

Pittsfield Village News

February 2011 Edition

<http://sites.google.com/site/thevillageexchange/>

Pittsfield Village Communications Committee

Tennis Court Future To Be Determined

The Board of Directors is seeking owner feedback on the use of our community tennis court. The court is in need of some costly repairs and the Board would like to hear from the community if individuals feel that it is an asset that should be maintained or one that should be removed. Owners can voice their opinion on this matter by sending an email to our Community Manager, Melissa Brown, at mbrown@kramertriad.com.



Board Is Dedicated To Efficient Snow Removal

Aaron Pressel
Richard

It's winter again, which means snow. It also means snow removal. The board of directors is committed to keeping the roads and sidewalks of the village clear of snow in a careful and cost-effective manner.

There have been a couple of major changes in snow removal in the last two years: 1) Our management negotiated an agreement with the City of Ann Arbor, where we contract directly for the clearing of streets (done by the City in the past). The City reimburses us a set amount for any snows over 4". In the past, we've had trouble finding contractors interested in bidding on snow removal because the contract included only the labor-intensive clearing of sidewalks. We also frequently had to pay the contractor to come out twice because the City

plows moved snow back onto the sidewalks. This deal with the City started last year, and has made it much easier for us to find

See "Snow Removal" Back Page



Setting The Village Budget For The Next Fiscal Year

Jessica Lehr
Oakwood

It's the time of year when the Board of Directors, Finance Committee members, Management and all the other committees are working together to set the next fiscal year's budget. The current Pittsfield Village budget cycle runs from May to April, and the new budget is generally set by early March.

Our budget is divided into three major areas:

- 1) Income** - Made up primarily of the Association fees we all pay each month.
- 2) Operating Expenses** - Operating expenses cover all the basic expenses of running the community every year. These are divided into: administrative costs, utilities, building maintenance,

landscape & grounds, equipment clubhouse & pool, payroll and insurance & taxes.

- 3) Capital Expenditures** - This budget actually shows up in the Operating budget as a large line item called "Replacement Reserves." This is what people are referring to when they speak about "funding the reserves". In the capital budget, we plan for infrastructure investments that the community will need to make in order to maintain our buildings and grounds. This is where we budget for things like foundation repairs, fixing sidewalks, painting the buildings, fixing the pool lining or resurfacing the tennis court.

How does the budget process work?

Committees begin discussing the budget in the September / October timeframe.



They review their budget line items, considering what money has been spent against what was budgeted in the previous year, and they discuss any changes or issues for the

See "2011 Budget" Next Page



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Jason Beckerleg
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Mei Olson
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Darleen Boynton
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Management Office

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Community Manager

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Mon.- Fri. 8:30AM - 5:00PM

Christmas Fairies Visit The Village

Once upon a time there were little Christmas Fairies that always looked for good deeds to do. This year as they were flying through Ann Arbor they came upon a very unique little area called, Pittsfield Village. As they admired the little condos and the friendly people there, it was decided they would give all these wonderful people a little Christmas / Holiday gift. So on Christmas Eve they gathered at the center of Pittsfield Village, the Traffic Island. Once there they lit twenty-four, fireproof luminaries around the island. As they gazed upon their gift, the light that shown was warm and beautiful, just like everyone that lived there. Many came by and asked what was happening. But the two little Christmas Fairies just told them it was their gift to them and they were the



Christmas Fairies. Perhaps this is the only time the Christmas Fairies will visit, or perhaps not; it is to be seen next year December 24th. Lovely that the glow was it lasted throughout the night. As the candles dwindled the hopes of all that saw the little miracle did not, and they lived happily ever after.

"2011 Budget" from Front Page

coming year. The community has certain fixed expenses, including a number of multi-year contracts. We also have legal obligations, such as snow removal. The greatest amount of flexibility is in areas of the budget that are not under contract or legally mandated.

Committee chairs present their budget proposals to the Finance Committee in the November / December timeframe. During January there is discussion and questions. Board members attend a special Finance committee budget meeting in February where the entire budget is gone through line by line and discussed in detail. The resulting draft budget is then discussed at the February Board meeting. If all goes well, it is voted as the next year's budget at that meeting. If further review and discussion are needed, there are still two months before the new budget goes into effect.

A few highlights of changes in recent years:

1) Conversion to Condominium - Our community converted from Cooperative to Condominium in 2009. This has meant a number of important changes to our finances.

For example:

- It is legally mandated that the cooperative must have a separate budget, with separate insurance, taxes, management, etc. until all units have converted to condominium. The Finance Committee and Cooperative Board work together on quarterly updates to the cooperative budget. One portion of the Co-op budget is the monthly maintenance fees that everyone in the community pays. This is set by the overall budget process and the co-op maintenance fees are paid to the Condo Association.

