

Pittsfield Village News

March 2011 Edition

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

Pittsfield Village Communications Committee

**SPECIAL
LANDSCAPING
EDITION**

INSIDE THIS ISSUE:

Everything you need to know about landscaping in Pittsfield Village for 2011.

Including:

- » 2011 Lawn Care and Landscaping Program
- » 2011 Landscape Survey
- » 2011 Garden Marker Form
- » Landscape Communication & Request Form

Plus: Important Information about your 2010 taxes

Board Adopts New Trash & Recycling Enclosure Policy

Aaron Pressel

Richard St.

Several years ago, the Village was fined by the City of Ann Arbor for violating a city ordinance which states that trash and recycling containers are not to be stored in a place that is visible from the street. As a result, after discussions with the city, the Board of Directors approved a policy which required all units to either store their trash and recycling containers behind their units, next to the porch of their end unit if their unit doesn't face the street, or behind an approved trash cart enclosure.

Over the course of time a specific trash cart enclosure design was selected, and all units which were planning on keeping their trash and recycling containers in the front of their unit were asked to install the approved enclosure.

Recently, this policy came under review. There were two reasons for this. The first reason is that the board noticed that the trash and recycle policy left no room for variances or for appeal. The Board feels that regardless of the policy, there always should be room for discussion of issues and policies. The second reason is that further exploration of the City ordinance revealed that more leeway existed than was previously understood. The board discovered that the ordinance allows for more flexibility in the type of coverage allowed, including evergreen shrubbery.

As a result, the Board of Director's has decided to modify our current trash and recycling policy. The new policy, passed at the Board's January meeting, now states that a variance from the current approved trash cart enclosure design may be implemented provided that the variance continues to meet the



intent of the city ordinance and is approved in advance by the Board. This means that modified designs for trash cart enclosures or shrubbery may be put forward as an alternative to the current specification. But approval of the variance must first be obtained.

The Board understands that for some, this change in policy may be confusing or frustrating considering that many co-owners incurred extra costs for their current trash enclosures. However, the Board feels that the change in the City's position on the trash and recycling storage ordinance merited a change in Pittsfield Village policy.

The Board of Directors hopes that co-owners find this new policy more satisfactory going forward. Please note however that trash and recycling containers must still be hidden from view of the street according to the City ordinance and the Pittsfield Village bylaws.

As always, if you have feedback, concerns or questions, please don't hesitate to contact the Board of Directors.



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Modification & Maintenance Committee

Management Office

Melissa Brown
Community Manager

2220 Pittsfield Blvd.
Ann Arbor, MI 48104

Phone: 734-971-0233
Fax: 734-971-3421

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

Check Out These Great Events at The Leslie Science & Nature Center in March & April



The Leslie Science & Nature Center is an environmental education non-profit organization in Ann Arbor, Michigan. Located at 1831 Traver Rd., this 50 acre site of fields, prairies, forest and pond is a great local resource offering a wide array of events and programs.

Register for programs online at www.lesliesnc.org or call (734) 997-1553

TINY TOTS

**Friday March 25, 9:30 to 11:00 am,
\$7 per child**

Discover nature through your child's eyes. Join us for a carnival of indoor and outdoor hands-on activities that will delight toddlers and provide a wonderful introduction to the great outdoors. Visit the Critter House and meander past our birds of prey to spy on owls, hawks and other raptors. Come each time for new and exciting themes. Ages 1 to 3 years old with a caregiver, siblings are welcome. Pre-registration is not required.

OWL PROWL

**Saturday, March 12, 7:00-9:00pm \$8/
person, \$30/family**

Join us for an enchanting evening with owls. Night hikes, owl calling and visits with live owls will fill the evening with wonder as we discover how ears, eyes and feathers help owls survive the night. All ages welcome, an adult is required. Pre-registration is suggested, space is limited.

