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 16, 2014, Bill Arlinghaus, President
Tappan Middle School, Media Room

Annual elections will be held:  Bill Arlinghaus’s and Andy Nolan’s terms are up. They are both running again.

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.  If you wish to be included in our email distribution network, please send a note to Sandy Arlinghaus indicating such: sarhaus@umich.edu.  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 16th 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, to Brian Johnson, and to team members we might get to know on their bill-back service as well as to the hard-working crew.

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 2013/2014 has been another fine year at Huron Chase.
RECENT 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 reconstruction appears to be quite effective as gauged from its handling of the runoff following the brutal winter storms of 2014.

- We have been fortunate at Huron Chase that the winter storms have not caused massive damage, it appears, to any parts of our property. There are, however, matters that will need to be addressed (and are being addressed) as a consequence of the storms. These and other matters (related in one way or another) are enumerated below.
  - Wiring linking the lights on poles may need adjustment or replacement. PASCO has repaired nearly all lights; however, they have two post lights with shorts underground which will get a little more attention. Also, PASCO comments the high rate of burnt out garage lights lately as the last case of lights has failed rather quickly. PASCO has been reimbursed with more inventory from their supplier and is trying to work the remaining bad batch out. They are working to locate an LED bulb which would give us a savings in energy as well as a ten plus year life but at this time they are rather expensive and not an affordable option yet.
  - Fences may need fixing. The crew has been asked to visit and drive down all the court yard fence posts that were frost heaved. This should be completed prior to the annual meeting. Also purchased were a few dozen replacement fence post caps; also have the second and last phase of the court yard fence tops cut and pre-stained ready for the crew to install. All work estimated to be completed within the next four weeks.
  - Wood replacement begins soon for the building paint schedule. PASCO will be following through with Master Craft to confirm all needed wood replacement is handled correctly and efficiently prior to the painting. This replacement will also cover the repairs to Andy Nolan's privacy fence on the deck. Seems a family of squirrels found it a comfortable place to call home.
  - Panels need replacing in some locations
  - Sprinkler heads need replacing in some locations
  - Road needs patching, more than usual Potholes should be all filled before the annual meeting.
  - Several gutters are on PASCO’s list for minor repairs including several down pipes and extensions which have frozen and split through the winter months. PASCO is doing a unit to unit repair until complete.

- Meter boxes need restructuring. Utility meter covers have become a continuing problem as they are getting older and doors continue to fall apart. The new meters are of a larger size and do not fit without cutting a hole in the doors. All these reasons lead to the need to build new utility covers. PASCO will come up with a much better design which will offer many more useful years of use without any drastic changes in appearance. This project will likely not fall in our busy summer months, however, so it should be noted that we are well aware of the continued issues with these meter covers and will do our best to keep making minor repairs with as little expense as possible until the boxes can be rebuilt properly.

- Re-use of materials as an effective management strategy. For example, when a new garage door is put in place, some of the materials may still be quite good. These are stored at PASCO so that they can be used in a case of need.

- Generators: residents wishing a generator must submit a plan to the Board for approval and follow standard procedure of involving neighbors. There are numerous complex issues here and it may take time to resolve them. So, plan ahead, please. Indeed, consider consulting with the board in advance of plan submission. Jeff will explain more of the complexities involved.
• Front doors and front porches; outside winter damage is probably an association matter. Handrails: the one approved for design is provided by Allied Fence company on Carpenter Road, at co-owner expense.

• PASCO has built a few of the odd sized attic vents over the winter so this summer they will be replacing a few of those which have seen better days.

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**USUAL EVENTS AND ISSUES:**

**Budget Matters**
The Board and PASCO analyzed the budget proposed for 2015. This year, there was no 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. We might expect some unexpected expenses as a consequence of the winter storms.

• 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**

• Once again, the County has awarded us a certificate as a Partner in Clean Streams.

• 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 fourteenth year of using lake-safe low phosphorus turf treatment. Pond aeration helps to control bacterial activity by mixing layers of differing temperatures.

• 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.

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. This winter, deer were noted fighting each other for food. Also during that time a coyote 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; this year the building housing 1907 and attached units is getting a new roof.
- 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.

**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.
- The eNotes continue on an as-needed 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 notes that are 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.
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.


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.