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 and in the spirit 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.

Budget Matters
The Board and PASCO analyzed the budget proposed for 2009. Once again, Huron Chase is in an exceptionally fine financial position. This year monthly assessments were not raised at all. HC continues to have some of the lowest assessments per value of unit in the entire city. 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 whose money management expertise continues that set up by a CPA. 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. Expenditures were within the budget. Contributions to the reserve fund are as they should be and the reserve fund is healthy. More detail is available from PASCO or from Andy.

- Hazard insurance was renewed 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. 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 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.
- 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.
- Pond treatment continues by a professional environmental management firm as does lake-safe treatment of the turf. HC is now in its ninth 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 aspect 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.
- 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.
- HC has once again been continued 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 snapping turtles, blue heron, red fox, deer, hawks, mallard ducks, swans, and a vast array of birds and more usual urban animals.

Infrastructure Matters

- Painting of individual units will proceed as it has in the past. Check with PASCO for the scheduling of individual units.
- Continuing roof replacement over a period of years, proceeding generally from south to north (according to age of units).
- Ongoing repair of road, as needed.
- Gutters were cleaned in the fall.
- Long-term contract with landscaping company put in place to ensure a fixed rate.
- Outdoor light fixtures were cleaned in the autumn (to optimize dead insect removal).

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/.
- Bill and Sandy Arlinghaus participated with groups in support of Huron Hills Golf Course. Other HC neighbors lent support, as well.
- Continued interaction with watershed groups, environmental groups, and municipal groups, through use of virtual reality as an educational tool, was carried forward by S. Arlinghaus.
- HC continues to monitor a possible proposal from the City to place redundant water pipes from the east end of Exmoor to Huron Parkway. The Board recommended denial of any request from the city for an easement for such pipes across the south edge of our property on the south side of the creek. Sandy
Arlinghaus requested an engineering site plan for possible proposal. Ed Goldman is willing to help the Board, as well.

**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.
- The Newsletter continues on a monthly basis (with a one quarter hiatus due to involvement elsewhere). Matters that involve issues of general interest are covered in this form of communications. 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 on 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, one of the largest ever, 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.

**Appreciation**

Numerous others supported our community in so many ways this past year. At the risk of omitting someone, and I apologize if I do so, I would like to present certificates of appreciation to those who live in Huron Chase, and mention those who have been helpful outside Huron Chase. Please let me know if I have inadvertently missed someone.

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 Collier, Vivian Collier, Tom Conlin, John Devine, Marnee Devine, Bob Donnellan, Howard Dubin, Mona Goldman, Ellen Offen, Sam Offen, Pat Ross, Maggie Ross, David Seaman, Helen Zylman Seaman, Catherine Sesi, Joe Sesi, Yvonne Sesi, Betty and Harold Stark, Cerene Tangalakis, Sylvia Tsai, Thomas Tsai.

Those in service on the board or a committee:
Ricky Agranoff, Bill Arlinghaus, Andy Nolan; Bernie Agranoff, Bob Burke, Ed Goldman, Al Zamberlan
Bonnie Burke, Carolyn Conlin, Patty Dubin, Clare Fingerle, Jacque Lewis
Sandy Arlinghaus, Cozy Grabb, Gig Olsen, Aileen Schulze

Elsewhere:
Pierre St. Amour, Jane Lumm, Chris Graham, John and Gwen Nystuen, Matt Naud, Adele El-Ayoubi, Joan Lowenstein, Janis Bobrin.