



## 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!**



  
**Pittsfield Village**  
GREEN SPACES • GREAT NEIGHBORS



### COMMITTEE direct emails:

- [landscapecommittee@pittsfieldvillage.com](mailto:landscapecommittee@pittsfieldvillage.com)
- [mm@pittsfieldvillage.com](mailto:mm@pittsfieldvillage.com)



### PET OWNERS AND DOG WALKERS:

please do not permit your pet to "go" in or on any corner bed.  
Plants have already begun to show damage from pet urine  
and feces. Thank you for your cooperation!

**Q--When does RED mean GO, and  
GREEN mean STOP?**

**A--When you're eating  
watermelon!**

**Q--what do you call a  
snowman in July?**

**A--A puddle**



### Important Pool Reminders

For the safety of residents, especially children,  
never leave the pool gate open. **Please always secure  
the gate behind you.** If you notice the gate has been left  
open, please close the gate.

### Rowdy Behavior at the pool is prohibited.

If there is an after-hours emergency, please contact **734-  
971-0233** and follow the voice prompts. If there is a non-  
emergency situation, please contact the office during  
business hours at 734-971-0233 or  
[office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com).

Pool rules are posted by the pool gate & on the website.  
**THANK YOU!**



# Events for the Neighborhood At Calvary Church

Calvary Church decided to combine the lawn concerts with a community potluck picnic (like they used to do pre-pandemic)! And because they've gotten to know more musicians, they are putting on a series of events, July 21st and August 18th.

**A potluck picnic will begin at 5:00 pm, with music from 6 - 8.**

## July 21st:

6 PM: Linda Speck's Summer String Student Ensemble

7 PM: Ukulele Party - Folk Music

## August 18th:

6 PM: PJS Trio - Voice and Guitar

7 PM: TBD



Hi, Neighbors,  
I am completing  
Mindfulness Meditation  
teacher training.

Mindfulness meditation is *paying attention in a particular way* (focused and kind) to what is going on *in this moment*. This method of honing awareness and attention has been shown to decrease stress and induce calmness. To complete my training, I need to offer 2 classes and collect student evaluations.

The classes will be in weekly meetings over 4 (2-hour) or 6 (1.5-hr) weeks, or in a 1-day "retreat" format, and I will offer them again this summer in PV. The class will be held in July. There will be a small fee of about \$20 for materials.

Please let me know if you're interested, and if so, what schedule you'd like. Thanks!

Michelle O'Grady [ogradym14@gmail.com](mailto:ogradym14@gmail.com)

## IMPORTANT SUMMERTIME REMINDERS

**Noise:** Residents should use common sense and consideration of others when engaging in activities that create noise, indoors or outdoors. Requests to "please keep it down" are to be respected.

**Barbecues,** gas or charcoal grills, smokers and other types of cooking devices must be placed at least 10 feet from the building when in use (that means NOT on your deck). *While occasional use is reasonable, keep in mind that smoke from any of these devices can be harmful or noxious to children, pets, and individuals with breathing or allergy issues.* Check with neighbors to ensure they are not harmed or inconvenienced by use of this equipment; be mindful of neighbors' open windows. If you receive a complaint from a neighbor, the appropriate response is to cease use immediately.

**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.

**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.

**Fireworks:**  
Projectile fireworks are prohibited anywhere on Pittsfield Village property.



me: halloween is soon  
my friends: it's only July  
me:



## Board Beat: June Updates

Submitted by David Brassfield, Member of the Board



The June 26 Board Meeting was well attended and ran long. Several major items dominated the agenda: (1) plans by the City of Ann Arbor for ***Village Infrastructure Improvements***, (2) current status and options for the future of the ***Meadows Project***, and (3) management of our ***Community Swimming Pool***.

### **Pittsfield Village Improvements Project—Update by OHM Advisors**

As previously reported, the City is embarking on a comprehensive overhaul and upgrade of our Village water service delivery system, storm water management, sanitary sewer lines, and roadways. Construction is slated to begin in spring of 2025 and to proceed in phases over the next two to three years. To carry out the design and engineering portion of this large project, the City has engaged the firm OHM Advisors, and they began their work here late last fall. Representatives of OHM, led by Senior Project Manager Chris Elenbaas and accompanied by members of the City Engineering Department, attended the beginning of the Board meeting to provide an update on project progress. Two areas were discussed: Water Metering and Storm Water Management.

