First of all, I wish to welcome our newer residents! You should have received, with your condo, two recyclable bins, one for containers and one for newspapers. Also, you should have received from the previous owner a copy of our condo association bylaws and related materials. If you did not do so, please let a Board member know. We like to maintain a positive, constructive, friendly atmosphere and in that spirit welcome commentary, ideas, input, and service from any interested person.

**The general spirit of the Board is to reward behavior we wish to encourage.**

Let’s go around the room and introduce ourselves—please give your name, address, and tell us a bit about yourself.

**Budget Matters**

The Board and PASCO analyzed the budget proposed for 2008. Once again, Huron Chase is in an exceptionally fine financial position. This year monthly costs were modestly raised primarily to offset rising asphalt costs and to ensure stability of the reserve fund and associated expenses to come from it as we move forward into a period slated for heavy reinvestment expenses (our oldest units are, amazing to many of us, about 16 years old). Still, HC has some of the lowest assessments/per value of unit in the entire city; part of the reason for this rests with our fine management company and Jeff Dobbs; another part centers on the fact that we have very little in the way of common area that requires substantial maintenance (such as a pool or a clubhouse); and still another part centers on the creative plans for money management that Andy Nolan has honed over many years initially under the hand of a former neighbor who is a CPA.

Expenditures were within the budget. Contributions to the reserve fund are as they should be. PASCO keeps the books on a regular basis; the Board oversees them on (approximately) a monthly basis. An independent auditor performs an annual audit.

- Hazard insurance was renewed for the coming year.
- Last year, the Board adopted the recommendations of the Landscaping committee. A spring walkthrough is held each year to consider how to allocate landscaping funds to landscaping issues in the common area. Please give your input to that committee and the Board will consider it. The various discretionary issues are then prioritized and budget allocations made accordingly. Non-discretionary items (those which must be done for environmental or other reasons) may be acted upon at any time, as needed, and they may take away from time and expenditure directed toward discretionary items.
- The Board approved total expenditures for garage parties at $150 for the year and has approved half that amount, once again, for more parties this spring.

**Environmental Matters**

- Only a small set (about 20) of ash trees were removed this year. Most dead ash trees have now been removed from the property. This environmental disaster is one that had to be handled; stands of dead trees are hazards to property and to life both from falling trees and from lightning strikes and consequent fire. Huron Chase was praised by the Sierra Club for its thoughtful and effective handling of the situation.
- Pruning of other trees that might affect homes is monitored on an annual basis.
- Pond treatment continues by a professional environmental management firm as does lake-safe treatment of the turf. HC is now in its eighth year of using lake safe low phosphorous turf treatment. Last year we also left the grass a bit taller around the pond in order to provide even better infiltration.
- Onsite retention of water. HC's management of water functions in a manner consistent with practices suggested in various ways in front of City government. The cut down curbs form a sort of river channel for conducting water along the gentle slope from south to north. Because the curbs are cut down, the sheet flow across the grass migrates smoothly and evenly, minimizing turf erosion and maximizing infiltration potential. Because Boulder slopes gently, the sheet flow is conveyed to the north where it enters the grassy circular dish. The drain in the center of the dish carries water to the retention pond. The pebble path is an additional conduit for water and it allows infiltration, as well. Water from the roofs is captured in gutters and downspouts that lead to French drains under the grassy areas (mostly). Water from the roofs, to the rear, is routed overland to the creek or the pond. The pond is aerated by two aerating fountains, and it is maintained on an annual basis by a professional pond management firm (Aquaweed).
- All aspects of pond maintenance will continue as before. Because the pond functions as an effective retention pond, it will go through various cycles during the course of the year. HC works with environmental folks to try to use state-of-the-art management techniques of its considerable environmentally important resources.
- The Board, PASCO, and the Washtenaw County Drain Commissioner coordinated efforts to ensure the free-flow of Mallett’s Creek. This past Fall, the Drain Commissioner’s office cleaned out the pipes under the Parkway and on either end of those pipes in order to prevent any dangerous backups of flood water on our property (at the request of the Board). During the winter, the Drain Commissioner’s Office came out on two separate occasions to clear dead wood from the creek.
- Last year, the Landscaping WalkAround was held on May 3. A Landscaping WalkAround will take place this spring, after which priorities will be established by the Board, considering input from the landscaping committee, for expenditures from the budget that benefit the common areas. New plantings and mulch have been installed and were generally well-received. Removal of thistle and garlic mustard, and continual monitoring and removal of other invasive species, was suggested to the Board and slated for possible action during this coming year. Fall walk-around took place, as a preview for this coming one. Website display of past report from landscape architect Chris Graham continues to be posted. This report includes evaluation of the berm, the floodplain, and the various natural and manmade regions of our complex.
- Parkway pickup took place in the spring. This spring another pickup will take place in conjunction with other neighborhoods.
- Neighbors note a wide variety of wildlife present on the grounds including more than one report of a coyote-like animal. Snapping turtle presence was again a matter of considerable interest to many. Fragile creatures are sentinels of environmental health. We continue to host a variety of the fragile, and not-so-fragile, on our grounds. This year we have reports of numerous butterflies, hummingbirds, snapping turtles, turkey vultures, red fox, blue heron, hawks, mallard ducks, Canadian geese, deer, frogs, toads, rabbits, possum, muskrat, and skunks as well as a wide assortment of birds, including at least three different varieties of woodpecker. Also, separate reports of adult male deer (with horns)—many of us have seen female deer and young deer but this year is the first time for reports of adult males.
- City frog survey monitored pond, once again.
- Partners-in-Clean-Streams participation continues until May 1, 2007 (Washtenaw County Drain Commissioner). HC has again filed for continuation.
Infrastructure Matters

