. But our celebration became cliquish. The larger water dogs -about 4- stayed in the pool, which was the purpose of The Pooch Plunge. Middle sized dogs got into a group and ran around the pool playing. Then there were the little dogs: the Maltese, Shih Tzu, Toy Poodle, and a couple little terriers. They were so delighted to find someone their own size, under 10 pounds. They banded together and just hung out with smiles on their faces. It was truly enjoyable to watch them all, no matter the size or activity. Many human attendees brought no dogs but just had fun watching the show. Thanks to The Village and everyone that contributed. I think this was our 7th year! See you next year for more dog-gone fun! Please join us. Barb & Kat



## Board Meeting Highlights: September 20, 2023

Submitted by David Brassfield, Member of the Board

At its most recent monthly meeting our Board of Directors discussed and voted upon a number of matters. Of particular note were the following:

***Governing Documents Committee.*** The Board voted to formally establish this body and to appoint its members. Already they have begun the work of updating and revising our Association's Master Deed and Bylaws. The Committee expect to be at this for much of the coming year, and once their proposed changes have been completed and accepted by the Board, the revised documents will be submitted to the entire Association membership for ratification. A two-thirds vote of all co-owners will be required for the revisions to go into effect.

***Notice and Acknowledgement Form for Prospective Buyers.*** A form is being finalized for use when a Village unit is sold. Its purpose is to alert potential co-owners of their obligations under our various governing documents, rules, and standards and to secure their written acknowledgement of those obligations. The form makes a strong recommendation that buyers arrange for a professional building inspector to examine the unit they wish to buy, and it lists out a number of common problems that may require correction either before they conclude their purchase or after. Because unauthorized structural modifications often surface when units are sold, the form requires an acknowledgment that those must be addressed either by the seller or the buyer. It further requires acknowledgement that any authorized modifications made by previous owners will become the responsibility of the new owner to maintain. Once finalized this form will be made available to Village residents and provided to area realtors, title companies, and others involved in property sales.

***Sustainability and Water Management.*** See Jessica Lehr's article on these important matters, appearing elsewhere in this newsletter.

***Resident Rule Revision.*** The Board approved a proposal by the Landscape Committee to strengthen the language of Rule 2.3, the requirement that co-owners secure approval from the Landscape Committee or the Board before making any changes to the permanent plantings around their units, including trees and foundation

### Maintenance TIPS FOR FALL

#### BE PREPARED FOR WINTER



Schedule your furnace for a check-up if you think it's due! Call an HVAC company now before they book up!

Be sure to check your carbon monoxide detectors before you turn your A/C to heat.

bed shrubbery. Modifications, additions, and removals are prohibited unless they have been granted written approval. The added language makes clear that the full costs of remediation for unauthorized landscaping changes will be borne by the co-owner and that fines will be levied as well.

***Contract Approvals.*** The Board approved two service contracts: (1) a renewal of a contract with RTA Roofing for continuing consultation and monitoring of our ongoing roof replacement work and (2) acceptance of a bid by Superior Mow and Snow to remove invasives and buckthorn from areas behind certain units on Whitewood and Richard.

*Continued on the following page*

***Tours of Inspection.*** Our Office Management staff and members of both the Landscape and the Maintenance and Modification committees have now instituted a practice of making periodic walk-throughs and drive-throughs around the Village, checking for maintenance and repair problems and taking note of the occasional rules violation. Through these efforts we expect to catch small problems before they become big problems and, of course, to take immediate steps to address any major problems uncovered. Where rules violations are found, letters are prepared and sent out requesting the necessary corrections and providing a timeline for completing them. Follow-up inspections are then scheduled to insure compliance.

***Website Additions.*** The Board requested the addition of a couple of content tabs to the Village website and our webmaster is in the process of creating them: (1) Sustainability Initiatives in the Village and (2) Information for Sellers, Buyers, Landlords, and Renters.

Complete minutes of the September meeting will become available on the Village website once they have been approved at the next Board of Directors meeting.

**Next Board of Directors meeting:**

Wednesday, October 18, 6:00 pm, in person at the Village Office or remotely online. Login information is provided on the Calendar page of this Newsletter.

All Village residents are welcome to attend.

## Pittsfield Village Adopts Sustainability and Water Management Statements

**Submitted by Jessica Lehr, member of the Board**

At the September Board meeting, our Board of Directors voted to adopt two important statements:

Pittsfield Village Sustainability Statement  
Pittsfield Village Water Management Statement

We are including the text of these statements on a subsequent page of this newsletter, and we will also be posting them on the Pittsfield Village website.