- ***Water Metering.*** New mains are to be installed throughout the Village except along a stretch of Parkwood where mains have already been replaced as part of an earlier project. Currently, all water supplied to the Village runs through three master meters, and all usage is billed to the Association. Such an arrangement does not align with modern city water system design because it results in restricted water circulation, “dead ends,” lower fire hydrant flows, and a lack of the redundancy required to minimize service losses when water main breaks occur. To address these deficiencies, the City plans to install individual building meters throughout the Village. Some of this metering has been done already. In most buildings each service line from the main provides water to two units. The plan is for the City to install meters on each such service line, so that in general every two units will share a meter. Billing arrangements will not change, but the City and the Village will gain much more detailed point-of-use information, allowing system leaks to be more quickly identified and repaired.
- ***Storm Water Management.*** As many residents know all too well, ever more frequently in recent years parts of the storm water management systems for the Village have repeatedly proved incapable of handling the volume of water that falls here during major rainstorms. The result has often been serious flooding in basements, in large swaths of our rear lawns, and along our streets. In some parts of the Village there are no storm sewer lines, and throughout the Village there is a shortage of curb inlets and curb drains. In designing system upgrades to address all of these deficiencies, OHM has done extensive modeling using the City’s sizing standards for storm sewer systems.

The resulting plan includes adding new storm sewers where there were none, upsizing existing storm sewers, and installing additional curb inlets. Curb drains will be added behind street curbs throughout the Village so that all units will have the necessary access for discharge lines should

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they choose to install sump pumps and take advantage of the City's footing drain disconnection program. Two large storm water retention areas will be dug to receive storm water overflow during and after a major storm and then release it in a controlled fashion so as not to overwhelm the two streams that carry our excess water down to the Huron River. OHM is proposing that one of these retention areas be constructed at the swale on the south end of our property bordered by Parkwood and Jeanne. The other would be carved out in a stretch of land along the utility corridor behind the Pittsfield School playground.

Easements will be required for both of these storage areas. The Parkwood and Jeanne easement would be the Village's to grant, but at the moment it is not clear who holds title to the proposed area by the school playground: preliminary records searches seem to indicate that this may actually be Village property not included in our condominium master deed. Ann Arbor Schools do not believe the land is theirs, and the original 1940's platting for Pittsfield Village and the homes along Pinecrest identify it as a part of Pittsfield Village. OHM and the City will continue to investigate.

A final component of the Storm Water Management upgrade will involve the Village property bordered by Norwood, Whitewood, Pittsfield, and Packard. This is part of the Swift Run Drain floodplain and as such will continue to be subject to flooding during some major storms. OHM



and the City are looking at mitigating the extent and duration of flooding in this area through grading and installation of a controlled outlet pipe under Whitewood leading to the Drain. The Swift Run Drain is controlled by the County Water Resources Commissioner, so any work proposed by the City must be done in coordination with that governmental body.

OHM is responsible for developing bid documents for selecting a construction firm to perform all of the work described here as well as the work of repairing and upgrading out sanitary sewer lines and of repaving and—as necessary—rebuilding our roadways. Design is expected to be complete and bid documents available by the end of 2024. The City will seek proposals and award a contract in early 2025, and the first phase of construction should begin in April or May of 2025.

OHM and the City will continue to keep the Board updated on progress and return when there are new developments of significance to report. In addition, they expect to hold an informational meeting for the general public toward the end of summer, most likely at the Pittsfield School. Further public meetings are envisioned for late fall and early spring.

*(Continued on following page)*

**A: What to Do with the Meadows? B: We Need a Master Plan**

When the Board turned to “IX. New Business: A. Meadows Report,” this seemingly ordinary, unassuming item of business quickly led those present into a world of controversy.

- **The Quest:** It was not always so. At the beginning, back on a brisk mid-November day in 2020, the cadres of residents who came together to sow the seeds were excited and eager to create something new and important in the evolution of the life of the Village, a step forward in a quest to transform the landscape in ways that many believed would prove to be so much more environmentally responsible, so much more “sustainable” than what many had come to refer to somewhat dismissively as “turf grass.”

Many understood that the seeds they were planting in the small plots of ground made available by the decommissioning of two separate dilapidated and seldom used picnic and grilling areas next to shared playgrounds, one between Richard and Edgewood, the other between Fernwood and Parkwood, would with minimal follow-through grow over the next several years into beautiful, hardy self-sustaining meadow-like gardens of native flowers and grasses that would serve as proof-of-concept showcases for what could and



ought to be done on a much larger scale to replace what many thought of as our outmoded suburban lawns, the cultivation and care of which they were convinced could no longer be justified in a world that cried out for the adoption of “sustainable” practices at every turn.

