



JANUARY*



Tibetan proverb

- ♦ Eat half
- ♦ Walk double
- ♦ Laugh triple
- ♦ Love without measure



PITTSFIELD VILLAGE REMINDERS

⇒ If you have not already done so, you must please contact us to schedule your **City of Ann Arbor basement plumbing inspection**. Letters were delivered with the specific date of your building's inspection. Please call the PV office 734.971.0233 for a time slot. The inspection will take no more than 15 minutes. For a complete explanation of the purpose of these inspections, please see the article on page ____.

⇒ Also, all political candidate signs should be removed from garden beds.

I like summer.
Spring is nice.
But, let's skip winter
and do fall twice.



Pittsfield Village collaborates with the Office of Sustainability and Innovations (OSI/A2Zero)

What is this?

Ann Arbor's Office of Sustainability and Innovations (OSI) and Pittsfield Village (PV) are formalizing a collaboration to make Pittsfield Village (PV) one of Ann Arbor's first carbon neutral and most sustainable neighborhoods!

Why do we care?

Climate change already affects Pittsfield Village. Community members have many concerns based on real experiences: increased flooding, unstable access to electricity, barriers to electrify and upgrade appliances, and rising costs are only a few. These challenges are complex, often expensive, and difficult to tackle for a condo community with a volunteer board and limited resources. The upcoming City Infrastructure Pittsfield Village Improvements project should help with flooding and sewer issues as storm severity increases, but there is much more to explore.

This collaboration with OSI provides incredible advantages for our community, including, but not limited to:

- Access to expertise and relationships (City, County, DTE)
- Help pursuing external funding for more expensive sustainability projects
- Help with outreach, communications, and much more!

[Sidebar: for more on the City Infrastructure Pittsfield Village Improvements project see <https://experience.arcgis.com/experience/d8cd258ff7244a6e941ab4d59e1ed8a4/>]

What should you expect?

- You'll receive information about city support (group buys, subsidies) for individual efforts to decarbonize (weatherization, electrification etc.)
- Any specific projects at a Village-wide level will be discussed and voted on in public Board meetings.
- For any larger, more expensive efforts, we'll work with OSI to pursue outside funding. Details about procedure and timelines will be determined on a case-by-case basis.

- **[Sidebar:** OSI, working with the Bryant Community neighborhood, were recently awarded a \$10 million grant to launch a district geothermal system. This is the latest in OSI's multi-year collaboration with the Bryant neighborhood. For more on this collaboration see <https://www.pittsfieldvillage.com/info/newsletters/2024-2.pdf>]
- Communication and collaboration with residents will be a critical part of the collaboration. Things you might see:
 - Newsletter articles
 - Occasional community meetings or events
 - OSI's Climate Corps (an Americorps program) will help with one-on-one communications so we can be sure we hear from YOU about your interests and concerns. We hope you will chat with the Climate Corps members if they knock on your door in the new year!

If you want to know more:

- If you would like more detail on how the collaboration will work, please see our Standard Operating Procedures document for the collaboration.
- Early conversations with OSI started up a little over a year ago with a community meeting at the Pittsfield Elementary School. See the Feb 2024 newsletter for the initial articles. <https://www.pittsfieldvillage.com/info/newsletters/2024-2.pdf>
- Send questions to pittsfieldzero@pittsfieldvillage.com

Board Beat: Fall Wrap-Up

Submitted by David Brassfield, Member of the Board

The months of October, November, and December brought mainly routine business before the Board. Meetings were held on October 23 and December 4. The same was largely true for the Committees. M & M met each month, while Landscape ended up cancelling its November meeting. Go-Doc held an important meeting with our legal counsel to review progress on revisions to our governing documents. Here are the highlights.

- **Service Contracts:** the following renewals were approved: (1) Lawn Care by Superior Mow and Snow, (2) Lawn Treatment by TruGreen, (3) Pool Maintenance by Pristine Pools.
- **Major Repairs:** Pricey foundation work continues apace. During fall the Board approved approximately \$100,000 in repairs for five different units. Another sanitary sewer service line repair came in at \$6,500.



