

# May

# 2024

## Landscape Committee News

First we announce Theresa Moore as the newly named Chair of the Landscape Committee. Welcome, Theresa, and thank you!

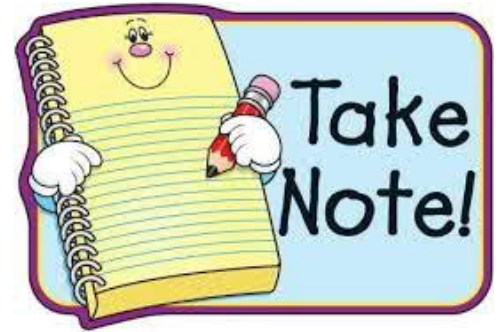
More good news! Pittsfield Village Co-owners can now reach the committee directly by sending an email to:

**[landscapecommittee@pittsfieldvillage.com](mailto:landscapecommittee@pittsfieldvillage.com)**

Please do, however, continue to send all Landscape Modification Requests (with pictures and/or drawings) to the office for inclusion in the meeting packet (by the Wednesday prior to the regular scheduled monthly meeting, held on the 2nd Tuesday of the month). Thank you!

Finally, a hybrid option will begin this month (May); feel free to join either in person or online. The office will email the agenda + the meeting link the day before the meeting.

If you know of a neighbor who might not be on the email list, ask them to contact the office. We don't want anyone missing out!



**Annual Meeting  
Monday, May 6  
Via GoToWebinar  
Meeting Information was  
mailed USPS & Via Email!**

### 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 by Wednesday at 734-971-0223 or email us at **[office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)**

*PLEASE NOTE: Pittsfield Village does NOT trap animals such as skunks, groundhogs or moles*

## The Pittsfield Village Flower Giveaway



**Saturday, May 18, 2024**

**11:00 AM to 1:00 PM**

**Corral *behind the office***



Spring has sprung in the Village, and that means it is time for the annual Flower Giveaway!

One flat of annuals per residents, no window boxes. There will be a table outside of the corral to swap flowers with neighbors! In past years, annuals included such varieties as impatiens, petunias, coleus, marigolds, snap dragons, cleomes, zinnias, annual dahlias, dusty miller, and begonias. We anticipate a similar variety to be available this year, too!

If you cannot attend in person, please fill out the request form (enclosed in the newsletter, & a reminder will be emailed!) and return it to the office drop box before the event or send with a neighbor the day of the event. Your choice, as best we can honor it given the above constraints, will be delivered to your front porch.



If there are leftover flats, an announcement will be sent the following Monday morning. You are then welcome to come and choose whatever you might like from whatever is left over. First come, first serve!



**SEE YOU MAY 18TH!**



# Pool Open - May 25

## Rules Enclosed



## **POOL AREA & FACILITIES RULES**

**Revised May 2022**

### **Pool Area**

- The “pool area” includes the pool itself, the bath houses, pump room, and the entire area within the fence.
- The pool area is open from Memorial Day weekend through the second weekend in September (tentative) during posted hours, typically daily from 10:00am- 9:00pm, weather permitting.
- NO pool attendant is on duty! If an emergency arises call 911! The emergency phone is located next to the entrance gate. If an emergency related to the pool itself, please contact the after-hours line at 734-971-0233 and follow the voice prompts.

### **Closing of Pool**

- The pool area may be closed at the discretion of the Village’s community manager, as needed. Residents will be notified of a pool closure by email & TownSq. Additionally, signage will be displayed at the entrance of the pool.
- COVID-19 closures
  - The Board and Staff will continue to monitor and follow Washtenaw County Health Department Guidelines and make rules or other adjustments as needed, up to and including pool closures.
- Use of the pool area when closed is prohibited.

