



What is the real meaning of Valentine's day?

It originated as a Christian feast day honoring a martyr named Valentine and

through later folk traditions, it has also become a significant cultural, religious and commercial celebration of romance and love in many regions of the world.



This day is added to the calendar in leap years as a corrective measure because the Earth does not orbit the Sun in precisely 365 days.

Since about the fifteenth century, this extra day is 29 February, but when the Julian calendar was introduced, leap day was handled differently in two respects.

Craft Night

Monday, February 12th

5:30 pm—PV Community Room

Join Tracy at the Community Building to create a special card for someone—anyone—in your life. A friend, spouse, teacher, mom, dad, grandparent... or just to have fun and be creative!



REMINDER! Cats must not be left to roam!

Sighted: a big fluffy cat (gray striped) with some kind of harness on - walked across a deck on Edgewood



Landscape Committee Note:

Co-owners: If you have submitted a request recently for tree/shrub/plant removals or replacements, these requests have been tabled until the **March** Landscape Committee Meeting.

Thank you for your patience!

Linda - on behalf of the Landscape Committee

Wall Insulation

This series of articles is intended to help co-owners understand what additions and improvements to our townhouses need approval, why, and how to proceed. Each specification is easily found on the pittsfieldvillage.com website.

Take a look before spending your time and money.

There are three main areas for insulation in our homes: attic, walls, and crawl spaces.

Attics are being insulated as roofs are replaced, and the final buildings in that project are scheduled to be completed in 2024.

Crawl space insulation—or the more extensive “encapsulation”—can be quite complicated and is fully explained in the specification for it. Co-owners may choose to do this at their own expense. Use of a licensed contractor and pre-approval by the Maintenance & Modification Committee is required. [Crawlspace Encapsulation Specification.pdf \(pittsfieldvillage.com\)](#)

Wall insulation is fairly straightforward. This is a co-owner expense (since it benefits only the co-owner) and must be approved in advance by the Maintenance & Modification Committee and performed by a licensed contractor to insure it is done properly and does not result in damage to the structure. The specification can be found at [Insulation-Exterior Specs.pdf \(pittsfieldvillage.com\)](#)

Why do this? Being environmentally conscientious (using less non-renewable energy) and saving money on heating and cooling are obvious reasons. Given the age of our buildings, any insulation installed originally is unlikely to be providing any benefit at this point. Many people have found that noise dampening is also an unexpected benefit.

What kind of insulation was originally installed in the 1940s? Although many different materials have been used in the past to insulate walls, including “mineral wool: (a fibrous material spun from molten mineral or rock components such as slag), our walls appear to have had standard fiberglass batts—spun glass sandwiched between sheets of heavy paper—installed in them. The very crumbled remains of this have been observed by contractors who have removed inside plaster walls.

How is it done? Two types of insulation can be added to walls by removing some of the shake shingles on our buildings, drilling a small hole in wall underneath, and either blowing in cellulose or injecting foam.

Which material is better? Loose-fill cellulose is a pellet-like insulation made of recycled paper. The key ingredient that makes this work is boric acid. With boric acid added for fire resistance, shredded, recycled telephone books, tax forms, and newspapers all contribute to making cellulose insulation. Some sources list potential drawbacks of settling over time and the possibility that obstructions in the wall could prevent the pellets from completely filling the cavities.

Injection foam is similar to those individual cans of foam insulation found in home centers but on a much larger and far more efficient scale. Advocates for it say foam has advantages over fiberglass insulation, chiefly because it resists mold and mildew better than loose-fill, batt, or roll fiberglass. It may more easily reach into difficult areas that may block blown-in cellulose, such as around wires, boxes, and protruding nails and screws. However, pressure from the foam can damage walls if not applied properly and some installers have indicated they stopped using it because it appears to shrink over time.

