



# June 2023



## DECK STAINING 2023

Deck washing and staining begins **June 19**.

To check the schedule, visit  
[www.pittsfieldvillage.com](http://www.pittsfieldvillage.com).

Affected units will be given notice in time to  
remove all items.

## 2<sup>nd</sup> Annual Village Potluck

Sunday, June 11, 2023

4-6 pm

PV Pool Area



So much fun and such a great turnout last year, we're doing it again!

We need: 3-4 long portable tables for the food, chairs (BYO), bags of ice;

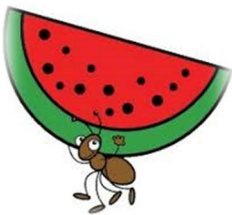
I (Siri) will supply paper plates, cups, napkins and plasticware

### FOOD IDEAS:

Pasta salads, green salads, veggie plates, fruit, box wine, one liter bottles or cans of various beverages; anything that strikes your fancy! (Last year we had homemade egg rolls, Asian noodles, casseroles, hot dogs, lasagna, cocktail food, pies, cake, cookies, you name it!)

**PLEASE COME EVEN IF YOU CAN'T CONTRIBUTE!  
ALL ARE WELCOME**

Questions: Siri Gottlieb, [siri@umich.edu](mailto:siri@umich.edu)



## Community Standards (aka Resident Rules)

In the almost 30 years I've lived in the Village, living up to our Community Standards (aka, following the rules) has rarely been high on anyone's agenda. A little over a year ago, the Board revamped, edited, and re-issued the Rules, and then, well, we fell into the old rut: we're done with this, let's move on to another topic.

At the Annual Meeting in May, one of the announced goals the Board set for the coming year is to pay (more) attention to our Community Standards. You'll notice that I'm using a different term, calling them *standards* rather than *rules*. Oh, big deal, you say - that'll really help, won't it?

Maybe not immediately, but the goal is to move us toward respecting and living up to Community Standards for the Village as expressed in our bylaws and governing documents. The Village is indeed a community, not simply a group of households that happen to live in the same Ann Arbor neighborhood. So let's aim to act as a community and uphold the guidelines that make the Village welcoming and safe and comfortable for all of us, and for those who will follow us. It takes compromise and flexibility, but I believe that we're all capable of giving a little, because we've chosen to live here, in the Village.

Our focus in the coming months is on decks and outdoor décor. Here are the relevant standards:

### 2.2 Aesthetics

a. Decks: Decks are owned by—and the responsibility of—each co-owner. They 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).

The Association arranges for power-washing and re-staining of all decks every 3 years, as a courtesy, at no cost to residents. Beginning in 2021, the contractor will identify decks in need of repair and report them to the Village Manager. The Manager and maintenance staff will use these reports to qualify the repairs needed according to urgency and extent. Management will inform the co-owner of the results of the assessment; co-owners will be responsible for making requested/required repairs within a reasonable time frame. The Village manager may be contacted to make arrangements for the repairs, as needed.

f. Exterior attachments: No objects of any kind shall be affixed to the outside of any building through shingles, front or rear, without the express permission of the Board. This includes decorations, wall hangings, art, flags, hose reels/supports, tool racks, lattice or other garden supports, trash fences, and bike racks. Bicycles hung from hooks affixed to wood trim are permitted.

### 2.8 Signs

a. Display of signs: As a general rule, political, promotional, and rental signs may be displayed only from windows of residential units. For local, state, or federal elections, however, residents may display election-related signs in limited common areas in the two (2) weeks prior to the

election; signs must be removed within 24 hours after the date of the election.

## **2.10 Storage**

b. 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.

## **2.12 Use of common elements**

a. Free-standing decorations: Each unit's limited common area is allowed at most 5 lawn decorations. No free-standing flowerpots, flower boxes, urns, barrels, or other yard decorations are permitted outside of limited common elements. Any item which is a trip hazard or which interferes with routine maintenance or lawn mowing is prohibited.

c. Bird feeders, bird baths: Each unit shall be allowed one seed bird feeder, which must have a catch tray immediately beneath it, and must be located such that the bottom of the feeder is at least 3 feet from the ground. Bird baths shall be at least 24 inches off the ground. No bird feeder or bath shall be placed on the ground. Bird seed or other types of food (e.g., bread crumbs) shall not be spread or distributed on the ground. Residents are encouraged to use 'no mess' bird food. Debris on the ground from a bird feeder must be removed to prevent mold and damage to the grass and to discourage rodents and pests, including unwanted wildlife such as skunks, raccoons, groundhogs, and possums.

e. Fire pits and chimineas are expressly forbidden anywhere—that means on decks, in limited common elements and common elements—for reasons of safety and liability.

f. Personal Property: Personal property shall not be stored in general or limited common elements, e.g., in garden beds or on lawns. Children's toys may be stored neatly in the limited common area out of the way of landscapers.

