AROUND THE CHASE...

• Welcome to our new neighbors! Huron Chase is a friendly community. Neighbors have opportunities to get to know each other in casual situations throughout the year. We co-own property together and believe it is important to establish good relations with each other under normal circumstances so that when inevitable differences arise, they can be handled in a thoughtful and diplomatic fashion. There will be garage parties this coming spring, Fridays, May 7, 14, 21, and 28. Come as often as you’d like. Bring your own beverage and a big smile. We’ll supply the rest in the garage at 1964 Boulder Dr.

• Annual meeting: Wednesday, April 14. Registration begins at 5:45p.m.; meeting at 6:00p.m. Second floor of Tappan School in Tappan Media Center, 2251 E. Stadium Blvd. There is an elevator to the right as you enter the building from the parking lot (on the west). This year, Bill Arlinghaus’s and Andy Nolan’s two-year terms are up. They have kindly agreed to run once again for the Board. Please contact a Board member or Jeff Dobbs if you wish to have your name added to the ballot. As usual, A State of the Chase statement accompanies this March Newsletter, as do Certificates of Appreciation.

• Garlic mustard. In the past, groups of willing and able Huron Chase residents have devoted a bit of time to projects, as they arise, that benefit us all. Once upon a time, before the presence of dwelling units across the street and to our south, we got together in the spring to “clean up the Parkway.” Some of us still pick up trash as we find it on walks and apparently others from the newer complexes do the same. There seems to be no need for us to police trash from here to the corner. However, we now have other unsightly matters that threaten our landscape. Garlic mustard is an invasive ground cover plant that not only chokes out native plantings by its early emergence in the spring, but it also exudes a substance into the soil that is toxic to a number of native plants. The results of letting garlic mustard get a really firm hold can be quite negative. Garlic mustard removal is a more detailed process and it is one that interested and able-bodied neighbors can help with. If a number of people remove some, then the entire community benefits. However, if removal is done inappropriately, the effort can hasten its spread. If you would like to help by donating a bit of time and labor (whatever suits you) please contact our wonderful Landscaping Chair, Bonnie Burke. She will train the first few who contact her to identify the plant and will discuss removal techniques. Once a few are trained, then they can help others to learn! So, get in the swing of things…put on gloves, boots, and call Bonnie! Sooner is better than later…
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 14, 2010, Bill Arlinghaus, President
Tappan Middle School, Media Room

Annual elections will be held: Bill Arlinghaus’s and Andy Nolan’s terms are up.
They have agreed to run again.
Anyone else wishing to run should contact PASCO or a Board Member.

Welcome to our newest residents! Huron Chase is a happy, vibrant community that is
delighted to welcome newcomers. You should have received, with your condo, two recycle
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. We welcome commentary, ideas, input, and service from any
interested person. The general philosophy of the Board is to reward behavior we wish to
courage.

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

The materials below offer a general overview of Huron Chase. Reports from a variety of
individuals will fill in detail. 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 2010 was relatively uneventful (a good
thing).

Budget Matters
The Board and PASCO analyzed the budget proposed for 2011. Two years ago, there was
no increase in monthly assessments. This year an increase was necessary again to offset
price rises coming from a bad economic situation generally. By reverting to previous
painting schedules, and painting trim more often than sheathing, as well as some other
tinkering in places where a bit of belt-tightening was possible, we were able to offset some,
but not all of the steep rise in prices for various services. Both Jeff and Andy have detail on
those matters. Still, 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. Again, more detail is available from PASCO or Andy.

- 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.
- A Landscaping WalkAround will take place this coming spring. Please watch the Newsletter for dates. After the WalkAround, priorities will be established by the Board. They will consider input from the Landscaping committee for expenditures from the budget that benefit the common area as well as more specific requests stemming from the WalkAround. As fiscally prudent, removal of invasive species in the woodlands and pond will continue.
- Join the group of neighbors helping with garlic mustard removal. Contact Bonnie Burke.
- 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
- Pruning of trees that might affect homes is monitored on an annual basis.
- Residents were encouraged to give extra water to crab apple trees 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 tenth year of using lake-safe low phosphorous turf treatment. Often, we leave the grass a bit taller around the pond in order to provide even better onsite retention of water.
- 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 (Aquaweeds).
- 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 prompted proposal for action during 2010—as in earlier years, a number of strategies are available: from the expensive and invasive dredging of the pond (at about 50,000 USD (rejected by the Board) to the simplest idea (moving the aerating fountains) which was accepted by the Board. Other ideas in between remain on the table as we monitor the situation in the year to come.

