



St. Patrick's Day is officially observed on March 17 each year, though celebrations may not be limited to this date. The significance of March 17 is that it's said to be the date of St. Patrick's death in the late 5th century (circa A.D. 493).

## LANDSCAPING NEWS

**MULCH / PRE-EMERGENT forms** have been mailed out (Feb 23). Forms must be returned by the deadline ***if –and only if–*** you are opting out of weed pre-emergent & mulch, OR participating in the Garden Marker program.

**Garden Marker Program** registrations are included in the mailing. This program is *optional UNLESS you opt out of weed spray.*

**YELLOW markers** are being used for **2024!**

**Please note:** *if you opt for NO SPRAY, then you must use garden markers and weed your own garden all season. Landscape crews will not maintain your garden beds if you opt out of spray.*

Each program is ***optional*** but has a deadline—so get your forms filled out and turned in right away!

## Spring reminders from Maintenance Staff

- **Clean up after your dogs and throw out “doodoo” at home in your own garbage carts - not in playground areas, please!**
- **If your window flower box is in need of repair, let us know now before planting season.**
- **Check batteries in smoke detectors when you change your clocks on the 10th!**



**Do you want Pittsfield crews to take care of the beds? - if so, do nothing.**

**ONE WAY TO FIND OUT IF YOU ARE OLD IS TO FALL DOWN IN FRONT OF A LOT OF PEOPLE. IF THEY LAUGH, YOU'RE STILL YOUNG. IF THEY PANIC AND START RUNNING TO YOU, YOU'RE OLD.**



### **Spec of the Month** **~~Kitchen Renovations~~**

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](http://pittsfieldvillage.com) website.



Take a look before spending your time and money.

Despite the small area, the options for renovating a kitchen in Pittsfield Village are endless, especially if you remove a wall or two. And then things get interesting....Plan carefully, get M&M approval and City permits. Especially if you remove walls or parts of them, there are many, many possible kitchen and dining configurations. Plan well, using a designer or very well-versed contractor, use licensed contractors (required by the Association), and get the necessary City permits. The Maintenance and Modification Committee is committed to both helping you get to your desired finished project and protecting the integrity of our buildings.

Structural integrity is the name of the game when it comes to removing walls. Our buildings are already structurally challenged because the roofs were not built according to the plans, so they are sagging, which is putting pressure on the front and back walls, which has resulted in them bowing out slightly.

While interior walls on the first floor CAN be removed, there are some caveats:

The wall dividing the kitchen from the living room is load-bearing. That means if any part of it is removed, it has to be replaced with a "header," which is a beam that rests on the remaining walls along that line to continue providing support for the rafters above.

The wall dividing the kitchen and dining area is NOT load-bearing, so it can be removed EXCEPT that short (about 2') wall attached to the front of the building needs to remain to keep that outward bowing of front wall from getting worse. It serves as a sort of buttress to help keep the front wall from being pushed out further. This is explained more completely in the "Structural Alterations to Kitchen" specification found at [pittsfieldvillage.com](http://pittsfieldvillage.com).

The "Kitchen-Living Room Door" specification can also be found there if you are considering creating a doorway

there.

**Plumbing** almost always comes into play, too. Even if you do not change the sink location (although relocating it into the corner or under the front window is popular), when you remove the cabinets on that wall you will be exposing the sewer stack that serves all of the house plumbing. Let the Maintenance staff know in advance when you'll be pulling out the cabinets and they will come over to see if the sewer stack has to be replaced, which is likely, since the original cast iron ones are 80 years old. And the good news is...this is done at the expense of the Association. Yay!

**Electrical.** Outlets in kitchens now require GFCI (ground fault circuit interrupt) outlets because they are near a water source. This is the time to upgrade the ones in your kitchen. And depending on how extensive your project is, this is a great time to have an outside outlet installed while the electrician is there doing other stuff.