PHOTO SCAVENGER HUNT

**Saturday, March 26, 1:00-3:00pm \$8/
person, \$30/family**

Grab your digital camera and join us for a wacky photo scavenger hunt. After receiving your photo clues, each group will travel around LSNC recording their adventure along the way. All ages welcome, an adult is required. Pre-registration is suggested.

CHILDREN OF THE EARTH CLUB

**Saturday, April 2nd, 10:00am-12:00
pm \$8 per person per week, no adult
required.**

Learn what you can do to help care for the earth through songs and songwriting, fun outdoor experiences, environmentally-themed games and home action plans. Led by singer songwriter and environmental educator Joe Reilly. Come once or register for all four Saturdays. Appropriate for grade 2 and up. Pre-registration is required.

WILD WINGS ACTION

PHOTOGRAPHY WORKSHOP

**Saturday, April 2, 4:00-7:00pm \$70/
person \$25/spectator**

Increase your ability to take action shots while practicing photographing a flying red tail hawk and peregrine falcon. Under the direction of award winning photographer Michael Seabrook, participants will learn to take the ever elusive photo of a bird in flight. Adults only. Pre-registration required.

SPRING BREAK CAMP

April 4-8, 9:00am-4:00pm, \$225

- Session A: K/1st grade
- Session B: 2nd/3rd
- Session C: 4th/5th

A week of walks in the woods, poking in the ponds, frolicking in the fields fills your spring break with natural wonders. Other activities include: outdoor games, survival skills, and explorations on the wet and wild side. Pre-registration required.

WATER WONDERS

**Wednesday, April 13, 20, 27; 1:00 to
2:30 pm, \$43**

Spring is an excellent time for jumping in puddles and walking in the raindrops as we investigate the wonders and science of water. For ages 4 & 5 with or without a caregiver. Pre-registration required.

TINY TOTS

**Friday April 15 & 29th, 9:30 to 11:00
am, \$7 per child**

Discover nature through your child's eyes. Join us for a carnival of indoor and outdoor hands-on activities that will delight toddlers and provide a wonderful introduction to the great outdoors. Visit the Critter House and meander past our birds of prey to spy on owls, hawks and other raptors. Come each time for new and exciting themes. Ages 1 to 3 years old with a caregiver, siblings are welcome. Pre-registration is not required

EXPLORE BLACK POND

**Saturday, April 16, 1:00-3:00pm \$8/
person, \$30/family**

Hike through the forest to explore the vernal Black Pond. We'll use nets to discover the amazing organisms that make this ecosystem so unique. All ages welcome, an adult is required. Pre-registration is suggested.

2011 Lawn Care & Landscaping Program

Annual Flower Give Away

WHEN: Saturday, May 21st from 11:00AM until 1:30PM.

WHERE: Pittsfield Village Office, 2220 Pittsfield Blvd.

Pittsfield Village will again be giving away two flats of annuals per unit or flowerbox kits for those who would like them. There is only one date this year. We understand that not all co-owners who want to participate will be able to attend so we are allowing owners to either call ahead and we will hold the flats at the office or give a note to a neighbor stating that you give permission for them to pick up your flowers. The mulch and topsoil are only offered on this date so be sure to come.

The Give Away will be held in the corral behind the Pittsfield Village Office. Members of the Pittsfield Village Board will serve hot dogs, chips and soft drinks in the workshop area that opens onto the parking lot. Please join us in celebrating the arrival of spring, and bring those perennials that you want out of your garden to share with the community. We will be doing the plant exchange again this year.

It is important that you check-in with the person(s) at the gate. DO NOT enter the corral before checking in. If you are in the garden marker program or are a new member and do not have markers, you will need to sign-out garden markers.

During and ONLY during the Give Away date, residents can request delivery of extra mulch and topsoil. Mulch and topsoil delivered during the Give Away dates will be dropped off either into beds or onto the resident's front walk. The crew will not dump the mulch or topsoil onto the grass and should be installed by residents in a timely fashion. If residents wish to have extra topsoil or mulch during the rest of the summer, some will be available in the parking lot behind the Village Office. Bring along a couple of buckets or trash cans and fill them up.

