

Window Box Contest WINNERS!

FIRST PLACE 2331 PARKWOOD



SECOND PLACE 3423 EDGEWOOD

THIRD PLACE 3461 RICHARD

Thanks to our winners, and to all
of you, who help make Pittsfield
Village a beautiful place to live!

As you know, we have porch lights with sensors here at Pittsfield Village. Many folks who participate in the popular Trick or Treating will place an orange paper jack-o'-lantern on their porch light to indicate participation, since most of us can't really turn our lights "off".



Pick one up at the office in the Newsletter box.



Elm Tree Celebration of Life

Sunday, October 12

5:00 pm

Location: In the greenspace behind/near the corner of Parkwood & Fernwood

Join us under the Elm to say goodbye before she comes down, and enjoy with us a drumming circle, poetry reading, dancing, and more!

We hope you can come join us in celebrating one of our beautiful trees, chat with some neighbors, and enjoy some seasonal favorites like cider and donuts!



Board Beat: October 2025

Submitted by David Brassfield, Member of the Board

The public meeting agenda for the most recent monthly gathering of the Board on September 24 was uncharacteristically short: no expenditures to vote on, no service contracts to approve, and no resident requests to consider. Nearly all of the action came during an extended Open Forum, the period that precedes the formal business meeting. Here are the highlights:



Energy Efficiency Upgrades and Weatherization Programs

Jordan Larson of the City's Office of Sustainability and Innovation (OSI) came in part to follow up on OSI staff member Steve Christiansen's presentation at our August meeting. Steve had outlined a possible opportunity for residents of the Village to take advantage of an income-qualified rebate program offered jointly by DTE and OSI for multi-family communities.

To qualify, a community must show that yearly incomes of 51% or more of its residents fall below 80% of the Average Median Income level for our region. Jordan and OSI have been in discussions with DTE to determine the kind of proof they require to verify that a community meets that threshold. It appears that self-attestation based upon statistically valid survey results would be sufficient. If we choose to explore this opportunity, then, we must conduct a survey that includes enough of our residents to be statistically representative of our whole community. If, as some believe, the data collected show that we qualify, then the next step will be to apply as a community for the program and to wait our turn for money to become available—only so much is allocated each year by DTE and OSI to fund this program, and when those funds are gone they're gone.

At the moment a survey form is in the works for use in gathering the necessary data while protecting the anonymity of respondents. Once the form and method of administering it have been approved, residents will be invited to participate, most likely beginning in late October or early November. If we qualify, it is possible we might have access to some of the funding still available for 2026, but more than likely our turn would not come until 2027. Stay tuned.

Home Energy Assessments Profile and Recommendations to PV Residents

Part 2 of Jordan Larson's presentation focused on a report prepared by OSI based on a profile of our community's home energy usage. Over the past year a number of residents have participated in the free Home Energy Assessment program offered by the city. OSI has compiled the data from 8 of those assessments to construct a representative profile of our units, and that profile has been used in turn to develop a report setting forth recommended measures that residents may take to reduce energy waste and increase energy efficiency while working toward the City's goal of carbon neutrality by the year 2030. Jordan provided copies of the report and an overview of its major recommendations. The report will be made available to all interested residents in the very near future.

PV and OSI Collaboration

OSI has been working with a group of dedicated residents to form a collaboration with our community as a whole to develop and implement programs that further the aims of the A2 Zero initiative and of environmental conservation and sustainability efforts generally community-wide. Toward this end the agency is assigning a number of its AmeriCorps volunteers to get the word out and help get the collaboration off the ground here. A flyer developed by our very own resident and Landscape Committee member, Tyler Melmoth, one of OSI's cadre of service members, has developed a program flyer to be distributed across the Village in

(Continued on Next Page)

coming days. In addition, members of this same group will be knocking on doors to talk with those of us interested in learning more. A community-wide kick-off meeting is planned for some time later this fall.

