



A great day for our First Pet Parade! By Barb DeLongchamp



We had quite a variety of costumed dogs, dog walkers and participants. I was amazed at the positive turnout. Many were there just for the comradeship, 9 dogs and 19 people. Similar to the Pooch Plunge where many just come to watch.

For dog costumes we had: a dinosaur, a witch, a fireman, a fairy, a dragon, a pumpkin, a

spider and more. Walkers not necessarily with a dog included: Spider-Man, witches, dragons, skeletons and a spy.

We met in the Village parking lot and marched down Pittsfield Blvd. around the roundabout and back. I led the parade with my broom out the back of my scooter ringing a cow bell (next year we need a drum or horn). Prizes were awarded upon our return.

Ellen our Board President volunteered to be the Judge. We had 4 prizes, dog treat bags and halos for the kids since they were all angels. Only the parents wanted to wear the halos. Hmmm.

The winners were:

1st place, Spencer (Fluvia) — a pizza card from Hungry Howies;

2nd place, Jody (Billy Jean King) — a Blueberry Pie;

3rd place, Karen and Oliver—some brownies;

4th place, John and Rebecca — more brownies.

Now it's your job to find Ellen in the pictures. Yes, not a Waldo search but an Incognito Ellen Search! Good luck!

After all was done, a vote was taken to definitively do this again next year. Who knew this year, being our first run at it, was pretty simple. Next year we shall expand.

Thanks to everyone who participated: to Kat for all the supplies, and to Kendra for putting up with us. I certainly missed Bill. It is events such as this that makes our little Village unique, not cold and stuffy.

We are and always will be a family with unity and smiling faces. See you all next year, maybe with kazoos! Feel free to join us, the fun loving Village People, next year for another Happy Halloween!



Board Meeting Highlights: October 18, 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:

Foundation Repairs. Ground breaking ceremonies marking the beginning of construction for our Village community took place exactly 80 years ago last month. And more and more these days we are seeing

the part of our buildings that sits below that ground showing its age. The symptoms can range from the merely cosmetic to signs of impending structural failure. As problems have cropped up with increasing frequency over the past few years, our Association has reached out to professional consultants for advice, and our Management staff have worked in conjunction with the Board to develop guidelines for responding to foundation problems as they are discovered and reported. At its most recent meeting, our Manager Kendra presented an easy-to-follow triage chart that distills what has been learned over the past couple of years. With only a couple of additional tweaks, the Board agreed that it will be ready to go, and it should shortly appear as a reference document on the Village website.

All this having been said, serious structural foundation problems at two of our condos, one on Whitewood and the other on Norwood, had escalated to the point of requiring major repairs and the Board approved contracts totaling just short of \$43,000 for work to be carried out by HomeSpec. In the years to come, we expect to see many more such remediation expenses making claims on our Capital Reserves. Many of the foundation problems we are seeing were caused by large trees planted too close to buildings. Most of those trees have now been removed. In other places damage has occurred because of faulty grading, water infiltration, and unstable soil conditions. The gutters added to our buildings as roofs are replaced will go far toward alleviating some of these pressures. Regrading and the storm water and sanitary sewer upgrades planned by the City over the next few years should also help to prevent further deterioration of our foundations over time.

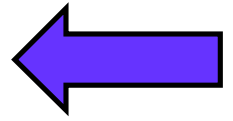
Sustainability and Water Management. Two long-time members of the Village's informal Sustainability activist group and two members of the Board have begun discussions about what form a Sustainability Advisory Committee answerable to the Board might take. They expect to report back with recommendations at the December Board Meeting. On a related front, in place of their regularly scheduled meeting, members of the Landscape Committee convened earlier in the month outside at the site of a rain garden installation on Parkwood. There to discuss with them options and recommendations for rain garden planting elsewhere in the Village was Susan Bryan of the Washtenaw County Water Resources Commissioner's Office. She will follow up with written guidance and information about grant funding for water management plantings that we may qualify and apply for.

Contract Approvals. In addition to the foundation repair contracts reported above, the Board approved two additional contracts: (1) a renewal agreement with the City of Ann Arbor allowing the Village to do street plowing ourselves after heavy snowfalls—this work is part of our service contract with Margolis, and (2) an agreement to take advantage of pre-season purchase discount pricing of bulk salt and

CONTINUED ON PAGE 4



MORE FROM
THE PET
PARADE!



We hope to see
you at the next
event!



BOARD MEETING HIGHLIGHTS continued from Page 2

deicer to be stockpiled for us by Margolis as in past years and applied to our streets and sidewalks to combat ice and slippery conditions through the winter.

Violation Courtesy Letter Respondents. Two residents appeared before the Board to respond to separate violation courtesy letters they had recently received. One letter concerned a large outdoor storage shed that did not meet our Association size and installation specifications. The resident pointed out that his installation predated by several years our current standards and was, he believed, in compliance at the time he positioned it next to his deck. He was advised to submit a request for further review by the Maintenance and Modification Committee. A second resident had received a letter notifying him of a neighbor's complaint that his dog was allowed to run loose and not being picked up after. The resident disputed this report and convinced the Board of his innocence. His case was dismissed.