Please allow one week, weather permitting, for the delivery of requested topsoil/mulch. Superior will make every attempt to have all requests delivered by the Wednesday following the Flower Give Away date. If you requested topsoil/mulch and you do not receive it within 5 days, please call the Pittsfield Village Office and we will follow up.

Tree Program

The Village has hundreds of trees on its property to maintain. Every year the landscape committee does a walk through the Village to inspect the health and condition of the many of the trees. They look for the 3 d's- Dead, Diseased

or Dangerous. Depending on where the dead tree is located it probably needs to come down sooner than later. If a tree is in an out of the way spot the committee may decide to leave it for a time to provide bird habitat. Woodpeckers are attracted to the insects found in dead trees.

Tree Program Focus in 2011

Over the years the committee has tried to remove many large maintenance trees that are too close to the buildings. These trees if left alone have the potential to do great harm to the buildings by causing foundation, roof and sewer line issues. In an effort to spend an average amount of \$3,500 per tree instead of the average amount in the \$10,000 - \$20,000 range for repairs to the building the committee is going to focus on removing these trees this summer.



Sycamore tree root system that damaged a foundation



Elm tree branch that damaged the front porch

[2011 Lawn Care & Landscaping Program]

The Board of Directors during the budgeting process has dedicated specific funds to be used to remove maintenance trees. If a tree in your building is going to be removed a letter will be mailed to you giving ample notice of the removal. If you have any specific questions they can be directed to the management office or to the committee during a regular monthly meeting held the third Tuesday of the month.

Tree Replacement

Every spring the committee completes a walk of the property not only investigating trees that may need to be removed but looking for places that need new trees. Some of the criteria that are considered for new tree placements are providing shade to west facing windows, blocking bad views of adjacent properties, replacing trees in areas that were cut down.

Two other important factors in determining our tree replacement plan each year is the budget and what is available in the nursery. Not all trees that are cut down can be replaced. This is particularly true of large trees that are cut down in the front. The city does not allow us to plant new tree shade trees in front because the trees interfere with utility lines. We try and replace some trees in the front with ornamental trees where appropriate.

If you wish to have a new tree planted in your area a request can be made to the committee. Not all requests are for replacement trees. Requests for additional trees in an area that does not have trees currently are also considered. Due to budget constraints the committee may ask the co-owner to purchase the tree while the committee will pay for the planting. This policy has been implemented by the committee for several years.

Landscape Rejuvenation

In 2001 the Landscape Rejuvenation Project began tackling the large overgrown shrubs and trees in the fronts of the buildings. Over the years this program evolved and now is going to do so again with the Landscape Committee overseeing the project.

In the past entire buildings were rejuvenated with most of the landscape being removed and fresh new plantings installed in its place. This year with a great deal of effort being placed on removing large trees that are too close to the buildings this project is going to be unit specific. When a large tree is removed more often than not the unit is left with little to no landscaping. The plan for 2011 is to rejuvenate or replant these specific units.

The committee will also take request from owners who wish to have their unit rejuvenate, even if they are not losing a large tree. If funds are available these units will be completed. In the chance that funding is not available a list will be created for the next year and funded through the budget process.

Lawn Care

Mowing: Superior Mow and Snow will handle the lawn care. As in the past, mow day for the fronts will be Wednesday, weather permitting, and mow day for the courtyards will be Thursday. Please be sure to have all toys, gardening tools, etc. picked up so we don't have to pay the Superior staff to do so. DO NOT leave pet stakes and chains in the lawn. They are not permitted and are a violation of the pet rules. The stakes and chains are extremely dangerous if by chance they get tangled in the lawn equipment.

Herbicide: Some time in the fall, a contractor will apply treatment to our lawns to help maintain curb appeal, marketability and overall desirable green spaces. Residents will be informed before any spraying takes place on the property.