- **Pittsfield Village Improvements Project Updates:** OHM and the City's Engineering Department met with the Board to provide status updates on planning for the major infrastructure repairs coming our way over the next two years. Particularly impressive was a flyover visit that OHM had prepared showing the scope of the various project components and projected timelines and locations for each. A presentation providing similar information was held for the general public a few days later at the Pittsfield School. The City has now gone live with a wonderful interactive project webpage: <https://experience.arcgis.com/experience/d8cd258ff7244a6e941ab4d59e1ed8a4/>

Next Board Meeting

Wednesday, January 29, 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 November and December meetings are posted online after acceptance at a subsequent meeting.



Calling All Villagers! The City Needs Access to Your Basement! The New Water System Requires It

Reporting by David Brassfield

At the end of last week I interviewed Jason McDonald, Public Works Supervisor for the City of Ann Arbor, to get more detail about the inspections his department plans to carry out in the Village over the next two months. Here is a summary of what I learned.

What: Inspection of basement water service plumbing in every condo unit. This is a necessary preparatory step in planning and preparing for the general water system upgrades coming our way over the next two years.

Why: To compile an up-to-date comprehensive record of water hook-up plumbing in each and every Village Unit. This will enable the City to identify any remaining units with out-of-date galvanized
(Continued on following page)

service connections to the mains still in need of replacement and to confirm which units will serve as installation points for new meters.

Inspection Points: For each condo unit City Public Works Department employees will make note of the following.

- *Service Line Location:* Is the unit connected to the main? If so, where does the service line enter in the basement?
- *Shared Service:* Does the unit provide or receive water from an adjacent unit? If so where do the interior lines run, and where are the shut-off valves located?
- *Copper or Galvanized Pipe:* Are any service lines from the street or any interior pipes in need of upgrade to copper?
- *Meter-Ready:* If a unit is connected to the main, have “horns” been added at the basement entry point to allow installation of a water meter? Is a meter already present?

During the visual inspection of each unit, inspectors will be compiling a photographic record as well as a written record of each unit’s water service plumbing.

Scheduling: All residents should have received a notice from the Village Office just before Christmas, along with the date units in their building are scheduled for inspection by a Public Works Department employee. Residents are asked to agree to a time when the inspector can gain entry to their basement to carry out their work. The time required will be quite short—no more than 15 minutes at the most. The City aims to wind up the inspection of all 422 Village units by the end of February if not sooner.

Resident Prep: When inspection day comes, residents are asked to ensure clear passage to their unit basement and all of the plumbing running along the front wall. Enough space should be cleared to allow the inspector to physically examine the plumbing and to take the necessary photographs.

So what is next? **First off:** all Villagers must call the Office to schedule an appointment for their inspection. A notice went out to this effect a week before Christmas. **Second:** the units still awaiting replacement of galvanized service lines with copper will be notified and a time set for the necessary excavation and re-plumbing. The City believes there are at most 12 such units remaining and they plan to group all replacements into one week after the weather becomes warmer and the ground has become softer, likely sometime in March. **Third:** the City will coordinate with the Village Office to begin the installation of meters, one for every service line entering a building. In general, this will amount to one meter for every two units, since most units share a single service line to the main. Meters have already been installed in most buildings along Parkwood. The Village’s preferred plumber for such work is Hutzel, and they will likely carry out all of the meter installations in conjunction with a Public Works employee who will add the necessary programming to the meter so that it can go live once the new mains are in place and service line connections are complete.

All of the work required for this community-wide water system modernization will be paid for by the City.

2024 Washtenaw County Conservation District



Volunteer of the Year PV long-time resident, Maren Sande!

This awardee's enthusiasm is contagious. She inspires everyone around her, is always willing to help, and brings joy to the task at hand. Whether it's packing orders, pulling staples, or working alongside the next generation of volunteers, she does it all with a smile, reminding us all that hard work can also be a lot of fun.

This awardee is a true champion for conservation, and her dedication to protecting our environment has made a lasting impact on our community. Everyone at WCCD is grateful to Maren for her tireless efforts, her joyful spirit, and her incredible commitment to nature. Please join us in congratulating, Maren Sande!



**All exterior holiday
lights &
decorations must
be taken down and
put away by
JANUARY 15.**

Thank you!