**Switching the stove and fridge locations.** This is a very popular change since it allows you to have a standard 30" stove. There is also the added convenience of it being next to a counter. This switch can be done without a major renovation, but whenever it is done, a plumber is required to move the gas line to the stove or remove it completely if you are switching to electric. There is an adopted specification for this which can be found at [pittsfieldvillage.com](http://pittsfieldvillage.com). This also addresses venting the range hood. The hoods over the small stoves as originally placed (next to the pantry) are not vented to the outside. If you move the stove to the outside wall you can vent it if desired, but venting must be done through the wall, not through the attic. When relocating the stove to the outside wall, some people choose to install an over-the-range microwave that comes with a vent in it. Again, this can be vented to the outside or not.

*[There are no specifications for the following items, but just so you know..]*

**Insulation.** Don't forget to take the opportunity to add insulation. Even if you don't have to remove drywall from the front wall, if you have removed the cabinets and pulled out the stove and fridge, it may be worth it to remove and replace the drywall to add insulation. And if you are putting the sink in the corner or under the window you will definitely want to make sure it is well insulated.

**Backsplash/walls.** And if you've removed cabinets, that Formica-like backsplash material covering the wall between the lower and upper cabinets will come out, too. Beware that the plaster covering that wall next to the basement may just crumble with very little prodding after everything is uncovered. (Which is not such a bad thing since you want to get the sewer stack there replaced. See the Plumbing comments). You will probably have to drywall that area, then spend hours and hours figuring out whether you want a short backsplash and paint or endless tile opportunities.

**Flooring.** Be aware that if your kitchen has not been renovated since the 1980s/90s re-dos that the flooring you see may well be on top of the original linoleum, which was applied with mastic on top of the plywood subfloor. Removing mastic requires the use of a pretty toxic chemical or a combination of hot water, chiseling, and a heat gun. Your contractor may prefer to leave much of it and level the floor another way. HOWEVER, the square area between the basement door and the open pantry shelves is probably the same hardwood as the rest of the floors because the original contractors continued it through from the closet, which is behind the pantry. If that's true in your home, there will be only the newer layer of floor covering it.

**Inspiration.** Check out the photos taken by Marc Stephens at the 2017 Home and Garden Tour. You'll find this on the "Links" tab at [pittsfieldvillage.org](http://pittsfieldvillage.org). And look on [realtor.com](http://realtor.com) for units that have been sold. (Tip: Set the search for only condos, then a maximum of 2 bedrooms and \$230,000. It will be easy to pick through the resulting list).

Article submitted by M&M Committee Chair, Lisa Lemble

# Welcome Derek!

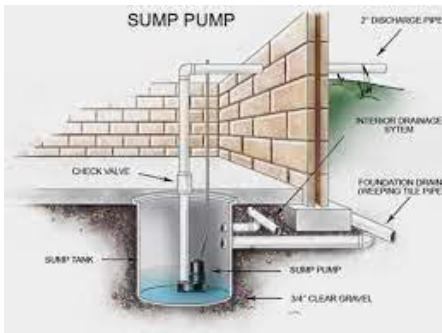


Derek has come to Pittsfield Village to fill the open staff position which Ron retired from in late 2023. You'll see Derek out and about on the property, driving a gator or the site truck doing what needs to get done! Someday soon he may show up at your door to fulfill your Maintenance Request. Derek grew up in Howell, graduated UM with a bachelor's degree in sound engineering (this could come in handy!) and

has been in maintenance for about 15 years at various apartment complexes and automotive plants. Derek is a proud dad of a 12 year old daughter and 4 year old son.



## Sump Pumps



**Approval from the Maintenance & Modifications Committee is required prior to installation of a sump pump.**

### Requirements

Installation must be performed by a contractor licensed to do the work. A proposal or contract from the contractor showing the following information must be provided with a Modification Request form providing the following information:

- ◆ Description of the work to be done.
- ◆ Statement that the contractor will be obtaining the required City of Ann Arbor permits and inspections.

*Note: Termination point for water discharged by the pump will be at the direction of the City. The co-owner will be responsible for any cost associated with that requirement. Examples of City of Ann Arbor approved termination options in the Village include, but are not limited to: rain gardens, connecting to yard drains that connect to the City storm sewer lines, adding a private storm sewer line.*

### Things to consider:

Most sump pumps require electricity to work. Should a storm that produces a lot of rain also cause an area power outage, an electric-powered sump pump would not work without a backup power supply. Battery backups are available that allow pumping to continue up to two days. Sump pumps that are powered by the City's pressurized water system are also available. Both of these options add cost to the project and/or to the cost of operation. Discuss these options with your contractor prior to entering into a contract.

