





## Community Potluck Picnic



## & Lawn Concert

**Sunday, August 18, 5 PM**

**2727 Fernwood** - on the lawn  
 (But indoors if it rains)



**5 PM: Potluck Picnic**

Please bring a dish to share, chairs, plates/forks

**6 PM: PJS Trio - voice and guitar**

**7 PM: Mosaic Worship Collective**  
 - acoustic worship

**All welcome!**

More info and future events at [calvary2.com](http://calvary2.com)

### GOT BUGS?

The Association calls on Ehrlich for pest control needs. Ehrlich services PV weekly on **Thursdays**. If you would like to place a work order, please contact us *by Wed* at 734-971-0223 or email us [office@pittsfieldvillage.com](mailto:office@pittsfieldvillage.com)

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

**Have fun with these strange celebrations!**

- Aug. 1–7: International Clown Week
- Aug. 3: National Watermelon Day
- Aug. 10: National S'mores Day
- Aug 12: Vinyl Record Day
- Aug. 13: International Left-Handers Day
- Aug. 20: International Geocaching Day
- Aug. 20: World Honeybee Day
- Aug. 25: Kiss-and-Make-Up Day
- Aug. 31: National Trail Mix Day



### Pittsfield Village Improvements Project

The City of Ann Arbor invites you to attend an informational session to learn about the infrastructure improvements planned for the Pittsfield Village neighborhood.

Attendees will learn about the scope and impacts of the project, as well as ask questions of the project team. For more information, please visit the project page: [url.a2gov.org/pittsfieldvillage](http://url.a2gov.org/pittsfieldvillage)



#### INFORMATIONAL SESSION:

Thursday, Aug. 15, 6–8 p.m.

Pittsfield Elementary School  
 2543 Pittsfield Blvd.

#### IMPORTANT:

Everyone is encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's office at 734.794.6140; via email to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48107

Requests need to be received at least two business days in advance of the meeting.

Questions and comments, please contact Igor Kotlyar, P.E. [IKotlyar@a2gov.org](mailto:IKotlyar@a2gov.org), 734.794.6410 ext. 43634 or visit [url.a2gov.org/pittsfieldvillage](http://url.a2gov.org/pittsfieldvillage)



This postcard was mailed to all residents and was emailed from the PV office on 7-30-24.

Please make an effort to attend!



## Board Beat: Midsummer Report

Submitted by David Brassfield, Member of the Board

July has come and gone, summer's already halfway through, and the affairs of Village governance continue steaming right along. On the very last day of July the Board met and took up mostly routine matters.

- **Open Forum: Plans for Pittsfield Boulevard.** Residents Michael and Sheryl Wytychak came before the Board to voice two important concerns. Sheryl expressed the hope that as part of the roads renewal work to be carried out here by the City over the next two to three years, *traffic calming measures* could be incorporated into the design of our central thoroughfare, Pittsfield Boulevard. Drivers routinely race along this road, often ignoring stop signs and frequently careening the wrong way through the traffic circle.



Michael raised a different but related issue: the new designated *bike corridor* mandated by the City for Pittsfield Boulevard between Edgewood and Washtenaw. This is included in the to-do list for the Pittsfield Village Improvements project currently in the design and planning stages. He like so many of us who are aware of the City's intent here is concerned about the form such a bike path might take, given the constraints of parking on both sides of the street and heavy auto and truck traffic there throughout the day.

We will make certain that both issues are raised at the Public Informational Meeting to be held by OHM and the City on Thursday, August 15, at the Pittsfield School.



- **“Leave the Leaves” Program:** Prior to the meeting, Erin Brightwell had circulated a draft proposal for implementing this pilot program in the coming fall and winter. Board members had many questions. After some discussion the matter was put on hold and it was decided that members would collect their thoughts and forward comments and recommendations to Erin and her group over the next week or so. Erin will then return at the August meeting with a revised plan that addresses Board concerns. Assuming the revised plan meets with Board approval, implementation will then move forward.

(Continued on following page)



- **Expensive Repairs.** Breaks in service lines connecting three units of a four-plex on Richard to the sanitary sewer main will require expensive excavation and new plumbing at a cost of more than \$16,000 over the next couple of months. Then there is a major rescue operation to mount at an end unit on Fernwood: 13 helical piers must be installed to level and support the crawl space foundation walls. Excavation around that portion of the unit will require removal of all landscaping and destruction of the owner's deck. Cost to the Association: \$26,000 to the contractor, regrading as fill settles over the next year, and replacement of plantings. Cost to the owner: installation of a new deck.