Which material should I choose? Our Pittsfield Village specification addresses the installation method but does not specify the material to be used. Most requests to the M&M Committee have been for blown-in cellulose, but—as with most home improvements—co-owners need to do their own investigation about contractors (their experience, skill, details about installation method, warranty offered, reputation, etc.), quality of materials, and cost.

DTE Rebate/Contractors. A \$125 rebate is available from DTE if a participating contractor is used. Their search engine by zip code can be found at [DTE Energy \(icfsightline.com\)](http://DTE Energy (icfsightline.com)). There are many reputable contractors, and we do not recommend anyone in particular, but because we know you want to know, contractors recently used by Village co-owners have been Spink, HomeSpec, Ecotelligent Homes, and Ace & Sons.

How do I know if a former co-owner insulated my walls? Infrared sensors can be used to “see” how much insulation is in your walls. One contractor consulted for this story noted that this can only be done when the weather is cold, probably below 32F.

Less technical ways include simply touching the wall when it is very cold outside, or taking the cover off an electrical outlet or switch to see if you can observe any foam or blown-in insulation around it. (Turn off the breaker to that outlet or switch first).

What wall insulation will NOT do. The only way to make your main level (kitchen, dining, living room) floor feel warmer is to insulate the crawl space. (The floors under the bedrooms and bath feel warmer because the basement underneath them is heated).

Cost. Quotes submitted to the M&M Committee with requests for wall insulation in the last couple years started at about \$1,500 for interior units and about \$2,500 for end units, but not every request included the cost information. Crawl space encapsulation costs ranged widely (\$2,500 to \$7,000) depending on the level of work done, with the most expensive including additional features to make it useful as storage space (lighting, leveling of the “floor”, etc.). Questions? I'm happy to try to answer them. —@gU@a VY fljgUYa VY4 [a U] 'W'a L



A2Zero Meets with Pittsfield Village Residents

By Linda Ross and Jessica Lehr

Introductions and Overview

Members of Pittsfield Village met with representatives from A2Zero on November 30, 2023, at Pittsfield Elementary School to discuss resources and opportunities for our community. Residents made sure there were both snacks and childcare, and it was fun to see children enjoying themselves while the adults discussed. We want to thank all the Villagers (approximately 30) that attended and assisted with set up, snacks and childcare. You helped to make this an informative and inspirational meeting!

Representatives from A2Zero team were:

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Missy Stults - Sustainability and Innovations Director
Jordan Larson - Community Engagement Innovator
Maggie Halpern - Sustainability Coordinator
Grace Franke - Communications Coordinator

The night began with introductions by the A2Zero team and each Villager who attended. There was so much relevant expertise just within the slice of our community who attended – it was incredible to realize the skills and knowledge we have within our humble community!

The A2Zero team gave us an overview of their vision and programs. See the overview article “What Is A2Zero?” elsewhere in this Newsletter for more, and the presentation slide deck on the Pittsfield Village website: https://www.pittsfieldvillage.com/doc/info/other_info/Pittsfield%20Village%20OSI%20Intro%20Slides%202023.pdf

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This was followed by a period of active Q&A and discussion, where we talked about what Village residents are interested in, how A2Zero might help, and how we might all work together. We made a good impression with the amount of sustainability knowledge and interest here in the Village. A2Zero is excited about investing in understanding what Pittsfield Village wants and helping us figure out how to organize to get there.

Current Projects

One of our residents asked the A2Zero folks to give us an overview of their collaboration with the Bryant neighborhood here in town. It's an incredible partnership, where the neighborhood residents decided upon a goal of becoming the first carbon neutral neighborhood in Ann Arbor, and the A2Zero team has been helping them to organize and secure resources, expertise, and funding to make it happen. See the article about the A2Zero partnership with the Bryant neighborhood for more on this partnership.