### **Pool Rules**

1. DO NOT ENTER THE POOL AREA IF YOU, A FAMILY MEMBER, OR SOMEONE YOU HAVE BEEN IN CLOSE CONTACT WITH HAS EXPERIENCED SYMPTOMS OF OR HAS TESTED POSITIVE FOR COVID-19 WITHIN THE LAST 14 DAYS.
2. Pittsfield Village’s pool facility is SWIM AT YOUR OWN RISK! By entering, you understand there is no lifeguard, and that COVID-19 could be contracted in this public space. Swimming alone is not recommended.
3. Only Pittsfield Village residents are permitted to use the pool. Pittsfield Village residents may bring up to four (4) guests per household. All guests must be accompanied by a Pittsfield Village resident.
4. Pool fobs are required for access. The initial pool fob is issued without charge. Residents will be charged \$20.00 for each replacement pool fob. Replacement pool fobs can be purchased at the Village office between 8:30am-5:00pm, Monday-Friday.
5. All residents under the age of 16 must be accompanied by an adult (18 years of age or older) while in the pool area.
6. Residents shall use the provided hand sanitizer located at the entrance of the pool gate prior to entering. Additionally, please shower/rinse off before entering the pool. It is recommended that you do so at home to minimize non-critical use of the locker rooms.
7. Residents shall use the provided sanitizing spray located in the men’s & women’s bathhouses after you use the restroom, shower, etc.
8. Communal pool furniture and toys are permitted.
9. Pittsfield Village’s pool area capacity is 211 people.

### **Prohibited Behavior**

- Rowdy behavior is prohibited.
- Alcoholic beverages and/or glass containers are not allowed in the pool area.
- No smoking inside the pool area.
- To report a non-emergent issue, please contact the office during business hours (Monday-Friday 8:30am-5:00pm) at 734-971-0233 or [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)



## Board Beat: April Report

Submitted by David Brassfield, Member of the Board

For our Village Board and Standing Committees, April was a busy time. Here are the highlights.

**Monthly Board of Directors Meeting, April 24.** This meeting ran quite long, 3½ hours for the public portion and another 30 minutes for executive session. Community Building lights did not go dark until just after 10:00 pm.

**Meadows Maintenance.** Regular weeding, deadheading, and reseeding are all requirements of maintaining a healthy plot of native wild flowers and grasses. Throughout the growing season our two small meadows call for constant attention and upkeep, and this is especially true early and late when plants are finished flowering and prepare to spread their seeds. Weeds and invasives pose the greatest threat, and at the moment invasive honeysuckle in the plots is poised to do its damage. Calls have gone out for volunteers to pitch in, but no one has come forward, so Theresa Moore wearing her resident not her committee cap called attention in Open Forum to the urgent need to root out invasive honeysuckle before their flowers can bloom and spread seed. Lisa Lemble volunteered to engage or enlist someone to help.



**“Leave the Leaves” Pilot Program Approved.** Spearheaded by Erin Brightwell and others in the Sustainability Group, a proposal to allow interested residents to opt out of fall foundation bed leaf removal so that they can provide habitat for overwintering by beneficial insects was approved in principle as a pilot program for a trial run this fall. Erin and her group are asked to return to the Board in July with a detailed implementation program proposal.

**Standards Compliance Inspections.** Our updated compendium of Community “Do’s and Don’ts” has been out now for more than a couple of years. Written standards are all well and good to have, of course, but by themselves are often not sufficient to regulate behavior. Last fall our Management staff, often accompanied by Board and Committee members, began a program of regular inspection tours through the Village with an eye to spotting significant standards violations. Each tour focused in a general way on a particular standards area. Where problems were found, a reminder notice requesting correction was sent out to the co-owner. Staff are resuming such regular inspections in May, changing their primary focus each month:

- May: outside clutter, unsightly storage, too many lawn ornaments
- June: decks
- July: items attached to buildings

*(Continued)*

## ***Board Beat: April Report (Continued)***

- August: unapproved exterior modifications
- September–December: to be announced

***Lawn Blower Ordinance Response.*** As reported in the April Newsletter, the City ban on gas-powered leaf blowers for summer lawn maintenance takes effect on June 1 and poses huge financial and logistical challenges for our Village and other complexes with large landscape maintenance requirements. With the assistance and support of our Council representatives we continue to press for amendment of the ordinance to provide reasonable recognition and accommodation of our special circumstances and needs.

***A2 Zero Update.*** A small group of interested residents has been holding regular meetings with a representative of the Office of Sustainability and Innovations (OSI). Board member Jessica Lehr has been one of the participants and brought to us a proposal the group has been developing to pursue a collaboration with A2 Zero on pushing for electrical service updates in the Village, including installation of EV charging stations and the burying of service lines. Though it is a very long shot, the ideal would be to merge such a project with the larger project of Village-wide infrastructure upgrades coming to us over the next three years. The Board approved a motion to send on a statement of interest in pursuing this project to OSI for formal consideration.