### **Why adopt these statements?**

Sustainability and Water Management are important areas for Pittsfield Village. They are also broad concepts that can mean many different things to many different people. Creating a formal statement with agreed-upon goals allows us to:

- Provide a framework that the Board, Staff, and Committees will reference as we make decisions for the community.
- Make a public commitment that helps us establish partnerships with other agencies (City, County, etc.). As we identify priorities for Sustainability and Water Management, we hope there will be opportunities to get access to expertise and funding to help our community with difficult areas like adapting our infrastructure to meet the challenges of climate change.
- Start the hard work of defining what these important concepts mean to us as a community.

Continued on the following page

## What comes next?

The statements do not dictate any program or investment; they are a starting point to help us in our discussions and decisions. Other things going on in this broader arena:

There was discussion about forming a Sustainability committee. A small group of board members and residents are going to talk more about what this might mean and how it might work.

One of our residents, Linda Ross, reached out to the folks working with A2Zero to set up an introductory half hour meeting. This happened on 9/25, and was a brief and informative discussion about all the ways they might be able to help our community.

The next step will likely be a session for the folks at A2Zero to hear from all of you about what is important to our community on the Sustainability front – so stay tuned!

Several of you have rightly brought up the importance of definitions. This is indeed something we'll have to work on. For example, there's been quite a bit of discussion of rain gardens over the last year or so, and "rain garden" can mean different things to different people. The Landscape Committee is going to be working with folks from the Washtenaw County Rain Garden program to develop written guidelines for rain gardens in Pittsfield Village.

## A final, personal note:

Please picture me taking off my Board member hat and putting on my resident hat 😊: as a human being, and a parent, I care deeply and personally about many areas that fall under the umbrella of Sustainability. I have had conversations with many of you about some of these over the years. I want to acknowledge that this article is about a step we took officially as the Association. That is important, and I'm excited about it.

I am also energized by all the interest and engagement that I see on our Sustainability Facebook group, and in resident conversations around the community about so many different topics that fall under the broader umbrella of Sustainability. There is space for our community to take action on many levels. I have a certified Monarch Waystation in my rear garden, and I saw on Facebook this summer that at least one more of you has one! I cannot tell you how much joy and motivation I get out of small personal steps like this. I also believe we should recognize and applaud all the grassroots efforts and organizing that have led to Association/resident partnerships in recent years: our meadows, installation of an EV charging station, the approval of a solar panel spec for Pittsfield Village, and an option for new outdoor lights that look great and reduce light pollution.

One of the hardest things we must do in our lives is figure out how to work with other humans. When we care deeply, it is easy to get frustrated and focus on our differences. I choose to feel excited and focus on finding the goals and beliefs we share. This is why I'm excited about the statements we adopted. They aren't just words: they are a statement of shared belief that we can use to create common ground in defining future priorities. I hope that those of you who also care deeply about sustainability will join me in tackling these issues!

Jessica Lehr

## Links to City and County programs mentioned:

A2Zero Carbon Neutrality Plan - <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Pages/default.aspx>

City of Ann Arbor Materials on the June 2021 storm event - <https://www.a2gov.org/departments/systems-planning/planning-areas/water-resources/stormwater/Pages/June-25-26-Storm-Event-Analysis.aspx>

Washtenaw County Water Resources, Rain Gardens - <https://www.washtenaw.org/647/Rain-Gardens>



### WHAT? DID YOU KNOW THIS?

about 15 years ago, a week was added to daylight savings time, moving the time change to the first weekend in November from the last weekend in October.

In the past we've asked folks to tape an orange paper pumpkin print to the porch light to indicate participation in the holiday tradition of handing out treats to costumed children.

You can pick up from the office newsletter box.

Trick of Treating is typically 5pm to 8pm in A2.

# Pittsfield Village Sustainability Statement

Adopted 9/20/2023.

**Problem Statement:** Our Earth is in a climate emergency with widespread and increasingly obvious impacts. The City of Ann Arbor has declared a climate emergency and adopted an [A2Zero Carbon Neutrality Plan](#) with the goal of reaching carbon neutrality by the year 2030. We expect there to be broader County, State, and Federal action as well, inclusive of rebate or funding opportunities coming out of the Federal Infrastructure bill. Pittsfield Village has a chance to influence and lead sustainability efforts in the broader community, and also to benefit from these broader investments.



## Pittsfield Village Sustainability Goals:

- To identify and pursue projects, funding opportunities, collaborations, and other investments to help further the goals of A2Zero
- To support and partner on changing regulations
- To improve Pittsfield Village resilience and infrastructure
- To support the health and safety of our community
- To ensure that environmental sustainability is strongly considered as part of decisions made by our Association



## Pittsfield Village Water Management Program

Adopted 9/20/2023.