We also talked about A2Zero's new Americorps Climate Corps program, where they have nine people on board helping A2Zero and the communities they partner with to run projects, educational programs, and communication efforts. There's an open position for a tenth position in this first Climate Corps, so if you know anyone who might be interested, let them know! Another potential opportunity for us was the A2Zero Ambassadors Program. A2Zero got a \$10k City grant to run the program. It's a 12-week program where participants commit to a weekly session to learn about advancing local sustainability initiatives. They receive a stipend and commit to working on a project and 20 hours of community sustainability efforts at the end of the program. If at least 15 people in our community are willing to make the commitment, A2Zero said they would look at running a Pittsfield Village specific Ambassador program.

Where Do We Start?

There was active discussion about the importance of collective action, and the importance of Pittsfield Village Sustainability work being shared. The Association (Board, staff, committees) has a role to play, and there were multiple Board and committee members at the meeting. However, residents agreed that we shouldn't assume that all the work will be done by our Association governing bodies—there was discussion about making sure we organize to do legwork, so ideas and requests community members bring to the Board are researched and actionable. The Sustainability Group is working to help residents make that happen, and working collaboratively with the Board to create channels between the Sustainability group and the Association as a whole so that we are all working together as effectively as we can.

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There were many areas of interest voiced by Villagers including, but not limited to geothermal systems, solar, ways to use our incredible greenspaces, planting more trees, looking at what else we might do when the city works on our streets in 2025 and 2026, helping residents on fixed or lower incomes, and the energy efficiency and resilience of our units.

At the end, we decided unanimously that we all want to work together across Pittsfield Village and A2Zero! For next steps the following suggestions were made: A2Zero Jordan Larson would be the A2Zero point person in the relationship with Pittsfield Village residents. A2Zero to designate a small group of residents as the point of contact with A2Zero. This group would act as a liaison between A2Zero, the Board, and the Sustainability Workgroup to keep everyone informed of opportunities that may be beneficial to the Village.

We would love to have more Villagers involved. If interested, contact Linda Ross (lsampier50@gmail.com) or Su Hansen (suhan722@gmail.com) for more information. Look for our next meeting in March 2024!

What is A2Zero? By Linda Ross and Jessica Lehr

A2Zero was developed in 2020 with a vision to create and implement a just transition to carbon neutrality, community-wide, by the year 2030. They work with individual communities, University of Michigan, Washtenaw County, and Ann Arbor Public schools to make this happen. A2Zero has seven overarching strategies:

- Power our electric grid with 100% renewable energy.
- Switch our appliances and vehicles from gasoline, diesel, coal, propane, and natural gas to electric.
- Significantly improve energy efficiency in our homes, businesses, schools, places of worship, recreational sites, and government facilities.
- Reduce the miles we travel in our vehicles by at least 50%.
- Change the way we use, reuse, and dispose of materials.
- Enhance the resilience of our people and our place.
- Other (including greenhouse gas emissions, educational programs, reporting, etc.)

There are three values that underpin A2Zero.

1. *Sustainable*: capable of enduring, able to be sustained in perpetuity. Meeting the needs of the present without jeopardizing the ability of future generations to meet their own needs.
2. *Equitable*: ensuring everyone gets what they need to succeed based on where they are and what they need to go.
3. *Transformative*: causing a major change to something or someone, especially in a way that makes it or them better.

Programs and projects are funded by the millage passed in 2022 and fundraising. As part of their fundraising, A2Zero has had a lot of success getting grants, including multiple grants to help fund their work in the Bryant neighborhood. Missy let us know that Ann Arbor was only the sixth or eighth community in the nation to tax ourselves for climate (depending on how you count)! As part of their commitment to equity, A2Zero has pledged that at least 40% of the millage will be used to help low-income residents.