Landscape Committee Communication Request

If a resident wishes to plant or remove a tree or shrub, change the location of a tree or shrub, trim tree branches or shrubs, or to add mulch or topsoil around his or her unit, this resident must:

1. Contact the Pittsfield Village Office and place a work order for the work desired. Residents may phone the Pittsfield Village Office during business hours or submit this request online at the Pittsfield Village website at www.pittsfieldvillage.com.
2. The work order must include SPECIFIC instructions. If the resident wants a tree or shrub removed, he or she must turn in a Modification Request to the Landscape Committee 3 days prior to the meeting. Meeting dates are included on the Community Calendar on the Village website.
3. The Pittsfield Village Community Manager will decide if the work order needs to be reviewed by the Landscape Committee, or if it may be executed without committee approval.
4. There is no guarantee that the Pittsfield Village Community Manager or the Landscape Committee will agree that the work requested is necessary.
5. If the Pittsfield Village Community Manager and/or the Landscape Committee approve/approves the work request, a modification reply will be sent to the co-owner stating the approval. A letter giving one week's notice of the work will be generated when the work has been scheduled with the contractor.

If the Pittsfield Village Community Manager and/or the Landscape Committee do/does NOT approve the work request, a modification reply will be mailed to the co-owner stating the denial with an explanation. As always, if not satisfied with the decision, co-owners may appeal to the Board (condoboard@pittsfieldvillage.com).



HEALTHWISE

PROSTATE HEALTH

This month's article will focus on an under diagnosed condition in men, Prostate Disease.

You may not know what a prostate is or what it does, you are not alone, and most men don't. However, more than 30 million men suffer from prostate conditions that negatively affect their physical and psychological quality of life.

The prostate is a small gland that produces seminal fluid that nourishes and transports sperm, about the size of a walnut that surrounds the urethra, a tube that guides urine from the bladder to the penis. The urethra also carries semen. The prostate gland grows significantly during puberty (teen years) and then doesn't change much until about the age of 40, when it slowly begins growing again. About half of the men are not bothered by their growing prostate; others will develop at least one of the three prostate diseases: benign prostatic hyperplasia (BPH), prostatitis, or prostate cancer.

Benign prostatic hyperplasia (BPH) is the medical term for a non-cancerous disorder for an enlarged prostate. This is the most common prostate problem in men between the ages of 50 to 60 years; by the age of 80, about 90% will have experienced BPH symptoms. The range of symptoms varies with each individual and may include frequent urination, incomplete emptying of the bladder, a weak urine stream, difficulty starting urination, and dribbling or leaking after urination. As the prostate slowly continues to enlarge, symptoms may gradually worsen, interfering with sleep, physical comfort, and routine activities. If the enlarging remains untreated, it may lead to an inability to urinate, urinary incontinence, bladder stones, kidney infections, and/or damage to the bladder, kidneys, and urethra. The enlarging prostate encircles the urethra and by constricting or pressing on the urethra narrows the passage through which the urine flows.

In order to diagnosis BPH a doctor will take a detailed medical history, conducts a physical exam, and discusses any changes in the patterns of urination or urinary habits. The physician may also administer simple tests that measure urine flow and evaluate the size of the prostate, and a urinary specimen. He or she may order a Prostate-Specific Antigen (PSA) blood test to help rule out prostate cancer. The doctor may also perform a digital rectal (DRE) to determine the size of the prostate and to find any abnormalities. While this exam may be uncomfortable, it is essential. Treatments now available include medications, and non-surgical approaches that use heat therapy to reduce the size of the prostate, thereby widening the urethra.

The next condition is Prostatitis, which is an issue for men of all ages and affects 35% of men aged 50 and older. Prostatitis is an inflammation of the prostate that may be caused by an infection. There are two types of bacterial prostatitis: acute (meaning it develops suddenly) and chronic (meaning it develops slowly over several years). Both types can be treated with antibiotics. Depending on the severity, symptoms are: fever, chills, pain in the lower back, aching muscles, fatigue, and frequent and/or painful urination. Chronic bacterial prostatitis may involve fewer symptoms, and the symptoms keep returning even after the initial infection has been treated.