*Water Management is a subset of the broader area of Sustainability. Pittsfield Village already has multiple areas of engagement that we can consider part of the broader area of water management.*

**Problem Statement:** Water management is important for the sustainability of our planet. Further, in daily life, water-related foundation issues are a huge cost to Pittsfield Village, and flooding has increasingly impacted our buildings and our residents' quality of life. Both of these directly intersect with the challenge of good and sustainable water management.

The City of Ann Arbor has identified that Pittsfield Village was at the center of the [June 2021 storm event](#). They are putting significant time and money into a multi-year project around this and have put together recommendations for how both Pittsfield Village Association and residents can partner to improve water management.

### Goals:

- To work with City, County, and residents to advocate for Pittsfield Village
- To identify practical measures that the Pittsfield Village Association and residents can take to improve water management, inclusive of gutters, grading, landscaping and land management, and other efforts.

By: Kristan LaFleur

To all Garden Marker Participants:

October is a great time to prepare your garden for the winter and plant for the next growing season. Here are some tips for fall gardens.

- Plant cool-season annuals to have color later in the year. You can plant pansies, violas, snapdragons, mums, grasses, and ornamental kale.
- Cover your fall flowers such as mums, asters, and all other fall flowers on nights the forecast calls for frost. This will extend their blooming season and ensure they don't meet an early demise.
- Prepare new beds for future planting by killing/ removing weeds.
- Divide perennials as needed.
- Keep plants, especially newly planted ones, adequately watered.
- Make sure all cold-sensitive plants are removed and put into storage.
- Plant those bulbs if you haven't already.
- Fertilize as needed.
- Disconnect hoses and drain to prevent freezing.
- Remove all dead plant material.
- Save seeds from your season's most successful varieties. Harvest and dry them out, then place them in a marked paper envelope in an airtight container. Store in a cool, dark, dry location until you're ready to use.



*SNAPDRAGON*



*PANSY*



*MUMS*



*ORNAMENTAL KALE*

# Notes from PV's Board President, Ellen Johnson

*Taken from the August 16 BOD Meeting:*

"Thank you for allowing me this initial item on our agenda. I want to take a few minutes to address two topics in need of attention by the community as well as the Board".

I want to make two key points. The first one, that I'm labelling 'ground rules,' is a call for **tolerance**.

We have awesome resources in the Village: loads of talent, interest, and energy. We need them all. We need to welcome and make room for all ideas and proposals: by discussing and exploring them, looking at pros and cons in the context of our resources and goals, so we can identify ideas and develop projects that suit our needs and can work for us. We can do this and make progress as a community only if we all pull together. That doesn't mean we have to agree. But we need tolerance: to be open to ideas, hear out the presenter's thoughts and reasons, and consider them thoughtfully, rather than tossing them out immediately because we don't think they'll work, or we don't like who's presenting them. There is no benefit to an adversarial position, assuming, for example, that the Board (or some other subgroup) isn't trustworthy and whose ideas and actions are dismissible or only worthy of scorn or ridicule. We're all neighbors here! I reject approaches that are adversarial with an 'us' vs 'them' subtext. They waste energy, produce animosity, and burn bridges.

The Village is a big community with a lot of day-to-day work as well as long-term visioning and project development work; most gets done outside of Board meetings by folks willing to do the leg work—on a volunteer basis.

So let's have more open ears and closed mouths. Let's hold off on spitballs and nasty comments in public emails or in person. If someone is willing to put their shoulder to one of the many tasks in the Village, I ask that we listen and consider their ideas.

My second key point relates to **sustainability**, a topic that some in the community may feel the Board either takes too lightly or ignores. 'We're behind', I've heard. Hmm..., a statement like that implies there's some measurement out there defining where we should be, though it's not clear to me what metric is being used.

Given the enormous amount of attention and work that Board members devote to assess the current state of affairs, grapple with new concerns, and look as far as we can into the future for the Village, I can't and don't subscribe to the view that we've fallen short in our duties to sustain the physical and financial well-being of the Village.

While the term may not appear on a Board meeting agenda, my take is that we have always been working toward the goal of sustainability. Maintaining our assets, properties, and the well-being of residents is a very big part of sustainability and underscores all deliberations and decisions we make as representatives of the Village community.

That said, climate change—with goals of reducing energy consumption, conserving resources, and contributing to a healthy environment—adds urgency and focus. We have work to do, to refocus and adjust our course. I think we're at a point where we need to identify efforts to date, achievements (and failures), and desired directions, and put them together into a cohesive whole.

Setting our course is the most important task in front of us. We'll need specific goals and concrete, well thought-out projects. It's critical that we know pros and cons of proposed actions, so we can make conscientious decisions that use our resources wisely and support directions that are sustainable over time as well as contributing to the overall goal of sustainability.