Current and future projects include:

- Home energy advisor to provide customized guidance and what is next for you based on your home based on your needs, comforts, challenges, energy bills, your priorities. Point you to funding, rebates, assistance pulling permits, etc.
- Rebate program for electrical improvements
- Solarized program
- Bulk buy programs, including Solar Battery bulk buy.
- Swap days
- 10,000 tree initiative – tree giveaways (mostly flowering trees), including Michigan native saplings. Community planting events. Taller more robust trees.
- Sustaining Ann Arbor Together - \$10,000 for a coordinated sustainability project
- Ambassador program – weekly program with a project at the end. Stipends for participants. Need 15 members to do a community program. You must commit for 12 weeks and a volunteer project.
- AmeriCorps Program (Climate Corps)

A2Zero works with State level organizations to change existing laws to transition to carbon neutral goal by 2030. Governor Whitmore signed a law this week that makes Michigan the leader nationwide in transition to renewable energy sources over the next 20 years. It requires utility companies in Michigan to generate 50% of their Electricity from renewables by 2030 and 100% by 2040. In addition, A2Zero has come up with an idea to form a Sustainable Energy Utility; a supplemental utility that provides solar and energy source systems for residents to purchase. They are currently working on their second technical study on creating this Sustainable Energy Utility.

You can find more information on A2Zero at <https://www.a2gov.org/departments/sustainability/Pages/default.aspx>
The presentation slide deck they prepared for the Pittsfield Village community meeting is available at https://www.pittsfieldvillage.com/doc/info/other_info/Pittsfield%20Village%20OSI%20Intro%20Slides%202023.pdf
Sign up for A2Zero newsletter at <https://www.a2gov.org/departments/sustainability/Newsletter-Events/Pages/default.aspx>

About the A2Zero Bryant Neighborhood Project

By Linda Ross and Jessica Lehr

The A2Zero partnership with Ann Arbor's Bryant neighborhood started out with discussions, like the one they had with Pittsfield Village residents on November 30. Like Pittsfield Village, the Bryant Neighborhood is a community in Southeast Ann Arbor with affordable housing and an elementary school at the center. They have many issues our residents are familiar with, like flooding and lack of insulation and energy efficiency in their homes. Residents of the Bryant Neighborhood set themselves the goal to become the first carbon neutral neighborhood in the country, and the A2Zero team has been partnering with them and with the Community Center in the Bryant neighborhood to help make that goal a reality.

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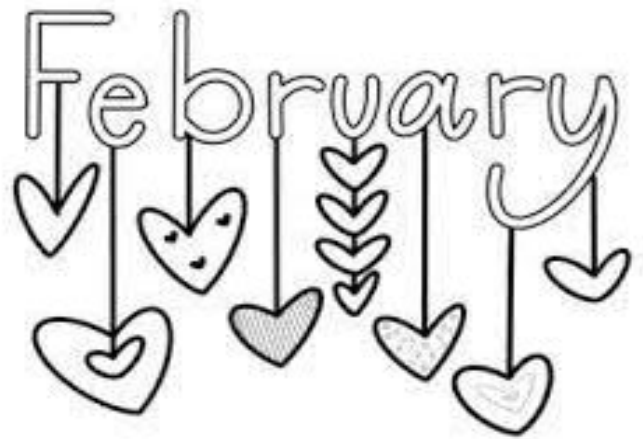
# Coloring Fun

## A2 Zero Continued...

Among other things, this has entailed planting fruit trees, storm water work, and creating a home energy assessment program that evaluates air quality, mold, and other issues in addition to energy use and opportunities. A2Zero has helped secure over \$2,200,000 in grant money for work in the Bryant community, including recent grants to fund work based on energy assessments. Among these, a Department of Energy grant allowed them to design a geothermal network throughout the entire neighborhood including the school and mental health facility.

For more on the A2Zero partnership with the Bryant neighborhood, see their November 2023 newsletter, which features their work with the Action Network and residents of the Bryant Neighborhood: (copy and paste the link below)

<https://www.a2gov.org/departments/sustainability/Newsletter-Events/Documents/Newsletter%20Nov23%20v2.pdf>



## New Offering!



Michelle O'Grady\* lives in the Village, and would like to provide Mindfulness Meditation (MM) classes here. MM means to pay attention in a particular way (focused, kind) to what is going on now. MM learners perceive what's going on – in their minds & bodies - clearly and without

judgment, and have more calm, deliberate ways of responding to what's going on.