It was thought that 5 years would be sufficient for the new meadows to become firmly established. Along the way, some weeding, dead heading, and reseeding would be called for, but there would be plenty of hands to do that work. A steering committee would oversee things, schedule work days, provide guidance, and ensure that the meadows flourished. There would be opportunities for education about native plants. The successful demonstration meadow at Buhr Park, spearheaded and maintained by elementary school children and their dedicated teacher with oversight and support from Park staff would serve as a model for what we had here.

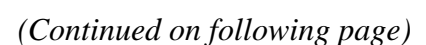
To keep the Board and community apprised of progress and to document its worth, twice yearly reports would be compiled and submitted by the steering committee. And having proved the value of the plantings as environmentally superior alternatives to lawns, the backers and participants in their success would be justified in pushing for a full-scale re-visioning of our landscape design. All across our property, shared spaces would be centered far less on grassy lawn and largely given over to meadow plantings. The goal of replacing an outdated paradigm of “lawn culture” with one centered on a new paradigm of “native permaculture” would have been achieved. Most important, the hardworking volunteers, having concluded their quests, could now happily step back and turn over responsibility for the remaining work of transforming and maintaining this new Village landscape to their Board and fellow Association members.

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- Most everyone agrees that the sites show signs of serious neglect. Some call them failures. Those who live nearby give mixed reviews, some praising the loveliness of plants coming into bloom, others complaining that such beauty is fleeting and that for much of the year the sites just look like tall overgrown stands of weeds and are especially “hideous” when they die back in winter.

Now Lisa Lemble, a prime mover of the group who worked to establish the meadows in the first place, has stepped in with a report and a reasoned proposal that the Board provide the necessary funding to stabilize the two sites, pay for an outside expert to direct the work of volunteers, and fold upkeep into the regular grounds regimen. In her view, yes there are some problems and work to be done, but on the whole the meadows are doing pretty well.

- **Master Plan.** Inevitably, into the midst of back and forth discussions about the fate of the meadows, the subject of hiring a professional firm to work with us on developing a comprehensive plan for managing our landscape in the years ahead has arisen. Several participants remarked that such a plan could provide guidance in matters like the planting of native wildflowers and grasses that have been gathered together to make up our current meadows. Of even greater value, however, would be the assistance such a plan would provide as we begin to tackle the



replacement of overgrown and aging trees and shrubs and rejuvenate unsightly front garden beds. We're told that there are a number of excellent firms in our area of Michigan whose services we might engage. They will not come cheap, however, \$75,000.00 being the estimate most commonly mentioned.

- ***The Upshot.*** At the conclusion of a long discussion about the meadows and the possibility of commissioning a comprehensive landscape plan, the Board requested that the Landscape Committee complete its deliberations about the meadows and come back in July with a set of options for the Board to consider. In addition, Committee Chair Theresa Moore was asked to spearhead the process of finding a firm to work with on developing a master plan. First step in the process would be to draft a possible scope of work and plan for proceeding.

### **Trouble at the Pool: What Measures Should We Take?**

Since the pool opened up at the end of May there have been several reports and complaints about incidents involving loud and rowdy teenagers taking over the space and refusing requests to moderate their behavior. It has also been reported that on a number occasions the gate has been propped open, allowing what appeared to be young people from outside the Village to enter and use the pool. And in violation of our rules, children and teens under the age of 18 have come unaccompanied by an adult family member. This is the first season that so many such incidents have occurred in quick succession.

Members of the Board and our Manager Kendra put forth their thoughts on these matters. The upshot is that for now we will hold off on any major changes to our current handling of security and rules enforcement at the pool. The incidents may simply be a short-term cluster rather than a trend. We will, however, post additional signage about keeping the gate closed, expectations of common courtesy, and reminders about the requirement for young people to be accompanied by an adult. The possibility of procuring and installing a camera at the entrance gate will be investigated.

At our next meeting we will take a close look at possible revisions and improvements to our posted rules. An example provided by Kramer Triad of the rules developed by another community may help us to strengthen our own.

### **Committee Business**

Normally, I would be providing highlights here of decisions and discussions at our three standing committees: Landscape, Maintenance and Modification, and Governing Documents. I'm out of time, though, and out of space today. Suffice it to say that all three committees have been quite busy handling routine requests and attending to matters of policy and standards development. I will include any that are of note or particular interest in the next edition of this Newsletter.

### **Next Board Meeting**

Wednesday, July 24, 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 June meeting will be posted on line after acceptance at the July meeting.