Our buildings are all close to 80 years old, we've been making similar repairs in other units over the past several years, and it seems likely that there will be many more to come. This is what the capital budget and reserve fund are for. This is where a large portion of our monthly fees are spent. With the multi-year re-roofing and attic insulation program coming to an end this fiscal year, we'd love to transition to new doors and windows.

It's a hard reality to face, but highly likely that such above-ground improvements will be required to yield to below-ground repair work for many years to come. In just one month the Board has been compelled to dedicate more than \$40,000 on just 4 of our 419 homes.



- **Specifications Review.** The Maintenance and Modification Committee had forwarded two new specifications for review and approval by the Board. Both were tabled: (1) a spec for installing a *whole-house back-up generator* and (2) a spec for installing *pavers around a front trash cart enclosure*. Outside generators are not presently permitted under the provisions of our master deed. The Board voted to refer this to our law firm for an opinion. As to the pavers, the Board postponed action so that members could visit and view for themselves an installation permitted by the M&M Committee as a “test case.” There are concerns about such additions and their potential to detract from the curb appeal of our buildings. Both proposed specs will likely come up again for action at a future Board meeting.
- **Other Actions.**
  - In a unanimous vote the Board formalized its decision to decline the City's offer to install *water meters in each of our units*. Our cost for doing so would have exceeded \$860,000. Instead, under the plan we've opted for, the City will bear all metering costs: one meter for every two units.

(Continued on following page)

- **Michigan “Homeowners’ Energy Policy Act.”** This recently enacted legislation compels “Homeowners’ Associations” and certain condominium associations to allow members to install a variety of energy-saving devices. Our legal counsel have been asked to advise us on our compliance responsibilities—if any—under this new law. We already make provision for members to install most every one of the devices listed in the act. Clotheslines and rain barrels are the exception. Meanwhile, the Go-Doc Committee has included removal of the Bylaws prohibition on clotheslines and, along with many other updates to our governing documents, that should go before members for a vote later this year or early next. As to rain barrels, those are still subject to debate; as of now they are not allowed.
- **Pool Rules.** Revisions are in the works.
- **Property Ownership.** OHM and the City have asked for our help in determining ownership of a parcel of land at the rear of the Pittsfield School ballfield. Though not included in our master deed as drawn at the condo conversion in 2009, the land may nonetheless belong to us, as that is how it was shown in the original plat from the 1940’s. The schools do not believe it to be theirs. We have asked our legal counsel to investigate. The City and OHM will also continue their searches. The city would like to construct a storm water overflow reservoir there and will need an easement from the owner—whoever that may be.



### Public Meeting: “Pittsfield Village Improvements Project”

The City and project engineering firm OHM will hold the first of a planned series of public informational meetings about the massive infrastructure overhaul coming to our community during the next two to three years. **Date:** Thursday, August 15. **Time:** 6:00-8:00 pm. **Place:** Pittsfield School.

A quick summary of things to come: (1) new water mains and meters for every two units, (2) greatly enlarged and improved storm water handling system, (3) overhauled sanitary sewer system, (4) repaved—and in some places—reconstructed roads, (5) designated bike corridor along Pittsfield between Edgewood and Washtenaw.

Over the past many months I have written extensively about all elements of this project. In preparation for the meeting I invite you to review those articles, beginning with my first write-up back in November 2023 after City Council voted to move forward with the project. All past Newsletters may be accessed at the Village website:

Click here: <http://pittsfieldvillage.com/info/newsletters.php>

A comprehensive narrative of the entire project plan of work can be found beginning **on page 76** of the following document. To view, you must **copy and paste into your browser**:

<https://a2gov.legistar.com/View.ashx?M=F&ID=12313279&GUID=AFD73CC3-8DBC-4138-A0A0-0D156F8DA713>

### Next Board Meeting

Wednesday, August 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 residents are welcome to attend. Complete minutes of the July meeting will be posted on line after acceptance at the August meeting.