Extensive research on MM shows decreased stress and other positive health

effects. One class will be a 6-hour "Introduction to Mindfulness Meditation"

workshop, and the other weekly over 4 to 6 weeks. Each course will enroll 6 – 10 folks. There will be a small fee for the cost of printed materials.

The courses will be held in March and into April and specific dates, times, and location will be available soon.

If interested, please contact Michelle by e-mail, [ogradym14@gmail.com](mailto:ogradym14@gmail.com)

\*Michelle is a retired nurse-midwife and UM teacher with a Doctorate in Nursing Practice, and is studying to be a Mindfulness Meditation teacher.

## Board Beat: A New Year Begins

Submitted by David Brassfield, Member of the Board

Well, it had to happen eventually. The balmy days of November and December have given way this month to our signature Michigan winter gloom, cold, and damp. We've had a particularly nasty bout of icy snowy blast, day in and day out of sub-zero wind chill, follow-up snows, and now some rain. Hard ridges of plowed iced-over snow in the street for a while made getting in and out of parking spaces difficult if not impossible for some. Walkers do the ice melt crunch going in and out of their houses and cars.

And just to make things really special, our first real snow came with another power outage in the usual places, and arriving as it did on a weekend, the storm drew on all of Margolis's resources to get streets and sidewalks cleared. It was a weekend with frigid temperatures and strong winds, making it difficult for the crews to stay on top of the task. Despite the challenging weather, by the beginning of the workweek, clearing was well underway. DTE arrived late, too, predicted an extended outage for those affected, but in the end got heat and light back on in less than a day. So wintertime life and work move ever forward in the Village.

### Board Meeting Highlights

- **Schedule Change.** To accommodate scheduling conflicts arising with the New Year, the Board meeting night has been moved from the third Wednesday to the fourth; so this month's meeting took place on January 24. Meetings continue to be both in-person at the Community Building and virtual via GoTo Meeting.
- **Crawl Space Odors.** At the December meeting a resident appealed to the Board for aid in finding a solution to an ongoing problem with a pervasive, strong, and offensive odor in the unit, which seemed to be emanating from the next-door neighbor's unit, likely from the adjacent crawlspace. Extensive and expensive attempts at mitigation by the affected resident had failed to banish the odor. At the January meeting the next-door neighbor likewise appealed to the Board for assistance. Herculean efforts with steadfast assistance from friends had been made to remove any possible source of odors including those from the crawlspace. All these efforts yielded some improvement, but the odor persists, according to the resident with the initial complaint. Both residents are asking for Association assistance. The Board promised to investigate and seek a solution, beginning with a visit to each unit by our president, Ellen Johnson.
- **Committee Report: Maintenance and Modification.** Chair Lisa Lemble reported on the January 2 meeting (see the January Newsletter). A somewhat difficult **kitchen remodeling** was finally approved after several trips back to the drawing board—the primary sticking point being a section of wall between the kitchen entry and the front wall of the condo that the resident wanted to remove. That wall, however is a supporting wall, and must remain in order to buttress the front wall against forces from the roof that would otherwise push it outward. The resident had hoped to completely open up the space by removing that section of wall. The revised and approved design retains the structurally required wall section.



The January Newsletter presented the first of a recurring feature dubbed “Spec of the Month.” In that article Lisa set forth our current requirements for installing **storage bins or small sheds**. Numerous instances of non-compliance have led the M & M Committee to consider revising and strengthening the

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current Specification. Comments and suggestions were solicited from the Newsletter readership, but so far none have come in. Lisa reiterated her appeal. Elsewhere in this Newsletter, Lisa's second "Spec of the Month" entry appears: this one on requirements for **adding insulation**.