# Getting to Know You!

## Getting to Know “The Village People”

This month we shall meet a very informed and independent woman, LISA LEMBLE on Fernwood. She is the inventive probe behind so much that goes on in our little Village.

Did you know she was the first to combine two units! All for the love of more space to entertain and have dinner guests; which she and her husband Robert Gordon of 8 years, do every Sunday from May through October at 6:00 PM. All in the Village are welcomed with open arms. Her unit has been on our Home Tour and is magnificent. If you haven't seen it, make a point to, if only for stealing some fantastic ideas.

This curiosity of Lisa's stems from her love of geography in preparation for her career as a City Planner, which she held for 10 years in Omaha, Nebraska.

Lisa studied and graduated from Michigan State. She worked in Germany while in college. A foreign language or study being required for her degree in City Planning, therefore she chose German. In Germany she worked in the Black Forest, Berlin, and did a study program in Mayen. Even though she is no longer a City Planner she still takes minutes for several townships and housing organizations. A shoe-in for this, she has been doing it for over 30 years.

A couple of years ago Lisa and Robert purchased a home in Fullerton, California. Not far from Disneyland. With this snowbird move it not only gave them warmer winters but closer family ties. Lisa's sisters are residing in Arizona and California. Robert's daughter lives in California as well with his son in Colorado. Lisa addressed California as “Car Culture”. This due to the high amount of car traffic that exists, compared to other large cities with mass transit systems in place.

Lisa's love for the Village goes back years with her love of our open spaces, great amenities, and close to the expressways. While living in the Village since 1990 and an A2 native, she has put her heart and soul into our planning, which is her expertise. She is the Chairperson of the Maintenance and Modification Committee. After quite a lot of work, 4 years ago the city approved the installation of a curbside car charger, thanks to Lisa! Recently she gained approval from our Board for solar panels on our units. She is truly out there not only helping others but trying to save our planet! Go for it Lisa and thank you!

Lisa's furry companion is Darla. An 8-year old Clumber Spaniel. They are originally from England, very calm and were popular in the 1950's. Darla was so relaxed at our recent Pooch Plunge I thought she was part basset hound.

It's been interesting hearing about the City Planning and the new and profitable businesses on Washtenaw that have been carefully planned; all to help our city grow and prosper positively. A true learning experience. When asked about our Village, her comment was, “What's not to love?!”

We thank you Lisa for all your hard work and letting us, Get to Know You!

## A NEW EVENT!!

For all those who love their furry babies *and* Halloween—we have an exciting event!

## HALLOWEEN PET PARADE

*Hosted by those silly women that do the Pooch Plunge*

**On Saturday, October 28th, 3:00** please join us in front of the Village Office for an unbelievable 1st Annual **Costume Pet Parade** down Pittsfield Blvd to the roundabout and back.

All participants who want to enter the Best Costume Contest must be in costume. 4 legged and 2 legged!

First Prize, a free pizza card

Second Prize, an apple pie

Third Prize, brownies

This will be a great way to begin Halloween weekend. See you there, said the old witch and her scary monster dogs! Madonna, of course will be stoic and wear her dog costume. Really Madonna!? Treats for everyone!!

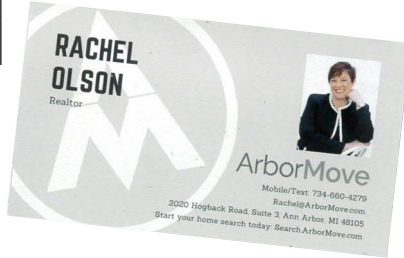
*Barb and Kat*



## PEST CONTROL



JC Ehrlich services the community every Thursday. If you have pest control needs & would like to place a work order, contact the Village office **734-971-0223** or email [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com). Please call by Wednesday to be on the schedule for that week.



**Landscape:** Landscape is at **5pm** this month, meeting onsite with a Wash County rep to discuss rain gardens. Committee will be meeting on property to discuss rain gardens with a Washtenaw County rain garden representative.

**GoDoc:** <https://meet.goto.com/786082261>

**BOD:** <https://meet.goto.com/964893973>

## Pittsfield Village Office

Monday— Friday, 8:30 am to 5:00 pm

Office: 734-971-0233 Fax: 734-971-3421

Email: [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com) / [www.pittsfieldvillage.com](http://www.pittsfieldvillage.com)

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## PITTSFIELD VILLAGE

### BOARD OF DIRECTORS 2023-2024

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# OCTOBER '23

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 Special Landscape Meeting 5:00 pm on site	11	12	13	14
15	16 GoDoc Mtg: 3pm to 5pm	17	18 Board Meeting 6:00 Open forum	19	20	21
22	23	24	25	26	27	28 3:00pm Pet Parade
29	30	31 				