Have a look around outside your home. You'll be able to see how close you come to these standards. Following them to a letter isn't part of anyone's plan, but the goal is to make an extra effort to reach them. We have no 'standards police' who will be walking the Village to find violations. Issues will be dealt with as they are discovered, by whoever discovers them. Call the office if you're wondering, or if you need some help disposing of items, or repairing your deck. Lots of options are out there!

Thank you and thank you for all you do for the Village!

Ellen J.

## **GOT BUGS?**

The Association contracts Ehrlich for pest control needs such as treating the interior & exterior of units for ants, trapping & diagnosing entry points for mice or other critters. Ehrlich services the community weekly on Thursdays. If you have pest control needs & would like to place a work order, please contact the Village office at 734-971-0233 or email us at [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com).

## Pittsfield Village PSA

It's official! It's summer!

Introducing Pittsfield Village Public Service Announcements (PV-PSA): timely reminders about timely topics. This month, as we all gear up to enjoy the great outdoors, please note the following:

PSA #1: **Bird feeders** - please put a catch plate/tray immediately under the feeder, attached to the feeder, if possible, NOT on the ground. Purchase no-mess bird seed to reduce waste. Anything falling to or on the ground becomes an open buffet invitation to mice, chipmunks, skunks, ground hogs, squirrels, and other critters that we pay to get rid of.



PSA #2: **Fire pits** – Sorry, not allowed! We know they're enjoyable, but we just can't have them in our community.



PSA #3: **Cats, like dogs**, need to be on leashes if they are outside and their poop picked up. Yes, I'm sure it feels weird to cat owners, who may feel that cats just have to be free to roam. But we've had more than a few complaints about cats attacking other critters, pooping in gardens and flower boxes, and annoying co-owners who either have dogs or don't like/are allergic to cats.

PSA #4: PLEASE, PLEASE **do not attach decorative or other items to the outside of your home** by nailing through the shingles. There are so many reasons:

- The shingles are old and likely to crack, requiring repair and repainting; both are extra tasks for our maintenance crew that we all end up paying for.
- It's a hole in the building: an open door for ants, wasps, centipedes, and other crawly critters to get in. It can also allow water to get behind the shingles and damage the building structure.
- They don't belong to you! The outsides of our buildings belong to the Association--all of us, really--and not individual co-owners.

By: Kristan LaFleur

Summer begins in this long-awaited month of June. For all of my garden marker community members out there, be sure to take time to relax and enjoy all of your hard work and the beautiful details of your garden this month. By now, you are getting a sense of how colors, shapes, and textures work together as you paint your garden with a palette of personal plant choices. Notice the important role foliage plays in providing harmony between the plants. It will become even more important after the flowers have faded later this summer.

## Planning

This is the time to watch for insect damage and/or disease, especially Japanese Beetles. They are metallic green and bronze beetles that should be controlled before they lay their eggs in your lawn and the grubs develop. For other pest problems, your local garden center or extension office can help you identify problems and recommend remedies to keep your garden and the environment healthy. Be sure to identify the problem insect before choosing an insecticide. You wouldn't want to kill the beneficial insects in your garden accidentally.

## Things to Do

- As a garden stake property, you have made a commitment to maintain your landscape so please.....**WEED, WEED, WEED!**
- Enjoy the harvest of beautiful perennials from your garden that make good cut flowers. If you plan to dry any of them for later use, make those preparations now.
- Continue to plant and transplant perennials while the temperature is cool. You can move plants around the garden to try new combinations or to see if they would grow better under different cultural conditions. For example, if you remember that your Brunnera tends to dry out and get overrun by the neighboring Hosta every year, transplant it now or in the fall. Always water transplants in immediately after planting.
- Try adding another dimension to your garden with vertical growing vines that take the eye to another level. Some plants that add energy and lift to the garden are Clematis and Silver Lace Vine (Polygonum) for sunny locations or Climbing Hydrangea and Porcelain Vine (Ampelopsis) for partial to full shade.
- Deadheading faded flowers may prolong the bloom time of some perennials and keep the garden looking fresh.
- Keep an eye on the plants you are growing in containers. Fertilize them as necessary and remove unsightly foliage or spent blooms. Since plants in containers tend to dry out much more quickly than those planted in the ground, you will need to water them more frequently, especially as the temperatures heat up and rainfall decreases.
- Be sure to keep your garden watered well, especially as the temperatures start to heat up. Watering in the morning will help prevent plant diseases. Most plants require a minimum of one inch of rain per week. Mulch will help to conserve moisture around the plant and retard weed growth.