Each month a number of such apparent Association rules violations are reported or discovered and courtesy letters sent out. The Board and our Management staff are committed to the uniform application of our rules and specifications and to working with residents to resolve any hardships or instances of seeming unfairness or mistaken identity. Most courtesy letters result in prompt corrective action by residents and no need for further consideration or follow-up. When letters do prove to have been sent in error, the violations are gladly dismissed.

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

Next scheduled Meeting: Wednesday, December 6, 6:00 pm, in person at the Village Office or remotely online. At this meeting a representative of the City, Igor Kotlyar, will provide a progress update on plans to upgrade parts of our sanitary and storm water sewer infrastructure, water mains, and roadways. Login information is provided on the Calendar page of this Newsletter.

All Village residents are welcome to attend.

Pittsfield Village Invites A2Zero Into the Community

Please join us for a community event featuring A2Zero.

A2Zero is part of Ann Arbor's Office of Sustainability and Innovations (OSI). A2Zero collaborates with Ann Arbor communities to create and implement programs and policies that improve the well-being, equity, sustainability, and resilience of all Ann Arborites.

One of their goals is to achieve community-wide carbon neutrality by 2030. You can find more information at <https://www.a2gov.org/departments/sustainability/Pages/default.aspx>.

A2Zero is excited to partner with Pittsfield Village and can provide resources to help us with our sustainability goals. This event will introduce A2Zero to PV and allow the community to voice concerns and goals so they can be addressed.

This event will be held in the **Pittsfield School gym** on **November 30, 2023, from 6:00 – 8:00 p.m.** Feel free to bring a bag dinner to enjoy during the discussion. I hope to see everyone there! — Linda Ross. Contact me at lsampier50@gmail.com with questions.

“A2 Build Back Better” Comes to the Village

Reporting by David Brassfield

In the last two weeks they’ve been all over the Village, festooning us with pink. Small crews in hard hats and neon vests sighting elevations with transit and stick, pounding in stakes, tying on pink streamers, and spray painting lines of pink on our sidewalks and roadways.

These are the forerunners of possible big things to come to us over the next three years. Infrastructure, infrastructure, infrastructure! The City is looking to put close to \$20,000,000 into an omnibus makeover of our roads, sidewalks, water mains, and—most important!—our stormwater and sanitary sewer systems. Nothing as yet is set in stone, but all signs point toward major upgrades.

Last spring, the City put out a Request for Proposal or RFP for a firm to perform comprehensive engineering analyses, draw up construction plans, and obtain the required permits from governmental agencies for what it has dubbed the “Pittsfield Village Improvements Project.” At its October 2 weekly meeting, City Council awarded a \$1,140,971.00 contract for this work to Livonia-based engineering consultants Orchard, Hiltz & McCliment, commonly known as OHM Advisors. These were the same people who conducted the June 2021 Storm Event Analysis that examined the causes of widespread flooding in the Village after the massive rainfall of June 25-26, 2021.

Their task this time around is to create a plan to transform our 80-year-old public infrastructure and bring it into the modern era so that the City can award contracts beginning in 2025 and proceeding in phases over two or three years to accomplish much of the following: (1) replace all of our water mains, (2) repair, replace, upsize, and add capacity to our stormwater sewer system, (3) repair, replace, upsize, and add capacity to our sanitary sewer system, (4) resurface and, where necessary, rebuild our roads, (5) add sidewalks where there are gaps, (6) install a bicycle lane on Pittsfield between Edgewood and Washtenaw.

The City has directed OHM to work closely with our Association as they develop these plans so that concerns about issues like the temporary loss of parking and access to utilities are addressed and cause minimal disruptions to our lives.

Project Manager for the City, engineer Igor Kotlyar, is scheduled to provide updates and take questions at our next Association Board Meeting, December 6. All residents are welcome to attend, either in person or virtually online through Go to Meeting—see the log-in link provided with the Events Calendar at the end of this Newsletter.

Very Important! Please Note: *It is much too early for our residents to be asking about anything beyond the general direction and intent of this project. Questions about timing and specifics are premature—don’t get worked up just yet, for instance, about how in the world a bicycle lane comes to Pittsfield Blvd.; let’s first see what, if anything, is actually proposed. Right now, things are very much in the planning and investigations stage. OHM will be testing assumptions, checking data, performing additional surveys, consulting with City engineers and potential contractors, and—quite importantly—staying in close communication with members of our Association through our Board and Management staff. Everything now is still on the drawing board and subject to change—but if all goes well, that change will be precisely the sort of change we can all look forward to!*

MORE ON NEXT PAGE!

Here is a link to the full text of the Project Planning Contract. The Plan of Work begins on page 76.
<https://a2gov.legistar.com/View.ashx?M=F&ID=12313279&GUID=AFD73CC3-8DBC-4138-A0A0-0D156F8DA713>
(COPY and paste into your browser)

Pink marks the spot!