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

- McCredie Insurance: Annual Policy Renewal. Total: \$87,428.05
- Perkins Chimney: Ongoing Chimney Repairs. Total: \$46,3250.00

The proposed Superior Mow and Snow 1-year contract extension for seasonal lawn and bed maintenance was discussed at length and tabled to allow more time to determine the impact of the City blower ban on service costs. The increase could be large.

***Budget Adjustment.*** John Sprentall pointed out that a budget allotment for pool furniture replacement was missing from the final budget document. The Board agreed to authorize up to \$5,300.00 to replace those items found upon examination to be unsuitable for continued use. Regular pool users will be polled on their wishes as well.

***Landscape Committee.*** For major news, please see the story on page 1 of this Newsletter. Here's a summary of April business:

- ***In-Person Meetings Return:*** Beginning with the May meeting, the Committee will convene monthly in the Community Building but, as the Board now does, continue to provide the option of attending online as well.
- ***“Leave the Leaves” Proposal:*** The Committee voted to endorse the proposal by members of the Sustainability Group.
- ***Flower Give-Away:*** Scheduled for Saturday, May 18, starting at 11:00 am.
- ***Routine Inspections:*** Members of the Committee will be touring the Village property twice a month, noting landscape and bed maintenance matters in need of attention. Once a month an inspection will be carried out to ensure Garden Marker Program compliance.

***(Continued)***

### ***Board Beat: April Report (Continued)***

- ***Of Note:*** The fees for reclamation and restoration of lawn and foundation plantings can be substantial. The Committee approved an expenditure of \$350 to restore lawn torn up without permission to create a sidewalk flower bed and \$500 to rejuvenate foundation plantings that had become badly overgrown in the front and back of a unit. The co-owner will be billed for reimbursement.

**Maintenance and Modification Committee.** A couple of routine requests were approved, one for a kitchen renovation and the other for installation of a porch steps handrail. Work continues on updating the outdoor storage spec. Lisa Lemble is providing an article on our deck specification for inclusion in the May Newsletter.

**Go-Doc Committee.** The Committee continues its two-hour monthly work sessions making its way at the moment through the Village By-Laws. The section on Restrictions covers quite a lot and has been the main topic for the past two meetings. This month, limits on the number of units that can be occupied by non-owners was discussed at length. Currently the total number allowed is set at 25%, and the Committee felt inclined to recommend that it remain there. At that level we are well within FHA mortgage underwriting eligibility guidelines. In many places the Bylaws become quite specific and detailed, and the Committee is moving toward making provisions more general and allowing for more rule-setting latitude by Boards to take into account changes in technology and in social values. Two prime examples: the option of electronic fences in place of leashing or the movement to allow outdoor laundry drying lines.

**Annual Meeting and Board of Directors Election.** This year's Annual Meeting of the Association is scheduled for Monday, May 6, at 7:00 pm. The meeting will be held virtually. Three of the five seats on the Board of Directors are up for election this year. Nominations have come in, and three residents have put their names forward:

- ***Jessica Lehr.*** Current member standing for another two-year term
- ***Linda Sampier-Ross.*** Long-time resident active in Village affairs, most recently as a member of the Go-Doc Committee
- ***John Sprentall.*** Current member standing for another two-year term

**Next Board Meeting.** By custom the May meeting coincides with the Annual Meeting. Following that meeting, the new Board adjourns to Executive Session and elects officers for the coming year. The next regularly scheduled meeting of the Board will then be held on Wednesday, June 26, at 6:00 pm, in person at the Village Office or remotely online. All Village residents are welcome to attend. Log-in information will be provided via email before the meeting.

During the long interim period between the May and June meetings any urgent matters that may arise and require Board attention are most frequently handled through email. Complete minutes of the April meeting will be posted on line after acceptance at the June meeting.

# Summer Fun

## PITTSFIELD VILLAGE ANNUAL COMMUNITY YARD SALE



Saturday, June 8, 2024

9:00 am to 4:00 pm

- Clean out the cupboards.
- Tidy up the basement.
- Sort through your clothes.

**Spring is a great time to purge!**

One person's junk is another person's treasure, after all!

Pittsfield advertises the Yard Sale on Craigslist, Facebook, and on signage at the office. Good Luck!