- As new construction continues for the mall on the south side of Washtenaw, HC will again work to:
  - Consider the cost and availability of underground electrical wires coming from the new underground work nearby. Crossing the creek may present problems.
  - Encourage the placement of a sidewalk from the Huron Parkway sidewalk into the existing mall so that pedestrians are not forced to share the driveway with cars. Generally, this sort of request is most effective coming from an organization, such as HC, rather than from concerned individuals.
- Fences were painted using the recommendations of the Landscaping Committee.
- Painting of individual units will proceed as it has in the past (with one-quarter of the units painted each year, as was the case last year and as will be the case this year).
- Carpenter bees: Holes are sprayed and plugged prior to painting.
- Crack filler and repair of asphalt will again take place.
- Badly-fractured south end of Boulder Drive was fixed.
- Driveways that were fixed two years ago were seal-coated during this past year. Driveways are seal-coated on a five-year cycle (but not all at once or we would have a serious parking problem within HC). The round of scheduled repairs, that involved rebuilding some driveways (as opposed to merely seal-coating the surface) were thus completed. With rebuilds complete, the minor issues involving crack repair and seal-coating, come into play on a regular basis.
- Gutters were cleaned in the fall and any gaps or other issues with the siding were reported and were or are being fixed.
- New landscaping company appears to have performed well in landscaping work. Discussion continues about snow removal matters.
- Outdoor light fixtures were cleaned in early autumn (to optimize dead insect removal).

Development Matters

- Bill and Sandy appeared before City Planning Commission in support of the new mall on the south side of Washtenaw. They noted appreciation for the new traffic light to come at Platt and Washtenaw in support of better management of traffic on Washtenaw. The reduction in number of curb cuts (from 10 to 2) along Washtenaw should also aid in traffic management on Washtenaw. The architectural design of the proposed mall is to support the design of the existing Huron Village mall.
- Huron Chase continues to belong “Friends of Huron Parkway,” an electronic network designed to transmit information up and down the Parkway (membership is free to interested parties). The website is: [http://www.huronparkway.org/](http://www.huronparkway.org/). Feel free to share the URL with friends and family members; anyone who is interested can join in and share thoughts and information.
- Huron Chase (S. Arlinghaus) was invited to participate in the Mallet’s Creek Association.
- Continued interaction with watershed groups, environmental groups, and municipal groups, through use of virtual reality as an educational tool, was carried forward assertively by S. Arlinghaus.