- The Board, PASCO, and the Washtenaw County Drain Commissioner’s Office work together to ensure the free flow of Mallett’s Creek along our southern, western, and northern perimeter.

- City frog census continues to monitor our pond. Healthy frogs suggest a healthy pond.

- 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, red fox, hawks, mallard ducks, swans, skunks, rabbits, possum, groundhogs, and a variety of birds and others.

### Infrastructure Matters

- Major cracks in Boulder were repaired.
- Resurfacing of drives already slated for sealant will continue (about ¼ of the drives).
- 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 detail.
- Roofing replacement as needed as well as scheduled replacement. In 2010, two new roofs are scheduled; one has been completed.
- 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. At times, the snow was too deep for them to be effective; at other times, they were visible.

### Development Matters

- Huron Chase continues to belong to “Friends of Huron Parkway,” an electronic network designed to transmit information up and down the Parkway (membership is free to interested neighborhood organizations). The website is: [http://www.huronparkway.org/](http://www.huronparkway.org/). As a consequence of this membership, the City notifies us of any proposed new development within 300 feet of the Parkway.
- 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. If you wish to become a block captain, please call Sandy Arlinghaus. This network is not a policing network. Call 911 if you see anything that makes you uncomfortable, in terms of possible criminal activity.
- 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 a monthly basis (but with some difficulty of hard copy delivery over the winter). 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. Beginning this year, the pdfs are also sent around through the e-mail.
- Social Committee held seven garage parties, on three Fridays in May 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.
- Web page—all newsletters are archived on the web page.

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 circulated with this newsletter; they 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, 35 certificates were awarded. At the risk of omitting someone, and I apologize if I do so, I have presented certificates of appreciation to those who live in Huron Chase and to selected municipal authorities and others outside Huron Chase. Please let me know if I have inadvertently missed someone.
PRESS BOX
Newsletter: Please feel free to contact Board members for full access to archives of the Board including full minutes, attachments, and other documents that may come to the attention of the Board. This newsletter is to be treated as private correspondence, for residents of Huron Chase only. There is a Huron Chase e-mail database; please send an e-mail note to sarhaus@umich.edu if you wish to be added to that database.
Archives: http://www-personal.umich.edu/~sarhaus/hc/
Management Company employed by Huron Chase:
PASCO Property Management, Inc., 2750 Carpenter Road, Ann Arbor, MI 48105
Voice: (734) 677-2727, Fax: (734) 677-3872,
Contact: Jeff Dobbs, dobbjsj@sbcglobal.net
Back-up contact: Chris Fortier, cfortecn@ix.netcom.com
HURON CHASE BOARD OF DIRECTORS.
President: Bill Arlinghaus, 734-975-0246 (e-mail: arlinghaus@ltu.edu)
Vice-President: Andy Nolan, 734-971-7922 (e-mail: abnolan@comcast.net)
Secretary: Ricky Agranoff, 734-971-7364 (e-mail: MmeRice@aol.com)
Treasurer: Andy Nolan
Committee Chairs and members:
Architectural Control: Andy Nolan (mailto:abnolan@comcast.net); Bernie Agranoff, Bob Burke, Ed Goldman, Al Zamberlan.
Landscaping: Bonnie Burke (info@robertburke.com), Carolyn Conlin, Patty Dubin, Clare Fingerle, Jacque Lewis
Social (Web Site and Newsletter, SA): Sandy Arlinghaus (sarhaus@umich.edu); Cozy Grabb, Jacque Lewis, Gig Olsen, Aileen Schulze

NEIGHBORHOOD WATCH NETWORK Trained and background-checked block captains. Carolyn Conlin, 1918 Boulder. qathome@comcast.net 677-3673; Ricky Agranoff, 1942 Boulder. MmeRice@aol.com 971-7364; Al Zamberlan, 1925 Boulder. azamberlan@comcast.net 973-1386; Bonnie Burke, 1924 Boulder rburke1111@aol.com 971-3308; Sandy Arlinghaus, 1964 Boulder. sarhaus@umich.edu 975.0246.