Landscape Committee December 2024 meeting

The Landscape Committee met on December 10th for its monthly meeting, with ten members in attendance. Five co-owner requests were made: four regarding shrub replacement and trimming and one regarding raised beds. The committee approved all five co-owner requests.

In Continuing Business, the committee discussed the ongoing issue of garden bed plantings after foundation repairs. With our eighty-year-old buildings, foundation repairs will continue to be a major expense; however, replanting the garden beds is another cost on top of our expensive foundation repairs.

In New Business, a six-month review was tabled to allow more time to develop the 2025/26 landscape budget. Kendra started the discussion by describing our budget process, which is very proactive and ensures we have a comprehensive budget for the Board to approve before the new fiscal year starts on May 1st, 2025. Consideration was given to increasing funding for Seasonal Plantings, Corner Bed Maintenance, Spring Flower Giveaway, Lawn Restoration, and Special Projects. After that, the meeting was adjourned.

The next meeting of the Landscape Committee is scheduled for January 14, 2025, starting at 6 PM in the Community Room.

If you have questions, please contact the committee at

landscapecommittee@pittsfieldvillage.com.

Theresa Moore, Landscape Committee Chair

Dear Neighbor,

A City of Ann Arbor ordinance requires that carts be kept behind homes where they are out of view, but the City Council agreed it can be a hardship for many of us—especially those not on the ends of buildings—to pull carts around the building, across the grass, snow, or slush. Therefore, the City gave Pittsfield Village a waiver to allow carts to be kept in front as long as they are screened.



You have the choice of keeping your carts behind your home, next to your deck, but when they are in front, they must be screened by shrubs or an approved fence (PV Maintenance Dept can install a fence on a bill-back basis).

So, please keep your carts behind your home or in front where they are screened to keep us in compliance with the City ordinance.

If you have any questions, please call the office at (734) 971-0233 or email office@pittsfieldvillage.com.

Thank you! Pittsfield Village Condominium Association

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VIOLIN AND VIOLA LESSONS

For Elementary School Students to Adults!

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Call Linda Speck,
734.730.4525 for more
information

aa3013@wayne.edu



STAFF

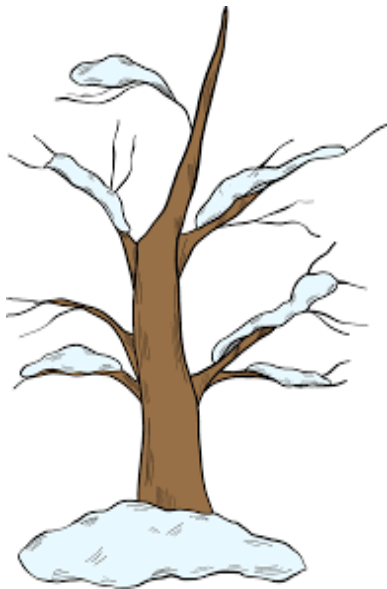
ASSOCIA / KRAMER-TRIAD

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

Visit the PV website, call or email the office with your **Questions/concerns/requests:**
office@pittsfieldvillage.com



COMMUNITY MEETING LINKS

copy and paste into your web browser

M & M Committee—Jan 7
<https://meet.goto.com/444597189>

Landscape Committee—Jan 14
<https://meet.goto.com/898543493>

BOD Meeting—Jan 29
<https://meet.goto.com/748344293>

COMMITTEE direct emails:

landscapecommittee@pittsfieldvillage.com
mm@pittsfieldvillage.com



BOARD OF DIRECTORS

2024—2025

condoboard@pittsfieldvillage.com

Ellen Johnson, President
ellen.johnson@pittsfieldvillage.com

Jessica Lehr, Treasurer
jessica.lehr@pittsfieldvillage.com

John Sprentall, VP
john.sprentall@pittsfieldvillage.com

David Brassfield, Secretary
david.brassfield@pittsfieldvillage.com

Linda Ross, Member at Large
linda.ross@pittsfieldvillage.com



JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 OFFICE CLOSED	2	3	4
5	6	7 M&M committee 6:00 pm	8	9	10	11
12	13 Go-Doc committee 3:00 pm	14 Landscape committee 6:00 pm	15	16	17	18
19	20 MLK Day OFFICE CLOSED	21	22	23	24	25
26	27	28	29 BOD MTG 6:00 pm	30	31	