### Things to do in Mid-June

- Pinch back mums and asters to encourage fuller, more compact plants. As a rule, you can pinch most perennials back until the fourth of July and still have them bloom that fall.
- Cut back late spring blooming perennials such as yarrow and salvia to encourage a second flush of blooms in summer.
- If you have “holes” in the landscape, head back to the Perennial Encyclopedia to search for perennials that would grow well in those spaces. Use the detailed search function to search for plants with the specific criteria you are looking for (red flowers, evergreen, etc.).

### Things to do in Late June

- Gather a bouquet of flowers and give them to a neighbor or friend. Cutting perennials back often encourages them to rebloom and produce more flowers later in the season.

### To our garden marker program participants!

Many have planted the Star of Bethlehem, and why not? - they are beautiful, long-lasting and easy to grow. Yet, the last point is the key to why they are banned from the property. Star of Bethlehem readily escapes gardens and has naturalized in many regions of North America. **Its bulbs multiply rapidly, and the flowers also readily self-seed.** In many states, this foreign plant earns a severe "Do Not Plant" warning against invasiveness.



### IMPORTANT TO ALL

Heads up everyone, crews will be out and about the property working hard on rejuvenation pruning for overgrown or sickly Burning Bushes. Rejuvenation pruning is the most severe form of pruning. Crews will be cutting these bushes to 6 feet tall, and they will look horrible at first. Don't worry, this is the best thing to do and before you know it the plant will be even more beautiful than before.



## Invasive species to on the lookout for and report

### Hemlock Woolly Adelgid

Hemlock woolly adelgid (*Adelges tsugae* Annad) has been on Michigan's "most unwanted" list for years. This invasive forest insect has killed hundreds of thousands of hemlocks (*Tsuga canadensis*) in eastern states. It threatens more than 170 million hemlock trees in Michigan forests, and if not controlled, it will also kill hemlock trees in landscapes.

Small, localized infestations of hemlock woolly adelgid (HWA) were recently discovered in western lower Michigan. Evidence suggests that some of these infestations are at least 10 years old and probably originated when infested hemlock trees from other states were planted in landscapes. Surveys are continuing, and additional HWA infestations may yet be found. This bulletin is designed to help you learn to recognize HWA and understand the potential impacts of this invader in Michigan.



Additional information on HWA is available on the Midwest Invasive Species Information Network (MISIN) website at <http://www.misin.msu.edu/>. Other good sources of information include HWA websites hosted by the USDA Forest Service and several universities.

# June 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 YARD SALES 9-4
4	5	6 M&M Com- mittee @ 6:00pm (Virtual)	7	8	9	10
11 Village potluck 4-6pm (pool)	12	13 Landscape Committee @ 6:00pm (Virtual)	14	15	16	17
18	19	20	21 Board Meeting 6:00pm (Virtual)	22	23	24
25	26	27	28	29	30	

## 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)

## ASSOCIA / KRAMER-TRIAD

Kendra Zurich, Manager: [kzurich@kramertriad.com](mailto:kzurich@kramertriad.com)  
Wanda Buster, Bookkeeper: [wbuster@kramertriad.com](mailto:wbuster@kramertriad.com)  
Tracy Vincent, Admin: [tvincent@kramertriad.com](mailto:tvincent@kramertriad.com)

General Inquiries & Maintenance  
[office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)

## COMMITTEES

**Maintenance & Modification:** Lisa Lemble, Chair  
**Landscape:** Brian Rice, Chair

## Meeting links

**M&M:** <https://meet.goto.com/436936685>  
**Access Code:** 436-936-685

**Landscape:**  
<https://meet.goto.com/263479709>  
**Access Code:** 263-479-709

**Board:** <https://meet.goto.com/179873269>  
**Access Code:** 179-873-269