# Getting to Know You

By Barb De Longchamp



This month we are having the pleasure of meeting Patti Smith on Fernwood. She hails from the Troy area. Patti and her husband Ken Anderson (who works as a Senior Planner with AATA) have resided in the Village since 2016 with the help of her friend, Robert Gordon's sharp eye. Now they are neighbors. How fun.

It seems Patti is a master of several professions. From an attorney, teacher, author, and storyteller. Amazing and definitely an over achiever.

First, Patti was a Legal Aid Attorney for eight years after earning her Doctor of Law from the University of Wisconsin. She helped others with their legal difficulties. She decided that she could be doing more; therefore, headed back to graduate school where she earned an MA from Eastern Michigan University.

Second, and presently, Patti is a Special Education Teacher in Dearborn. When asked for a description, her remarks are as follows: "Most days I really like my job. The kids are hysterically funny at times and there are times when you really get through to someone. The challenges are many though. Our society seems to be heading towards anti-intellectualism. Teachers are not respected or held in high regard by many, and public schools get hit the worst thanks to policies that I won't go into right now. At the end of the day though, I feel lucky to be in the profession."

Onward and upward, Thirdly, Patti is an accomplished author of four books. They are:

"Images of America in Downtown Ann Arbor",

"Vanishing Ann Arbor",

"History of the People's Food Co-op", and

"Michigan Beer: A Heady History."

All this done with the thought of giving back. Research on her books is extensive and each book is usually one year in the making. Personally, I would have volunteered for the research on "Michigan Beer", at Give Back and Wolverine Beer.

Fourthly, Patti is an accomplished storyteller. She has curated numerous shows around town including "HERsay" (all female show that raises money for women-oriented causes), "May It Please the Court?" (an all-lawyer show raising money for the ACLU), and "Grown Folks Storytime". How fun and courageous.

Patti obviously never stops. A bombshell of talent, caring and giving. With her little dog Pugsley, a rescued Puggle (Pug and Beagle), they are a true gift in the Village and a regular at our annual Pooch Plunge.

Patti and Ken enjoy the Village because they feel it has a sense of community, referring to it as an old timey neighborhood. We all agree with the binding from one home and one heart to another.

Patti Smith, thank you for sharing your time and life with us. It was great, Getting to Know You!



**Who decides whether you can do that kitchen renovation or plant those rad shrubs you've been dreaming about?**

**Short answer: We all do.**

**Now, into the weeds a bit.** The Board, which we all elect, creates committees, then residents, like us, join in to review ideas our neighbors have.

**Why should I be on the Maintenance & Modification (M&M) or Landscape Committee?**

- **On M&M** you will see the interesting ideas people have for their kitchens, baths, basements, and all kinds of minor projects. If it could affect the stability of the building or neighboring homes, we review the proposal, check it against the guidelines that are in place, and try to provide helpful information to make projects better and safer.
- **On Landscape** you will see requests people are making for shrubs and trees in their gardens and in shared spaces and help make the best decisions for those gardens and for our grounds as a whole.
- **On both** you will help develop guidelines and manage projects throughout our property to use everyone's money wisely and prepare us for the future.

**Do I need a lot of expertise? (And yeah...what's in it for me)?** If you have the interest, the members of both committees will eagerly welcome you because **these are great places to learn**. Some members have specialized knowledge to share, but most learn from the members who have been serving for awhile and from our awesome, experienced Maintenance and Management staff.

**What are the "hidden" benefits of joining in?** Decisions made by committees and the board decades ago created our amazing neighborhood. What it will be in 5, 20, or 50 years is being decided today. It might sound sappy, but you being involved changes how we operate—now and years from now. We don't just keep the buildings standing and grounds growing; we plan for how to do it better. YourNameHere, Policy Influencer.

To join in, email or phone our manager, Kendra, at [kzunich@kramertriad.com](mailto:kzunich@kramertriad.com) or (734) 971-0233. *At present the M&M Committee is down to three members and looking to expand its ranks.*

**We're looking forward to welcoming you!**

**Lisa Lemble**



## SOME COMMON WEEDS OF AUGUST

### 1. Nutsedge



Nutsedge spreads by underground structures called rhizomes and nutlets. They also spread by seed, making it very difficult to control. This weed can take over lawns and landscape beds, intertwining themselves with desirable plants.