- **Committee Report: Landscape.** Chair Brian Rice reported that the Committee was recommending acceptance of a \$2,500 contract with Arbor Valley to perform urgent rescue pruning on a rare American Elm damaged in recent storms; the request was approved by the Board. Because winter cold and frozen



ground make plant removal and additions impractical, resident requests for such work have been tabled until March. Meanwhile the Committee is working up their set of budget projections for fiscal 2024-25.

Committee Member Theresa Moore recapped a presentation she made at the Committee meeting, which concluded with strong a recommendation that the Association commission a **landscape architecture master plan**. To do so the Association would contract with a professional firm to work out such a plan with us to guide our decisions in coming decades as we continue to act as stewards of our unique buildings, extensive plantings, and large rolling green spaces. Research indicates that costs would likely range between \$50,000 and \$75,000.

- **Committee to Advise on "Sustainability."** After meetings and discussions with interested parties, Jessica Lehr and David Brassfield concluded that there is no need for the Board to formally establish a committee. On most all matters of "sustainability," our two existing standing committees are fully up to the job. Requests and proposals from residents that bear upon Association governance may be brought forward to the appropriate committee or to the Board in the usual way. The **Sustainability Group** coordinated by Su Hansen and others will continue to hold their meetings independent of Board involvement, and this is their preference. There is overlap with the Group between members of the Board and standing committees, so information will be shared about any projects or proposals the Group develops that may require Board or committee involvement in their governing roles.
- **A2 Zero.** Jessica reported that she and several other Sustainability Group members will be spearheading contacts with a representative of A2Zero on behalf of the Group, with the goal of finding areas for collaboration that might involve and benefit all members of the Village community. The Board wishes to schedule its own meeting with A2 Zero to learn more about its programs and to educate its representatives about our community from the perspective of its governing bodies. Jessica volunteered to do the leg work for setting up this meeting, which would include interested standing committee members and Management staff.
- **Budget for 2024-25.** Budget season is upon us, and the work must be completed by the end of March in order to go out to co-owners in April. As in the past few years, fees will likely rise; Board members will make every possible attempt to keep increases low. Three budget work sessions have been scheduled during February and March.
- **Routine Business.** Among the several matters taken up, the following bear special mention: (1) **Contract Renewals:** Approved for Pristine Pools and TruGreen. (2) **Refuse Cart Compliance:** See my short write-up, "Carts Can't Be Lawn Ornaments," elsewhere in this Newsletter. (3) **Village-Wide Water System Upgrades:** Questions arose as to what exactly the City has planned. Board member recollections from the December meeting with the City Engineer and Lead Project Planning Engineer

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differed on several important points. See my article on this subject, “Same Great Water, Brand New Pipes,” elsewhere in this Newsletter.

- **Next Board Meeting:** Wednesday, February 28, at 6:00 pm, in person at the Village Office or remotely online. Log-in information will be provided via email before the meeting. All Village residents are welcome to attend. Complete minutes of the January meeting will be posted on line after acceptance at the February meeting.

**A Note from the Author about “Board Beat.”** *My purpose in writing these monthly Newsletter articles is to open up the inner workings of our Village governance, to show how our affairs are carried out by the volunteers we designate to serve our best interests. I also seek to shine light on the work of our professional management team. Though parts of Board and Committee proceedings are often featured here, my main focus is on matters taken up that I think might be of special interest or that might make the general workings of our governance and management better understood. I’m not interested in presenting a transcript of all that transpires—that is the job of our meeting minutes takers. My goal instead is to impart insight, context, and history along with the news I provide—and occasionally to highlight the very human element of what comes before the people who carry out our work. Reader comments are always welcome. Email: [David.B Brassfield@PittsfieldVillage.com](mailto:David.B Brassfield@PittsfieldVillage.com)*



## Department of Friendly Reminders: Carts Can’t Be Lawn Ornaments

Write-Up by David Brassfield



At our January Board meeting, Lisa Lemble put it quite succinctly: If you store your refuse carts behind your house, you’re in compliance with City law **and** Association rules. If you store them in front and hidden by approved screening, you’re also in compliance with City law and Association rules. It’s just that simple.