Website “Sustainability” Additions

Also in Open Forum, Sustainability Liaison Committee and Board member Jessica Lehr presented the Board with a proposal for an addition to the pittsfieldvillage.com website. The Committee is proposing that we create a new section dedicated to efforts in the Village focused on issues of the environment, on measures we are taking, and on measures proposed as we strive to do our part to keep Earth a planet that can continue to sustain life.

The Board expressed support for such a website addition and gave Jessica the nod to proceed with fleshing out the design and content of the new section. She will be working on this project in the coming weeks and continuing to consult with Board members and others as she goes along.



Committee News

Both *Landscape* and *M & M* (Maintenance and Modification) have been quite busy fielding resident requests while also working on major projects that fall within the scope of their responsibilities.

Landscape Committee Projects

- ***Tree Survey.*** The volunteers in this Village-wide undertaking continue to map and tag each tree on our property and to record species, approximate age and condition, height, girth, and so on. Among the more than 140 trees catalogued thus far are several candidates for the City’s list of so-called “Champions” (the largest specimens of their kind within the city limits). Other standouts of note include hickory, burr oak, and tulip trees.
- ***Memorial Gathering to Celebrate the Passing of Our Grand American Elm.*** For the true tree lovers and sentimentalists among us, a gathering has been scheduled for Sunday afternoon, October 12. See details elsewhere in this Newsletter.
- ***Garden Marker Program and Do Not Plant List.*** The Committee is considering some revisions to both the GM program and to the list of flowers and perennials that residents may not plant in the Village because of the harm they can do to other plantings or to our environment generally.

M & M Committee Specifications Overhaul

Members of the Committee have identified a number of specs in need of updating and rewriting. This fall it plans to take each of these in hand and work them over. In addition to existing specs that require revision, the Committee has also identified a few areas in which residents have begun to propose changes but for which we have no specs and probably ought to create them. Once complete, the revisions and additions will be sent on to the Board for their review and approval. Here is a sampling.

- ***Exterior Doors.*** Two different specs apply, contradict each other in places, and are just plain confusing in others. A rewrite is clearly in order.
- ***Decks.*** Our standards for layout, placement, railings, privacy screens, and so on have evolved over time, so it’s time for an update and a rewrite.
- ***Crawlspace Encapsulation.*** Our current spec in many places is confusing and incomplete. Materials and practices have evolved as well. Time for an overhaul.
- ***Added Gutters.*** Many residents are asking to add gutters both in front and in back. We need to spell out where this can be done and how best to do it.

Next Board Meeting: Wednesday, October 22, 6:00 pm, at the Village Office or remotely online. All residents are welcome to attend.

Pittsfield Pet News!

By Barb De Longchamp

The 13th Annual Pooch Plunge was a fantastic success. Who knew when we started this so many years ago it would become a staple in our Village. I was told I was a crazy little old lady at the time, but what else is new? This year we had 12 dogs and a surprise visitor. Actually, a party crasher! All dogs big and small were doing their thing of running around the pool in a friendly game of tag. Not many went in the pool this year but everyone had tons of fun playing with their buds.

We thought everyone received an invite, and the notorious sign was at the roundabout; however, someone was missed. As the barking and commotion got louder someone heard. Before long there was Leo, the escape artist, running around outside the fence barking, "Hey how come no one invited me." The gate was opened and in he came at 100 mph. Leo flew into the pool in a fabulous belly slam.

A truly royal POOCH PLUNGE! There was never a happier dog.



All dogs received a treat bag, including Leo, when his mom picked him up. There was cider and donuts for parents.

What a bash! Thanks everyone for joining us and thank you Krazy Kat for always being there to help, support, and work continually.

Please join us next year. You don't need a dog and the dogs don't need to do a pooch plunge. Just come and have fun as we do!

Watch for our next Doggy Day with the Pet Parade, Saturday, October 25 at 2 pm.



HALLOWEEN PET PARADE

By Barb De Longchamp

Here we are with our **3rd Annual Pet Parade** on **Saturday, October 25th**. So much fun, so many costumes. This event is open to all pets, not just dogs. We march down the sidewalk circling the turnaround and back again. Bring loud noisemakers so people will be aware. It's fun to make noise. Be a kid!!!

