STATE OF THE CHASE ADDRESS

A SUMMARY OF BOARD (AND RELATED) ACTIVITIES THROUGH THE PAST YEAR
(See website for details, or ask a Board member.)
http://www-personal.umich.edu/~sarhaus/hc/
Wednesday, April 10, 2013, Bill Arlinghaus, President
Tappan Middle School, Media Room

Annual elections will be held: Ed Goldman’s term is up.
Anyone wishing to run can so announce at the Annual Meeting

Welcome to our newest residents! Huron Chase is a happy, vibrant community that is delighted to welcome newcomers. You should have both a large garbage container and a large recycle container, which are emptied from the front of your condo on Tuesdays. 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. We welcome commentary, ideas, input, and service from any interested person. The general philosophy of the Board is to reward behavior we wish to encourage.

Introductions: please introduce yourself to the group and tell us a bit about your interests and so forth.

I will begin. I am Bill Arlinghaus, and am just now finishing my 15th year as President of Huron Chase. It’s a pleasure to serve. In my years as a university administrator (and business and church administrator), I learned that identifying talented individuals to whom to delegate important tasks is a critical role for any leader. How fortunate I am, and we all are, here at Huron Chase where there are numerous individuals of amazing talents ready to spring into action on behalf of us all—Board Members, Committee Chairs and Members, Neighborhood Watch folks, and volunteers throughout the community—Huron Chase is a fantastic place to live and to work. We must also give a special thanks to the wonderful folks at PASCO, especially to our leader there, Jeff Dobbs.

Continue with Introductions.

As the world around us is swiftly changing in response to exciting scientific advance, so too are we (we hope). If you have not yet joined our email distribution network, please do so. That is how we are now communicating, swiftly and inexpensively throughout the complex. Our website now serves as an archive for previous ways of doing things. Each of us has a current, personal archive based on email. Crime information is now available instantly from direct sources instead of filtering through a pyramid (which consumes precious time). The materials below offer a general overview of Huron Chase. Reports from a variety of individuals will fill in detail, including on topics associated with electronic networks. As always, if you have questions or comments please direct them to a Board member. Committee Chairs are appointed by the Board (but are not Board members). Generally speaking, this past year of 2012/2013 has been another fine year at Huron Chase.

EXTRAORDINARY EVENTS AND ISSUES

- Welcome to Boulder Drive, and now along the western, southern, and northern edges of our property, to Boulder Creek! Perhaps the big event of the past two years was the fixing of erosion problems along
Mallett’s Creek. The Drain Commission easement, that was there when we all bought our property, was used to fix the creek. This resulted in massive vegetation disturbance. All Board members have been involved in our end of this effort.

- The County has a replacement plan in place. Huron Chase continues to work in a constructive fashion in support of that plan (there have been changes in timing due to unusual weather).
- As a consequence of this project, we have opened broad communications channels with nearby neighborhoods and created a new organization, registered with the City, called Huron Valley Neighborhood Alliance which has its own website, as noted above.
- We have been active in organizing meetings about this project, communicating with the county and city about it, and in attending meetings run by others about this project. We have also spent time studying, and photographing, other parts of this project not on our property.
- We delegated Sandy and David Arlinghaus to create a full inventory of the trees, both pre- and post-disturbance. It is available online. It is a photographic inventory created using GPS with trees sited in Google Earth (so that tree position is fairly accurate in comparing the location of one tree to another, but the coordinates used for any tree are in fact the camera coordinates used to get the photo of the tree).

- Fire Station Issue. We delegated Sandy Arlinghaus to engage in an interview with the Fire Chief regarding matters of mapping and using maps as tools for analysis. She did so.
- Property line issues to the south. Constructive communication with Berkshire Creek; Ed Goldman was delegated to handle this matter. He did so.

**USUAL EVENTS AND ISSUES:**

**Budget Matters**
The Board and PASCO analyzed the budget proposed for 2014. This year, there was a modest increase in monthly assessments. Assessments are calculated based on square footage of unit. HC continues to have low assessments per value of unit. Part of this success rests with our fine management company and Jeff Dobbs. Another part rests on the fact that we have very little in the way of common area that requires substantial maintenance (such as a pool or a recreation building). Great thanks continue to go to Andy Nolan for his creative money management expertise. PASCO keeps the books on a regular basis; the Board oversees them on (approximately) a monthly basis. In addition, an independent professional auditor audits the books on an annual basis. Expenditure this past year was on target. Contributions to the reserve fund are as they should be, and the reserve fund is healthy. More detail is available, on request, from PASCO or Andy Nolan.