Simple though it may be, a walk around any Village block will reveal cart after cart that is not in compliance.

And this is in spite of a special deal that several years ago the City made with us and us alone. Unlike all other residences in Ann Arbor, which must store refuse carts behind their buildings or sometimes at the side if out of sight, we have been granted a special waiver in recognition of hardships for some who live in the center of our buildings and may have difficulty pulling their carts all the way out to the street and back to a place beside their decks.

The waiver came with strict conditions, though. If in front, keep out of sight. Tall shrubbery may do, or you may screen behind a wooden fence built and installed to certain specifications by Village Maintenance staff. That’s the law, and those are the rules. No part of your carts may ever be visible from the street, except on pick-up day. Violators can be fined and even lose their front storage privileges.

For detailed screening guidelines, please consult the Village website:  
<http://pittsfieldvillage.com/doc/specs/exterior/trash%20fence%20specs%202.pdf>

# What to know about meter safety inspections

If DTE asks to check your indoor natural gas meter, respond ASAP.

Each year, DTE and its network of vendors conduct more than 100,000 natural gas meter safety inspections to keep customers safe. These inspections are required by the state of Michigan and must be completed for DTE to continue service.

Here's what business owners need to know about indoor natural gas meter safety inspections.

## Why does DTE need to inspect my natural gas meter?

The purpose of these inspections is to check that the indoor gas meter and its equipment are functioning properly. By completing these inspections, DTE hopes to prevent problems before they arise.

## How will I know when it's time for an inspection?

Indoor gas meter inspections should be completed every three years. If your gas meter is located inside your business, DTE will need your permission to come into your business every three years and access the meter. Businesses will be notified via mail, calls, texts and emails that it is time to schedule their appointment, and a DTE representative might even stop by to chat with you. (DTE reps always wear identifying badges and do not ask for payment.) If you're ready for your inspection, call 877.853.9434 to schedule it. An adult must be present at the time of the inspection.

## How long does an inspection take? Can my business remain open during the inspection?

Businesses can absolutely remain open at the time of the inspection. DTE is dedicated to being efficient to minimize any disruptions to your business and typically performs these inspections in about 15 minutes. However, technicians may require extra time if they detect any natural gas meter leaks that need to be addressed; most repairs are performed free of charge.



## How much does an inspection cost?

Indoor natural gas meter safety inspections are free of charge for all DTE-owned meters and service pipes located inside your business. However, if you do not respond to your final letter requesting access for the inspection, DTE will be forced to terminate your service. Service restoration can cost up to \$6,000 because of the complex processes and equipment required to reestablish a connection to your property safely. To avoid costs, and the inconvenience of going without natural gas, customers should respond to their inspection notice immediately.

## Who performs these inspections?

DTE employees or representatives of DTE's approved vendor RECONN will complete the inspection. Inspectors always have a DTE or RECONN badge that indicates that they are a DTE employee or an official DTE vendor.

**Do not allow anyone into your business**

**who isn't wearing a badge, as they could be an imposter. Additionally, DTE never asks for payment for a standard safety inspection. If you are unsure whether the person is from DTE or RECONN, please ask the representative to wait while you call 877.853.9434 to confirm.**

## What is DTE looking for during an inspection?

Technicians look for corrosion and leaks when conducting indoor meter safety inspections. If they detect corrosion, they will use paint to reduce it. If inspectors detect a leak, they'll repair the equipment.