**Pittsfield Village  
Pool Party**

**Saturday, July 20**

**5 pm to 8 pm**

**JOIN FRIENDS AND NEIGHBORS  
FOR THIS COMMUNITY EVENT**

**DJ BY THE POOL +  
FOOD & FUN!**



## Committee News

**Maintenance & Modification (M&M) now has direct email! [mm@pittsfieldvillage.com](mailto:mm@pittsfieldvillage.com)**

**To reach Landscaping:**

**[landscapecommittee @pittsfieldvillage.com](mailto:landscapecommittee@pittsfieldvillage.com)**



*These emails reach only the chairpersons, Lisa (M&M) & Theresa (Ldsp)*



**Thank you to all of the volunteers who are vital in keeping the community running smoothly!**

## **Spec of the Month**

### **Decks**

*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.*

#### **History**

When a developer converted our community from rental to market-rate cooperative in the late 1980s they added a 10'x'10' deck onto each unit, usually just placing it over the concrete steps leading from the back door, rather than removing them. (Many a "lost" cat has been found scrunched up between a top step and the decking). Since that time, many co-owners have opted to alter, enlarge, or rebuild their decks.

Each of us is responsible for maintaining our deck in safe condition, which may mean replacing warped or broken boards, steps, handrails, or supports, or removing and/or replacing it if the supporting timbers become unstable for any reason.

Our Association pays to have each deck cleaned and stained every three years.

#### **City Building Permit Required? YES!**

The City Building Department website concerning this is confusing. However, the staffer who reviews essentially all residential permits clarified that ANY deck used to exit a home requires a permit for safety reasons. (If you have a single-family home and want to build a deck out in your backyard (at least 3 feet from your home), no permit is required if it's under 200 sq. ft. That is the only exception).

#### **Our specification (requirements/limits/allowances)**

We have developed a specification to:

- make sure decks continue to comply with our by-laws (which limits how far things can protrude into common areas),
- protect the privacy of our neighbors, and
- allow co-owners to personalize their decks while maintaining an overall cohesive aesthetic since our units are so close to each other.

#### **What is allowed?**

A little known not-on-purpose secret is that you are not required to have a deck. You can remove it if you want, although per City code you do have to have some way (steps, stoop) to get out the back door to ground level safely. Some people have opted for a patio—which has a separate specification—or a combination of patio and deck. Others have changed the step and handrail locations or made their deck larger. Still others have completely removed and rebuilt them.

Even though we have very little space for our decks and patios, there are a lot of design options while staying within these requirements:

- Get your plans approved by the Maintenance & Modification Committee first. The application and specification, which includes a list of what must be submitted, including a plan with dimensions and a drawing of what any handrails and enclosed areas will look like. (Home improvement stores will usually provide these at no charge).



- Keep the size within the limits:
  - The depth (distance out from the building) is limited to 10 feet. Beyond that is common area per our master deed and by-laws. Steps and personal plantings, including planter boxes, are allowed for an additional two feet.
  - End unit decks cannot extend beyond the end of the building.
  - The deck may be no closer than four feet to the beginning of your neighbor's unit.
  - Basement windows must have a two foot clearance in front of them for maintenance.
- Choose materials (whether stained wood or "fake" wood) of the same color our decks are stained, and use essentially the same design characteristics as other decks in Pittsfield Village.
- If you are building a new deck:
  - The supports must run perpendicular to the building with the deck planks running parallel to the building. This allows access to the foundation by removing only the few boards nearest the building should that ever be needed.
  - The deck may not be attached to the building.

All Village specifications are available at [www.pittsfieldvillage.com](http://www.pittsfieldvillage.com).

Questions? I'm happy to try to answer them.

Lisa Lemble

Chair, Maintenance & Modification Committee

[lisalemble@gmail.com](mailto:lisalemble@gmail.com)

## Does your deck need repairs?

As we begin spending more time outdoors, you may find your deck is looking a little worn in places.

These repairs are the responsibility of the owner, not the Association.

PV Maintenance will do certain deck repair billback work (email [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)), and Supreme Deck (313-242-1000) may also provide you with a list of their recommendations & pricing if they are scheduled to clean and stain your deck mid-June.

If you're interested in fixing it yourself but need some help, Nick Oliverio can help. Nick has helped other villagers and can help you too.

Nick is a woodworking enthusiast, not a licensed builder. If you are looking for an entirely new deck, you can find a licensed builder through Michigan's LARA system.

Nick is not officially endorsed by the Association or BOD, and although he was a Board member, his help is as an individual co-owner. You can contact him at [nick.oliverio@gmail.com](mailto:nick.oliverio@gmail.com) or 734-707-9165.