We shall meet at **2:00 PM** in the Village Office parking lot. Afterwards inside the office will be treats and the judging of costumes.

There are 3 prizes awarded. A \$20 gift certificate to Petco, a \$20 gift certificate to Hungry Howie's and a homemade Barbi Bury Pie.

Looking forward to seeing everyone, especially Inspector Incognito.



We're from the Architecture Committee and we're here to help you. (Really).

By Lisa Lemble
Chair, M & M Committee

Most Homeowners Associations (HOAs) have an Architecture Committee. We do, too. But we call it the Maintenance & Modification Committee (M&M).

It's easy to find horror stories on the internet about HOAs that make lives miserable for their members over ridiculous things. Those of us serving on our Maintenance & Modification (M&M) Committee want you to know:

- **Our goal is to maintain building integrity and safety for residents.**
- **We strive to be helpful and fair when reviewing your proposal for changes to your home.**
- **Our intention is to get to "yes" whenever possible, and as quickly as possible.**

Here are some things you may not know, with a little philosophy mixed in, to help understand why many home improvements need approval from the M&M Committee.

Why do we want to review most building alterations, and how do you benefit when you ask for permission?

Safety first. Living in connected buildings means, for example, that having electrical work done by licensed professionals is what is best for everyone, since wiring done incorrectly can cause problems for you, for other people in the building, and future residents of your home.

We know stuff you don't...yet. More correctly, since there are 422 almost identical homes here, the Maintenance staff have seen just about everything. That means they have knowledge that can prevent you from making mistakes that could cost you, now or later. A lot of that knowledge has been baked into the many specifications that have been written for doors, windows, decks, kitchen renovations, electrical upgrades, and even minor things like installing an exhaust fan in

your bathroom. You can find all of the specifications at <https://www.pittsfieldvillage.com/specs/index.php>

And as the buildings have aged and co-owners have been putting their time and money into them, we've recognized that some changes from the original design are appropriate. Example: As people started replacing windows it made sense to allow tilt-out or crank-out windows in the kitchen where it is difficult for many people to get leverage for lifting the window while reaching over the counter.

There might be options you haven't thought of. Example: A resident wanted to store a heavy e-bike outside, securely and protected from the elements. Their first

proposal was for an outdoor storage box that was larger than our specification allows. We offered suggestions for a storage box (allowed, but expensive!) and a bike tent (not so secure).

Then, we suggested a simple U-shaped bike "rack" to be set into a couple tubes

of concrete behind the building. The resident hadn't thought of it, but it was inexpensive and the most secure option. Paired with a removable cover it was the perfect solution for them.

There was no specification for such a thing, but it fit into our overall goals.

Not every request is covered by an existing specification. Example: A resident wanted to make changes to allow them to stay in their home as their physical ability changed. They proposed a stacking washer/dryer in their smaller bedroom. No previous request for this had been made, and we had concerns that vibrations from a



washer might be felt in the adjacent bedroom of the adjoining unit.

The co-owner found stacking units made specifically for condo second floors which have a self-leveling tub and vibration absorption built into them.

Again, there was no adopted specification covering this, but the plans met our goals, and a successful renovation/reuse of space like this may help others in the future.



Co-owners are responsible for maintaining the changes they make.

Whether it's as simple as a bathroom exhaust fan, or as complex as a kitchen renovation, co-owners are responsible for the changes they make. Some significant alterations have the potential to require repairs that the Association would be responsible for. The most recent example was adding solar panels on a roof. Although this is a fairly common home improvement, the Association wanted to make sure that the need for any future roof repairs caused by the panels—however unlikely—would be the responsibility of *that* co-owner, without passing repair costs on to the community as whole. The request was approved, but with a written and recorded provision for the co-owner accepting financial responsibility.