- Insurance was reviewed for the coming year.
- Last year, the Board adopted the recommendations of the Landscaping committee. A spring walkaround is held each year to consider how to allocate landscaping funds to landscaping issues in the common area. The walkaround will be held later with more news forthcoming from the Landscaping Committee. Please give any other 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 $160 for the year and has approved half that amount, once again, for more parties this spring.

**Environmental Matters**
- Pruning of trees that might affect homes is monitored on an annual basis.
Residents are encouraged to give extra water to crab apple trees, as needed, during times of drought.

Pond treatment (algae control, among other things) continues by a professional environmental management firm as does lake-safe treatment of the turf. HC is now in its thirteenth year of using lake-safe low phosphorus turf treatment.

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 onsite retention 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. Two aerating fountains aerate the pond, and they are maintained on an annual basis by a professional pond management firm.

All aspects of pond maintenance will continue as before. Because the pond functions as an effective retention pond, and as part of the broad water management plan for the entire site, 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.

Analysis of cattail situation is ongoing each year.

HC continues as a member of Partners-in-Clean-Streams.

Neighbors continue to note a wide variety of wildlife on our site of 17.5 acres. There are deer, snapping turtles, blue heron, egrets, red fox, hawks, mallard ducks, swans, skunks, rabbits, possum, groundhogs, and a variety of birds and others. This past year, a pair of bald eagles was sighted.

**Infrastructure Matters**

- Major cracks in Boulder are repaired periodically.
- Resurfacing of drives already slated for sealant will continue.
- Painting will proceed according to a schedule emphasizing painting of all but the sheathing/siding (which shows wear and tear less than other elements). Ask Jeff for details.
- Roofing replacement as needed as well as scheduled replacement
- Gutters were cleaned in the fall.
- Outdoor light fixtures were cleaned in the autumn (to optimize dead insect removal).
- Driveway perimeters were marked with stakes for snow removal.

**Development Matters**

- Sandy Arlinghaus joined an online group from the City that sends out e-mail advance notification of development. She then forwards that, along with Neighborhood Watch information, to the HC e-mail group.

**Communications**

- Neighborhood Watch continues as an active network. This network is **not** a policing network. Call 911 if you see anything that makes you uncomfortable, in terms of possible criminal activity.
- Now individuals can have direct access to online information regarding crime. If you have not already done so, please join [http://www.CrimeMapping.com/](http://www.CrimeMapping.com/).
• 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.
• PASCO’s bill back service continues; a number of us appreciate this service and enjoyed getting to know Brian Johnson this past year.
• The Newsletter continues on an as-needed basis in primarily electronic form. 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. PDF format newsletters remain available on the HC website as does the entire archive.
• The Social Committee held eight garage parties, on four Fridays in May on and on four Fridays in October. Representatives from over two-thirds of the homes attended these. These parties serve as a more intimate setting to continue to foster neighborhood communications. It also organized the annual Block Party in the Fall. This past year, others interested in Mallett’s Creek issue, from nearby, were also invited.
• Web page—all newsletters are archived on the web page.

REPORTS/COMMENTS

BOARD MEMBERS: Ed Goldman and Andy Nolan
PASCO: Jeff Dobbs
NEIGHBORHOOD WATCH: Sandy Arlinghaus. Block Captains: Carolyn Conlin, 1918; Ricky Agranoff, 1942; Bonnie Burke, 1924; Al Zamberlan, 1925.
SOCIAL: Sandy Arlinghaus. Dolores and Ron Dawson, Cozy Grabb.
LANDSCAPING: Bonnie Burke. Carolyn Conlin, Patty Dubin, Clare Fingerle.

KUDOS

Certificates of Appreciation.
Thanks to all our thoughtful residents who continue to make Huron Chase one of the finest Ann Arbor communities. Special thanks to Jeff Dobbs (and PASCO) whose constructive efforts afford us a well-run and enjoyable community. The Board works creatively with PASCO and co-owners to foster a constructive environment in which all members thrive. Certificates are given to those who directly help, through committee work and such, with the running of the complex, as well as to those (within the Huron Chase community or outside it) who have made some sort of extra effort (great or small). This year, many certificates are awarded. At the risk of omitting someone, and I apologize if I do so, I presented certificates of appreciation to those who live in Huron Chase and to selected municipal authorities, including our extraordinary City Council representatives Jane Lumm and Sally Petersen, and others outside Huron Chase. Please let me know if I have inadvertently missed someone.