# IN THE GARDEN

MAY 2024

By: Kristan LaFleur

\*Attention Garden Marker Community, please remember to weed your landscape beds.

Spring has sprung, rain is falling and our plants... and weeds are going crazy! Hopefully we are out of the frosty nights but remember to cover up those sensitive plants if temperatures begin to go back down below 33 degrees F/

As bulbs begin to fade out, remember to dead head but leave the green leaves. This allows the bulbs to obtain as much nutrients as they can before going dormant and reflowering next year.

## **Extra rain... Extra bugs**

We need the rain but with standing water and warmer temperatures come the ever-bothersome mosquitoes. Some plants that help repel these blood suckers are listed below. Please pot them up. Do not plant in landscape beds unless you have permission from the board. Hopefully this helps keep the t l f f u s t away.

- Lavender
- Mint
- Citronella
- Allium
- Marigold

## For our garden marker program participants:

### Things to do in Early May

- Be careful where you step! Some perennials are late to emerge in spring.
- Prune vines where appropriate and gently train them up their supports.
- Put out supports for peonies and other perennials that will need staking soon.
- When you pull the weeds in your garden, be sure to get the roots too. Dampening the soil before pulling weeds makes it much easier to get all the roots out. Remember, each weed pulled now may prevent many, many more weeds from developing later.

### Things to do Mid-May

- Divide and replant early blooming perennials after they are finished flowering.
- Planting fall-blooming perennials such as mums and asters now will allow them to establish a stronger root system, enabling them to return reliably year after year. Be sure not to overlook these plants in the garden center now. They tend to hide among the colorful spring blooming perennials in the garden center.

### Things to do in Late May

- This is a great time to plant perennials and biennials in the garden. Finally, you'll be able to plant outside any perennials you've grown from seed (if you haven't done so already).

## ASSOCIA / KRAMER-TRIAD

Kendra Zunich, Manager:

kzunich@kramertriad.com

Wanda Buster, Bookkeeper:

wbuster@kramertriad.com

Tracy Vincent, Admin:

tvincent@kramertriad.com

General Info / Maintenance:

office@pittsfieldvillage.com

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

Annual Meeting: <https://meet.goto.com/118874725>

M & M <https://meet.goto.com/885097877>

Landscape <https://meet.goto.com/357299869>

## Pittsfield Village Office

Monday— Friday, 8:30 am to 5:00 pm

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

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



Visit the PV website, call or email the office with your

Questions/concerns/requests:

[office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)



## Paws & Tails Pet Care

Right here in Pittsfield!

Email for a meet & greet and to receive information!

[irenehayes03@yahoo.com](mailto:irenehayes03@yahoo.com)



1. Is your hose spigot leaking? Please let us know! 971-0233.
2. If your window flower box is in need of repair, let us know before the flower giveaway, please.
3. Did you replace your smoke detector batteries last month?

## BOARD OF DIRECTORS

2023-2024

[condoboard@pittsfieldvillage.com](mailto:condoboard@pittsfieldvillage.com)

Ellen Johnson, President [ellen.johnson@pittsfieldvillage.com](mailto:ellen.johnson@pittsfieldvillage.com)

John Sprentall [john.sprentall@pittsfieldvillage.com](mailto:john.sprentall@pittsfieldvillage.com)

Jessica Lehr [jessica.lehr@pittsfieldvillage.com](mailto:jessica.lehr@pittsfieldvillage.com)

Joy Knoblauch [joy.knoblauch@pittsfieldvillage.com](mailto:joy.knoblauch@pittsfieldvillage.com)

David Brassfield [david.brassfield@pittsfieldvillage.com](mailto:david.brassfield@pittsfieldvillage.com)

# MAY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 <b>ANNUAL MEETING &amp; BOARD ELECTION</b>	7 <b>M&amp;M</b> Committee meeting 6:00 pm	8	9	10	11
12	13 GoDoc Mtg 3 pm—5 pm	14 <b>Landscape</b> Committee Mtg 6:00 pm	15	16	17	18 <b>FLOWER GIVEAWAY</b>
19	20 <b>TRUGREEN</b> lawn application	21	22	23	24 <b>OFFICE CLOSING EARLY</b>	25 <b>POOL OPENS</b>
26	27 <b>MEMORIAL DAY</b> OFFICE CLOSED	28	29	30	31	