- Condo Association budget does not include taxes, as these are now paid individually by

each Condo owner.

- Condo Association budget does not include the Share Loan as each Condo unit paid off their portion of the loan as part of conversion.

2) Committee Budgets - In recent years, the Board asked each committees to prioritize their budget lines on a scale of 1 to 3 (1 being legally mandated) and provide a narrative explaining what each budget line item is used for, along with specific numbers that break down what the money will be used for.

3) Rainy Day Fund - In fall of 2011, the Condo Board requested the creation of a separate bank account for a "Rainy Day Fund" (listed as "Future Funding" in the Operating budget). Prior to joining the Board, many of us thought of "Reserves" as just that: however, review and questions led us to understand that what we call reserves are really planned capital expenses (as detailed above). The Board felt it was important that the community have some ongoing savings beyond what we know has to be spent. We also felt it was fiscally more responsible to designate these as separate savings, rather than padding other budget lines. With the new Rainy Day fund, we are putting money aside up front, and the Board is asking committees to budget only for what they need in other areas of the budget.

If you'd like to know more about our community's finances or budgeting, all members are welcome to attend board and committee meetings. You are also welcome to contact board members and committee chairs with questions or feedback. Additional information is always posted on the Communications Exchange: <http://sites.google.com/site/thevillageexchange/>

HEALTHWISE

Children's Dental Care

A child's dental care really starts with his or her mother's healthy pregnancy, because baby teeth begin to form before birth. A fetus' teeth begin to form between the third and sixth month of pregnancy. If you are pregnant, make sure to eat a balanced, nutritious diet and get an adequate amount of vitamins and minerals. It's important for pregnant women to have a complete dental exam and have any cavities or gum disease treated. Your child's first teeth, primary teeth, usually begin to break through the gums (erupt) at about 6 months of age, although timing varies among children. All of the 20 primary teeth should come in between the ages of 6 months and 3 years. Your child will lose his or her primary teeth between the ages of 6 and 11.

Regular dental exams are an important part of preventive health care. During a dental exam for children, the dentist or hygienist will clean your child's teeth and evaluate your child's risk of tooth decay. A dental exam for children may include application of various protective measures, such as sealants or fluoride treatments. A dental exam for children may also include dental X-rays or other diagnostic procedures. During a dental exam for children, the dentist or hygienist will likely discuss your child's diet and oral hygiene habits and demonstrate proper brushing and flossing techniques. Other topics for discussion during a dental exam for children may include preventing oral injuries or, for adolescents, the health risks associated with tobacco, substance abuse or oral piercings.

Your child's first permanent teeth usually erupt behind the primary teeth at about age 6. The last permanent teeth usually erupt between the ages of 12 and 21.

Starting dental care for children.

Experts recommend that your child's dental care start at 12 months of age. Babies with dental problems caused by injury, disease, or a developmental problem should be seen by a children's (pediatric) dentist right away. If these dental problems are not limited to the surfaces of the teeth, your baby should also be seen by a children's doctor (pediatrician) or your family doctor.

Caring for your child's teeth. Do's and Don'ts

- After teeth erupt, clean the infant's teeth with either a wash cloth or soft brush after feedings or at least twice daily. Floss between your child's teeth as soon as they are in contact with each other. Make dental appointments for your child based on the schedule recommended by your dentist.

- Parents and caregivers often share spoons and other utensils with babies. The saliva you may leave on the utensil contains bacteria that

can cause tooth decay (lactobacillus and S mutans). Do not clean pacifiers with your mouth. Sometimes, kissing can also transfer bacteria. You can help prevent early childhood tooth decay in your child by making sure that your family practices good dental health habits. Keeping your own teeth and gums healthy by brushing at least twice a day and flossing regularly reduces the risk of transferring tooth decay bacteria to your child.

- Don't put your infant or small child to bed with a bottle of milk, formula, juice, or other product that contains sugar. The sugar and acids in these liquids can cause tooth decay. Do not prop the bottle up in your baby's mouth. Remove the bottle as soon as your baby is done feeding or is asleep. Breast-feeding your infant to sleep is safe, however, encourage your baby to begin drinking from a cup at about 9 months of age. Limit juices to meal times only and do not exceed 4-6 ounces per day. Avoid: carbonated beverages and sports drinks; sticky sweets like fruit roll-ups and raisins; carbonated beverages and sports drinks; and using large sippy cups.

- Do discuss your child's fluoride needs with your dentist if your local water supply does not contain enough fluoride. To find out, call your local water company or health department. You may also need to provide fluoride to your children if you use bottled water for cooking and/or drinking.