*(Continued on following page)*



### The Dangers of English Ivy

Let us begin by understanding English Ivy and a bit of its history in the United States. English ivy is a vine from Western Europe, brought to the states for landscape planting. In areas, like ours, the ivy is an aggressive invader - escaping landscape beds to lawns and overrunning forest ecosystems. Plants common to our forest floors are not equipped to compete with the foreign habits of the ivy. English ivy now poses serious hazards to forested plant communities and your own home. It has become such a problem in Oregon that it is now illegal to sell or purchase the vine.



### The Hazards

- English Ivy is an invasive plant species.
- Causes permanent displacement of native plants.
- Can choke trees to death.
- Rapid grower, killing everything in its wake.
- Destroys roofs, siding (especially wood) and adds an incredible amount of weight to your home.
- The leaves and berries are toxic. The ivy's sap can cause dermatitis.



Ivy being removed from wooden siding results in leaving holes in the wood from roots and lifting the siding off, allowing water and insect damage.

Next on our invasive list:

*Sweet Autumn Clematis.*

Sweet autumn is an invasive climbing, semi-evergreen

ornamental vine, growing up to 30 feet high. It forms blanket-like mats that block out sunlight for other plants. White, fragrant, four-petaled flowers appear in late summer through

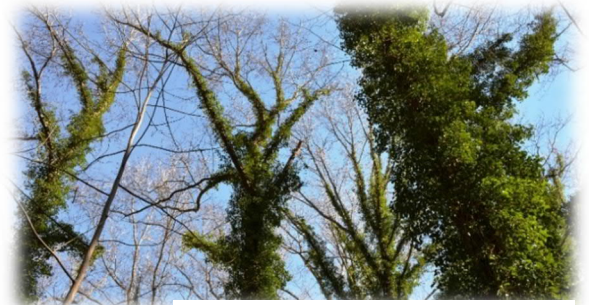


the fall. Seeds are also

showy, and production is prolific. Seed heads have long, silvery-gray, feather-like hairs attached, allowing long distant propagation. Sweet Autumn also produces long roots that then shoot up new vines that grow and overtake other areas. Much like the English ivy, it will shoot up new plants in your lawn, woodlands and take over homes and landscape beds.

**Both English Ivy and Sweet Autumn Clematis are extremely difficult and costly to remove or kill and repairs caused by damages can be very**

**expensive. NOTE: These plants are on the PITTSFIELD VILLAGE DO NOT PLANT LIST.**



*Ivy killing trees by choking them out.*



## Field Trip to Buhr Park Native Plantings

PV Sustainability Group is sponsoring a trip to Buhr Park Children's Wet Meadow projects **Sunday, July 21 at 10am** (rain date August 11).



The first wet meadow in Buhr Park was conceived in 1996 by preschoolers and their parents when the children asked about why there were always big puddles in the park. Since then, multiple wet meadows, a food forest, a spruce hickory grove along with other native plantings have been planted and maintained in Buhr Park. A pocket forest will be planted this Fall.

These plantings have had a great impact on water management in the park. They have helped pollinators, birds, and a healthy ecosystem to flourish. They have brought enjoyment to nearby residents as well as park visitors. Many of the projects they have created are ones that have been mentioned throughout the Village.



Even though the Village is very different from the park, this field trip will provide us with an opportunity to see and experience these plantings as well as ask questions of Jeanine Palms, who is very knowledgeable and has been with the Buhr Park Children's Wet Meadows project since its inception.

If for no other reason than it will be a pleasant stroll through the park, grab some coffee and a donut and then join us for a pleasant stroll in the park. We will be meeting at 10am on the stairs to the pool. If anyone needs a ride or has questions, please contact Su Hansen 734.417.8397.

### 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



### BOARD OF DIRECTORS

2024—2025

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### 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)

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**Quick Links Below**

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Scan QR Codes with Photo mode

In Addition to the services offered, I make informative and fun booking. This service is perfect for transitioning from hobbyist to professional detailer. I have a long passion for automobiles and meet clients cleaning to perfect my craft in the art of vehicle maintenance.

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[Irenehayes03@yahoo.com](mailto:Irenehayes03@yahoo.com)



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

M & M- July 2: <https://meet.goto.com/390710597>

Landscape- July 16 : <https://meet.goto.com/425465229>

BOD- July 24: <https://meet.goto.com/257628021>

## JULY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 6:00 pm M&M Committee	3	4 <b>OFFICE CLOSED</b>	5 <b>OFFICE CLOSED</b>	6
7	8	9	10	11	12	13
14	15 Go-Doc Committee 3 pm—5 pm	16 6:00 pm Landscape Committee	17	18	19	20 POOL PARTY 5:00 - 8:00 pm
21	22	23	24 6:00 pm BOD Meeting	25	26	27
28	29	30	31			