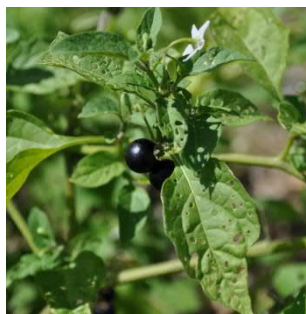
### 2. Common Lambsquarter

This common weed can harbor viruses that can affect your desirable plants. They don't spread as easily as some other weeds but still should remain out of your landscape beds.



### 3. Eastern Black Nightshade

Invasive? Yes! Eastern Black Nightshade's root system is fibrous and extensively branched. It's like the plant's underground support network, anchoring it firmly and efficiently drawing nutrients and water. This weed is adaptable too. Thriving in various conditions and spreading more by its berries.



### 4. Poison Ivy

Poison ivy grows quickly and propagates itself by underground rhizomes and seeds. Seeds are quickly spread by birds and other animals that eat the small fruits. Poison ivy can get started in the landscape from a seed dropped by a bird and may quickly become a widespread problem. It often grows in shrubs and groundcovers, making it difficult to control.



### FRIENDLY REMINDER TO ALL PET OWNERS & DOG WALKERS:

Please do not permit your pet to “go”  
in or on any corner bed.

Please always pick up after your dog  
each time, and **DO NOT** let your dogs  
or cats roam free.

Pets must always be leashed and  
**attended while outside.**

Thank you for your compliance &  
cooperation!



### Fun and Creative Idea! ART!

Have your child color this picture above, then  
drop it off at the office or in the drop box (w/name  
and unit please!) and we'll have a special feature! PV  
KIDS ART in the coming months! Questions? Contact  
Tracy

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to receive more information.

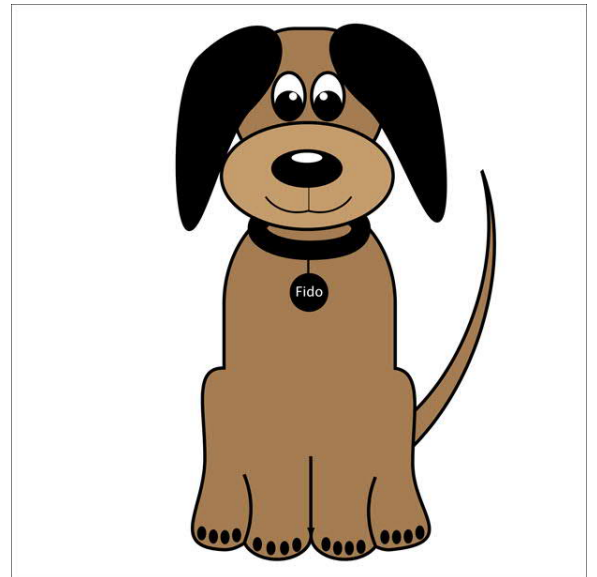
[Irenehayes03@yahoo.com](mailto:Irenehayes03@yahoo.com)



Pittsfield Village Condominium's

**12<sup>TH</sup> Annual  
Pooch Plunge**

**BRING YOUR DOG(S)  
DOWN FOR A DIP IN THE  
POOL!...**



Sunday, September 15<sup>th</sup>

1:00 pm - 2:00 pm

# STAFF

## 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

## 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)



## BOARD OF DIRECTORS

2024—2025

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

Ellen Johnson, President

[ellen.johnson@pittsfieldvillage.com](mailto:ellen.johnson@pittsfieldvillage.com)

John Sprentall, VP

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

Jessica Lehr, Treasurer

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

David Brassfield, Secretary

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

Linda Ross, Member at Large

[linda.ross@pittsfieldvillage.com](mailto:linda.ross@pittsfieldvillage.com)

## AUGUST Meeting links (copy & paste in your browser)

M & M - August 6: <https://meet.goto.com/666059101>

Landscape - August 13: <https://meet.goto.com/747158157>

BOD - August 28: <https://meet.goto.com/835652861>



## COMMITTEE direct emails:

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>AUGUST 2024</b>				1	2	3
4	5	6 M&M committee 6:00 pm	7	8	9	10
11	12	13 Landscape committee 6:00 pm	14	15 PV Improvements Public Mtg—6:00 at the school	16	17
18	19	20	21	22	23	24
25	26	27	28 BOD meeting 6:00 pm	29	30 office closing early	31