- Do give your child nutritious foods to maintain healthy gums, develop strong teeth, and avoid tooth decay. These include whole grains, vegetables, and fruits. Try to avoid foods that are high in sugar and processed carbohydrates, such as pastries, pasta, and white bread.

- Don't give your child mouthwashes that contain alcohol. When they are around 6 years old, children with a lot of cavities may start using a mouthwash that contains fluoride. But watch that they do not swallow it.

A dental care professional's primary goal is to help prevent cavities from ever developing by providing parental education, early and ongoing risk assessments, preventive measures, and interceptive treatment.

Since February is National Children's Dental Health Month, many dentists are promoting dental hygiene among children and they are providing reduced or special rates.

For more information go to the American Dental Association website at: www.ada.org

To your best dental health,
Brenda Webster



Adding Insulation To Save Money & Help Our Environment

Vivian Sanders
Edgewood Dr.

Spink Insulation is a company recently used by one of our residents to spray "Nu-Wool" insulation into the attic, walls and crawl space of their unit. "Nu-Wool" is an environmentally-friendly "green" material made from recycled newspapers (see photo below). It is made to be fire-resistant, mold-resistant and insect-resistant. It has been proven to help curb rising energy costs and create a more quiet and comfortable environment. According to the "Nu-Wool" website, it can save up to 40% on energy bills. It has a high R-value (3.8 per inch) which is a measure of thermal resistance used in the building and construction industry. You can find more information on their website at www.nuwool.com.

Spink Insulation is approved by the Village to add insulation to your condo. Simply fill out a modification request and return it to the Village office before any work is done. You can contact Terry Hull at (517) 206-1534 at Spink Insulation to discuss effective ways to insulate your home. Spink Insulation has offered to give a discount to any Pittsfield Village resident, as well as a free infrared test on your condo to check for any current leakage of air.

It pays to insulate!





Pittsfield Village
Communications
Committee

... Bulletin

Finance Committee Seeking Volunteers

Are you interested in knowing where the condo dues you pay every month go? Do you want to have a say in how your monthly fees are spent? Come join the Pittsfield Village Finance Committee! We meet every third Thursday of the month at 6pm. Get to know your neighbors, become an active member of your community and have your voice heard! If you would like more information, contact Melissa at the office.

A Friendly Reminder About Recycle Totes

Now that our community has successfully made the transition to single-stream recycling, it is time to remove all of the old recycle totes from front porches. So if you still have your old recycle totes, use them as you wish, however, they should not be stored on any front porches. If you have any questions concerning this policy, please contact the management office.

“Snow Removal” from Front Page

contractors and manage snow removal.

2) In this contract negotiation, we moved from a “pay as you go” snow removal contract, to negotiating a fixed rate for as many snow removals as needed throughout the season. Snow removal is very difficult to budget for, and we consistently went over budget in the past. A fixed rate contract spreads risk between our community and the contractor and allows us to budget effectively.

This year the board of directors decided to contract with a new company, Margolis Landscape, after receiving bids from three companies to handle the snow removal in The Village (Margolis, the previous year’s contractor, and another company). Although Margolis was the most expensive

February 2011 Community Calendar

February 1st CANCELLED
Modification & Maintenance Committee Meeting
6:30PM - 8:30PM @ The Community Building

February 10th
Communications Committee Meeting
7:00PM - 9:00PM @ The Community Building

February 10th
Finance Committee Meeting
6:00PM @ Kramer-Triad (Proposed Budget Review)

February 15th
Landscape Committee Meeting
6:30PM - 8:30PM @ The Community Building

February 25th
Board of Directors Meeting & Open Forum
6:15PM - Open Forum, 6:45PM - Meeting
@ The Community Building

bid, with a total estimated cost of about \$63,500, the board was unhappy with the previous year’s contractor and so were many co-owners. We were unable to contract with the third contractor due to insurance concerns, and so we went with Margolis, which has a very good reputation.

The contract is our standard snow contract which stipulates that the roads and sidewalks be pushed (or shoveled) on an unlimited basis after a snow accumulation of 2 inches. They will also, when we ask them, salt the sidewalks, up walks and porches on per cost basis for \$1700 per salting and \$700 per street intersection. In addition, free salt is always available to residents at the Village management office. This standard

snow contract, while not always perfect, is cost-effective and realistically affordable. The board feels very good about our current snow removal contract. Despite the increase in budgeted cost from last year, we expect that the overall cost will not be much more than it was last year, since we were always over budget. The board and committees will work to assure that co-owners do not see an increase in fees as a result of these changes.

The board would love to hear your impressions of the current snow removal. If you are happy, unhappy, or even just confused, please let us know. We are co-owners as well and care deeply about making sure that all of us have a quality experience living in Pittsfield Village.