## How can I schedule my gas meter inspection?

Once you are notified by DTE that your business needs an inspection, please call 877.853.9434 or email GFO-MeterAssemblyCheck@dteenergy.com to make an appointment. 📧

## Same Great Water, Brand New Pipes

Reporting by David Brassfield



Our Village Drinking Water System is a major component of the City's comprehensive plan to upgrade our underground utilities and roadways during the course of the next 3 years. The plan will focus on three key Water System improvements:

- Replacement and upsizing of nearly 9,100 feet of existing cement water main.
- Elimination of the 3 master water meters serving our entire complex in favor of individual meters on each service connection or unit.
- Replacement of remaining galvanized water service lines between condo units and the City water main to ensure compliance with the updated Michigan Lead and Copper Rule.

A good number of our unit service lines have already been replaced by the City in recent years when they have failed because of age, corrosion, or other problems. Many others have been replaced as part of an ongoing program to phase in more point-of-service meters throughout the Village. Now the remaining lines that meet the replacement criteria will be verified by the City's Public Works Unit and arrangements made to change them over to copper.

When, you may ask, does a galvanized water service line fail the Lead and Copper Rule? The answer is essentially this: (1) it includes connection fittings that contain a small amount of lead or (2) at some time in the past it was connected to the main via a lead "gooseneck" fitting. The City is already aware of nearly all service leads that currently fail the Rule or that need examination to verify compliance with State requirements.

Under the planned comprehensive system upgrade, all our units will be switched over to the new water mains as they are ready to deliver water. This means that all required service line replacements must be completed before water main replacement begins. Water main replacement work is slated to begin in spring 2025 and extend through 2026. So during 2024, we can expect to see a number of service line replacements around the Village accompanied by the usual digging in yards and re/plumbing inside. All such work related to compliance with the Michigan Lead and Copper rule will be paid for by the City.

As to the re/metering program, just what will it mean for individual condo owners? After all, at present all water use is billed to and paid for by the Association as a whole. This, also, will be a matter for the Association and the City of Ann Arbor to work out over the next couple of years. Most units share a water service with an adjoining unit and all service connections will receive at least one meter, but billing may still occur at the Association level.

It is important to note that final details of the service line replacement and meter installation work are still being confirmed by the City and their engineering team. When more information is available, the City will provide it to the Association, and we will be back with an update in a future issue of this Newsletter.

In the next three years we can expect to see a lot of digging and some plumbing work in our basements, but when the changeover comes, service interruption should be extremely brief. Throughout it all we will continue to enjoy award winning service and high quality water, flowing as always into our condos.

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**[Note:** *In reporting out this article I spoke at length with Senior Project Manager and Engineer at OHM Advisors, Cresson Slotten, and he was most helpful in explaining things. Our Village Manager Kendra Zunich confirmed that to date, the City has not yet shared formal plans for more service line replacements in 2024 or for Village-wide re-metering. She has now reached out to the City, and we are assured that they will be responding shortly. So back and forth information sharing will soon be underway. –David Brassfield]*

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2023-2024**

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Maintenance/General: [office@pittsfieldvillage.com](mailto:office@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](mailto:irenehayes03@yahoo.com)



| Sun                                        | Mon                                             | Tue                                       | Wed                                     | Thu | Fri | Sat |
|--------------------------------------------|-------------------------------------------------|-------------------------------------------|-----------------------------------------|-----|-----|-----|
| <b>February 2024</b>                       |                                                 |                                           |                                         | 1   | 2   | 3   |
| 4                                          | 5 Go-Doc<br>Committee<br>Meeting<br>3 pm—5 pm   | 6 M&M<br>Committee<br>Meeting 6 pm        | 7                                       | 8   | 9   | 10  |
| 11                                         | 12 <b>Valentine<br/>Craft Night!</b><br>5:30 pm | 13                                        | 14                                      | 15  | 16  | 17  |
| 18                                         | 19                                              | 20 Landscape<br>Committee<br>Meeting 6 pm | 21                                      | 22  | 23  | 24  |
| 25<br>Sustainability<br>Group<br>2 pm—4 pm | 26                                              | 27                                        | 28<br>BOD Meeting<br>6 pm open<br>forum | 29  |     |     |