Something Important Lurks Below!



**The Scope of This Project
is Huge!**



**Kids
Coloring
Corner**



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 in your unit.**

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

- **Keep heat set above 55 degrees** and open doors on the upper kitchen cabinets by the front window and above the sink. Bathroom pipes are located in the wall behind those cabinets, and opening the doors allows room heat in to warm the wall and help prevent the pipes on the other side from freezing
- **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 your unit is vacant.



DRYER VENT LINT BUILDUP



Lint buildup in the exhaust vent is the number one cause of fires that start in laundry areas.

2,900 home clothes dryer fires are reported each year and cause an estimated 5 deaths, 100 injuries, and \$35 million in property loss.

Failure to clean the dryer (34%) is the leading cause of home clothes dryer fires. This responsibility is yours as an owner of a condominium. Please have your vents cleaned today!



Submitted by
John Sprentall

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 & furnace filters. While you're at it, if you have a digital thermostat, consider installing a fresh battery. Dead thermostat batteries have led to many an unnecessary and costly "no heat" service call in the dead of winter.
- Garden hoses should be disconnected and put away for the season. Our outdoor hose bibbs can freeze if left connected to a hose in the winter. They are designed to be freeze-proof, but only when no hose is connected to them. If you need assistance with this, call the office.
- Do you know how and where to turn off the main water to your unit? If not, please call us!

office@pittsfieldvillage.com

Getting to Know The " Village People"

This month we have the pleasure of meeting our Village Artist, SAJEEV VISWASWARAN on Parkwood. He has the joy of living across the sidewalk from Kat. Sajeew moved into the Village in 2016 with his wife Anna, who studied history but now works as a Research Administrator at U of M. They have a precious little doll Jini, just 3-1/2 old. The love of their life. Loving the Village, he plans on always occupying his condo. If the family outgrows it, he will use it as a studio.

A wonderful and personable individual, he is from Kerala, India, which translates to "God's Country Own." It is the very most southern tip of India, being quite lush and beautiful. Kerala is very versatile with lifestyles and various religions from Hindu, Christian, Muslim, and Jewish. It is also very political with a strong right wing Hindu government in place restricting many lifestyles. This political atmosphere has prompted Sajeew to delve into many "political works". These works of art have gone unappreciated by the government. One of his works was a burning lotus in various stages. The lotus represents the National Flower. Quite extraordinary.

His degrees are from Delhi University for his Bachelor's, and Baroda University for his Master's. He has also taught at Delhi University and speaks 4 languages. Just in case you are interested what a starving artist makes in India in comparison to America, it was \$50 a month! Now that makes you think and say, "How is that possible?"

At home in Ann Arbor, Sajeew does glowing engraving on glass with a grant he received from the A2 Library. It's a 4 foot work of art using a dry point technique. He has stated, "It's making a new language". Sajeew participates in various shows from the States to India. These include: the Ann Arbor Art Fair, Ann Arbor Artoberfest, and the 6 Ways Market on Jackson Road, NOVEMBER 25 and 26. Don't miss it! He teaches at UMS Performing Arts, UMMA, A2 Art Center, Neutral Zone, and Juvenile Justice. His teaching techniques include: drawing, print making, ceramics, sketching, and his fascination with color pencils. He truly enjoys doing sketches of people, so watch out!

What a magnificent opportunity we have in meeting Sajeew and viewing his works of art just before the holidays. He creates and sells sketches, prints, note cards, customized ornaments, and jewelry. To contact Sajeew: sajeewisweswaran@gmail.com or sajeewisweswaran.com or 551-999-0432.

This was such a pleasure meeting this very talented professional artist. It's been truly enlightening. **Thank you Sajeew, for letting us Get to Know You!** —Barb DeLongchamp

Pittsfield Village Office

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

Email: office@pittsfieldvillage.com / www.pittsfieldvillage.com

Kendra Zunich, Manager: kzunich@kramertriad.com
Wanda Buster, Bookkeeper: wbuster@kramertriad.com
Tracy Vincent, Admin: tvincent@kramertriad.com
Maintenance/General: office@pittsfieldvillage.com



November 2023

No BOARD meeting will be held in November. Instead, the board will meet early in December (December 6) due to holiday schedules.

November Landscape Committee Meeting date is TBD.

BOARD OF DIRECTORS 2023-2024

Ellen Johnson, President ellen.johnson@pittsfieldvillage.com

John Sprentall john.sprentall@pittsfieldvillage.com

Jessica Lehr jessica.lehr@pittsfieldvillage.com

Joy Knoblauch joy.knoblauch@pittsfieldvillage.com

David Brassfield david.brassfield@pittsfieldvillage.com

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	2	3	4
5 Daylight Savings Fall Back - change clocks	6	7 M&M Committee Meeting 6:00 pm	8	9	10	11
12	13 Go Doc Mtg 3:00—5:00pm	14	15	16	17	18
19	20	21	22	23 OFFICE CLOSED	24 OFFICE CLOSED	25
26	27	28	29	30		