Aesthetics. Yes, this is subjective, and while it is not the primary concern in reviewing changes to the outside of buildings, minimizing visual clutter on our small units is something we strive for. With so many things already visible on the outside—electric meters, internet equipment boxes, vents (for furnaces, water heaters, radon systems, exhaust fans), we will go to some lengths to prevent more of that type of clutter when it is not necessary.

So, yes, you can have an antenna or dish on your unit, but we want to make sure cables

are run where least visible. Yes, you can have solar panels, but they need to meet color and placement requirements. Yes, you can have outdoor storage, but there are specifics to follow about size, location, and number of them so the scale of our small buildings isn't overwhelmed.

Our buildings need to be protected.

From structural integrity, like making sure interior walls that are needed to hold up the roof are

not removed, to more minor concerns, such as not mounting TV dishes or tool holders on building shingles, there are a variety of things that need to be controlled to keep our buildings in good shape and keep down costs.

We want to work with you. We are also co-owners who want homes that fit our needs, AND we want the best for our community.

So, before you buy that storage unit, make a deposit on a window or door order, or sign a contract with a builder, contact the office (734-971-0233; office@pittsfieldvillage.com) to find out if what you are doing needs approval first. Or you are welcome to contact me. I'm happy to share what I know from serving with the committee.

Lisa Lemble
Chair, M&M Committee
734.260.9026; lisalemble@gmail.com

The form for submitting a request to M&M (both hard copy or online) can be found at

<https://www.pittsfieldvillage.com/forms/index.php> . The committee meets the first Tuesday of each month, usually via Zoom, and considers all requests submitted by the previous Thursday.

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In addition to the services offered, I make informative and fun behind the scenes content. Transitioning from hobbyist to professional detailer, my lifelong passion for automobiles and meticulous cleaning has led me to perfect my craft in the art of vehicle maintenance.

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aa3013@wayne.edu



Please come to a gathering to celebrate the coming birth of the baby of Sasha and Alex, our new neighbors from Ukraine who are far from home and family. **October 26th, 2 pm to 4 pm, in the Pittsfield Village Community room.** Contact Kat Irvin (kirvin@umich.edu) for more info

The Tree Nursery

By Barb De Longchamp, Landscape Committee

Perhaps you recall our Tree Nursery, once a sand volleyball court many years ago, between Pittsfield and Fernwood. Our Landscape Committee and Superior Mow & Snow tried to foster trees there for our Village, to no avail. The sand from the volleyball court did not give strength or substance to promote good root growth. After 10+ years, efforts were abandoned. Now we have a lovely park. A few trees remain including our state tree, a White Pine. Various grasses and pollinators are planned for, along with a memorial bench dedicated to our past beloved landscape activist, Darlene Boynton.

At this time we are lacking one thing, a NAME for our new park. Therefore, as always, we in the Landscape Committee are reaching out for help. (continued on next page)

Please submit your suggestions for a name for our new park to me, Barb De Longchamp, Landscape Committee.

barbdelongchamp@aol.com OR 734-395-4974;
2391 Jeanne.

The designated winner, chosen by the Committee, will have the choice of a pie: pizza pie from Hungry Howie's or a personal choice pie from Barbi's Pies. Yes, I'm the Pie Lady.

Now get busy and have fun !

Deadline is October 15th.

Thank you!

ASSOCIA / KRAMER-TRIAD

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kzunich@kramertriad.com

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2025—2026

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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

Call or email the office with **Questions/concerns,**
and requests:

office@pittsfieldvillage.com



OCTOBER 2025

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---------------------------------------|-----|--|-----------------------|-----|---|-------------------------------------|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 M&M Committee Mtg—6 pm | 8 | 9 | 10 | 11 |
| 12 ELM TREE Celebration 5 pm | 13 | 14 Landscape Committee Mtg—6 pm | 15 | 16 | 17 | 18 |
| 19 Baby Shower @ PV—see page 5 | 20 | 21 | 22 BOD Mtg—6 pm | 23 | 24 | 25 Halloween Pet Parade— 2 pm |
| 26 | 27 | 28 | 29 | 30 | 31  | |

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