There may be a requirement that the sump pump be on a separate electric circuit. If so, this could require an update to your electrical panel.

Pumps with cast iron cores last longer than ones with plastic cores.



## Board Beat: Brief Notes from a Short Month

### Submitted by David Brassfield, Member of the Board

The end-of-February Board meeting agenda was devoted to pretty run-of-the-mill routine Association business. Here are the highlights.

**Service Contracts.** The following agreements were approved:

***Supreme Deck.*** Cleaning and staining all decks on a three-year rotation.

***Mastercraft.*** This year's cycle of building repainting. We are now on an every-6-years schedule.

***Fresh Start Cleaning Services.*** Weekly pool building cleaning for the coming season.

***Dynamic Drains.*** Emergency repairs to broken pipes connecting two separate units on Parkwood to the sanitary sewer mains.

#### **Maintenance and Modification Committee Report.**

The following business came before the Committee:

##### ***Routine Approvals:***

***Crawlspace encapsulation.*** Front and rear door replacements.

***Solar Panel Installation:*** A proposal for permission to install solar panels on the lower front and back roofs of 2328 Fernwood was discussed and judged to meet the requirements of the applicable specification. The Committee voted to forward this request on to the Board for final approval.

***Outdoor Storage Units:*** Discussion resumed on possible changes to our current specification. The Committee is not yet ready to draft a proposed replacement for consideration by the Board.

**Landscape Committee Report.** Theresa Moore has succeeded Brian Rice as Committee Chair. Brian will continue to serve on the committee. Landscape requests currently in the hopper will be taken up at the March meeting. A pilot program allowing some residents to opt out of the Village-wide fall foundation bed clean-up and leaf removal service is under consideration.

**Solar Panel Installation Approval.** A request from resident Lisa Lemble to install solar panels on her lower front and rear roofs at 2328 Fernwood was discussed and given provisional approval. Approval is contingent upon sign-off by the Association legal counsel on the financial responsibility agreement submitted by Lisa. Arrangements must also be made to engage RTA roofing consultants to monitor the work.



**Annual Meeting Date Set.** This year's annual meeting will be held on Monday evening, May 6. As in recent years it will be conducted online rather than in an open public forum.

Experience since the beginning of the Covid pandemic has shown that participation levels are much higher for online meetings than for in-person gatherings.

**Next Board Meeting:** Tuesday, March 19, at 6:00 pm, in person at the Village Office or remotely online. Login information will be provided via email before the meeting. All Village residents are welcome to attend. Complete minutes of the February meeting will be posted online after acceptance at the March meeting.

## ASSOCIA / KRAMER-TRIAD

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### Pittsfield Village Office

Monday— Friday, 8:30 am to 5:00 pm  
Office: 734-971-0233 Fax: 734-971-3421

[www.pittsfieldvillage.com](http://www.pittsfieldvillage.com)

Call or email the office with  
Questions/concerns/requests:  
office@pittsfieldvillage.com



### Paws & Tails Pet Care

Right here in Pittsfield Village!  
Email to book your free meet & greet and to receive  
more information.  
[irenehayes03@yahoo.com](mailto:irenehayes03@yahoo.com)

### Meeting links (copy and paste in your browser)

**M & M** <https://meet.goto.com/868746925>

**Landscape** <https://meet.goto.com/542156677>

**BOD** <https://meet.goto.com/288366061>

### BOARD OF DIRECTORS 2023-2024

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## MARCH 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 <b>M&amp;M</b> Committee meeting 6:00 pm	6	7	8	9
10 	11 <b>GoDoc</b> Committee	12 <b>Landscape</b> Committee Mtg 6:00 pm	13	14	15	16
17 	18	19 <b>Board Meeting</b> 6:00 pm	20	21	22	23
24	25	26	27	28	29	30
31						