Communications

- Neighborhood Watch continues as an active network, in its primary function in transmitting “official” materials from AAPD to residents. It also functions in an “unofficial” manner (such as phoning all neighbors during a power failure) to promote neighbors caring about neighbors using various media, including e-mail. The AAPD, through Neighborhood Watch, was cooperative in providing extra round-the-clock officers in Huron Chase (at our request) this past November during times when many residents were not on site (during services for Bo). If you have e-mail and have not joined the Huron Chase group, please consider doing so. One block captain also received the second level of City training from
AAPD. This network will continue to be active in the coming year. S. Arlinghaus sits on the city-wide Board that helps to establish policy for all neighborhoods; she will also be involved in helping to train personnel to use digital maps to enhance communications.

- The City issued an apology for its misuse of the new CodeRED network. Some of us were awakened in the middle of the night over a non-emergency situation.
- Co-owner requests were considered on an individual basis by PASCO and the Board with reports of these considerations forwarded by PASCO to the individual co-owners.
- The Newsletter continues on a monthly basis. Matters that involve issues of general interest are covered in this form of communication. Matters that involve individual co-owners, matters that involve financial records, or other matters that might not be suitable are not included in this newsletter that is distributed outside the secure realm of the U.S. Postal Service.
- Social Committee held eight garage parties, on four Fridays in May and on four Fridays in October. Representatives from over two-thirds of the homes attended these. They serve as a more intimate setting to continue to foster neighborhood communications. It also organized the annual Block Party, the largest ever, in the Fall.
- Web page—all newsletters are archived on the web page.

Kudos

Certificates of Appreciation
Thanks to all of our thoughtful residents who continue to make Huron Chase one of the finest Ann Arbor communities and to PASCO, especially Jeff Dobbs, whose constructive efforts are behind a lot of what we enjoy. The Board attempts to work with PASCO and co-owners to foster a constructive environment in which all members flourish.

Appreciation
Numerous others supported our community in so many ways this past year. At the risk of omitting someone, and I apologize profusely if I do so (please point out any omission), I would like to present certificates of appreciation to the following individuals who have been helpful throughout the year. Some live in Huron Chase; others do not.

In Huron Chase (not otherwise in service of the Board or in another category): Jeff Dobbs--Alec Allen, Judy Allen, George Bray, Laura Caplan, Nate Caplan, Tom Conlin, John Devine, Marnee Devine, Bob Donnellan, Mona Goldman, Elizabeth Greer, Mary Margaret Kelley, JoAnn Kimbrough, Ellen Offen, Sam Offen, Pat Ross, Maggie Ross, David Seaman, Helen Zylman Seaman, Catherine Sesi, Joe Sesi, Yvonne Sesi, Cerene Tangalakis, Theo Tangalakis, Dody Tobler, Sylvia Tsai, Thomas Tsai.

In Government:

- Matt Naud, City of Ann Arbor Environmental Coordinator
- Adele El Ayoubi, Neighborhood Watch Coordinator, City of Ann Arbor Police Department
- Washtenaw County Drain Commissioner’s Office and Washtenaw County Drain Commissioner, Janis Bobrin
- Huron River Watershed Council
- City Council Representatives: Joan Lowenstein and Stephen Rapundalo

Ann Arbor, generally: Chris Graham, John and Gwen Nystuen, Ethel Potts, Eric Lipson, Vince Caruso, Jesse Gordon, Jane Lumm.

Outside Ann Arbor: Kathy and Gary Hoeft (already awarded); Pierre St. Amour; Bill E. and Kari Arlinghaus; Alma Lach.
We thank also all who contribute on a more visible basis.

Board Members: Bill Arlinghaus, Andy Nolan, Ricky Agranoff

Committee Chairs and committees:

Andy Nolan (Architectural Control), Bernie Agranoff, Bob Burke, Ed Goldman, and Al Zamberlan

Bonnie Burke (Landscaping), Carolyn Conlin, Patty Dubin, Clare Fingerle, and Jacque Lewis

Sandy Arlinghaus (Social), Susie Fink, Cozy Grabb, Jacque Lewis, Gig Olsen, Elaine Petach, Linda Powell, and Aileen Schulze

Neighborhood Watch: Sandy Arlinghaus, Ricky Agranoff, Al Zamberlan, and Carolyn Conlin.

Newsletter, e-mail, and website: Sandy Arlinghaus.

Turtle-grandparents (the fourth consecutive year…no accident!): Marnee and John Devine; Betty and Harold Stark.

A joy to our neighborhood…our youngest resident and violin virtuoso: Catherine Sesi.