Certain activities increase the risk of developing prostatitis. These include: having had a recent bladder infection, BPH, having sexually transmitted diseases (STD's), unprotected sex with multiple partners, excessive alcohol consumption, injury to the lower pelvis (often the result of cycling, lifting weights, etc.). Prostatitis is not considered a serious disease; it does not lead to cancer. But it is painful and sometimes difficult to cure.

The treatments are antibiotics, anti-inflammatories, and surgery.

Nonbacterial prostatitis cause is unknown; the inflammation may be related to organisms other than bacteria, like a reaction to substances in the urine. For example, men with a history of allergies and asthma sometimes develop nonbacterial prostatitis. However, doctors cannot be sure exactly how these conditions are related. Doctors do know that nonbacterial prostatitis is not found in men with recurrent bladder infections. Symptoms of nonbacterial prostatitis are: occasional discomfort in the testicles, urethra, and lower abdomen, discharge from the urethra (especially during first bowel movement of the day), blood or urine in the ejaculate, lower sperm count, sexual difficulties, and frequent urination.

Nonbacterial prostatitis is treated with various medications.

Diagnosis of either type of prostatitis is usually made during a DRE (digital rectal exam), where the physician inserts a lubricated gloved finger into the rectum to feel the prostate, a detailed medical history, and by examining fluid from the prostate under a microscope.

Each year over 230,000 men will be diagnosed with Prostate Cancer and about 30,000 will die of it. This is the most common cancer in men, and the second leading killer of men, after lung cancer. Prostate Cancer grows slowly and if detected early can be cured. In its early stages there are no symptoms. As the disease progresses, the symptoms are the same as for prostatitis and/or BPH. Additional symptoms include chronic pain in the hips, thighs and lower back, swelling of the legs, and discomfort in the pelvic area.

Risks for prostate cancer are: age 40 if you have a family history of prostate cancer; African Americans; age 50+; obese men diagnosed with prostate cancer are more likely to have the advanced disease that is more difficult to treat; eating a diet that is low in fiber, high in fat, and red meat.

Diagnostic testing for prostate cancer includes a medical history, digital rectal exam and prostate specific antigen. If an abnormality is detected when testing is done to determine whether or not you have prostate cancer, further testing involves an ultrasound imaging or ultrasound scanning involves exposing part of the body to high-frequency sound waves to produce pictures of the inside of the body. Ultrasound exams do not use ionizing radiation (as used in x-rays). Because ultrasound images are captured in real-time, they can show the structure and movement of the body's internal organs, as well as blood flowing through blood vessels. Ultrasound imaging is a noninvasive medical test that helps physicians diagnose and treat medical conditions), and prostate biopsy (a thin needle is inserted into the prostate to collect a small tissue sample which is analyzed in a laboratory to determine whether cancer cells are present.

Types of therapy will depend on the severity of the prostate cancer and if it has metastasized (spread beyond the prostate). Current therapies are chemotherapy, radiation, surgery, proton therapy, and a combination of chemotherapy and surgery.

As with any disease or illness your best line of defense is prevention, along with annual check-ups. Always consult with your doctor any problems or concerns.

Web addresses are included to assist with further knowledge/information.

<http://www.menshealthlibrary.com>

www.nlm.nih.gov/medlineplus/prostatediseases.html

To your best health,

Brenda Webster



Pittsfield Village
Communications
Committee

... Bulletin

Seeking One Bedroom To Rent In Village

Nice, responsible young woman with a well behaved house cat looking to rent a one bedroom unit in The Village. Please call 1-586-354-6348.

Tree Planting Date Set For April 30th

The date for the tree planting mentioned in the January newsletter has been set by the City. It will be on April 30th from 1:00PM - 4:00PM.

A Friendly Reminder Regarding Pets

Village Management & the Condo Board would like to extend a polite reminder to its residents regarding pet control. As our by-laws state, "No pet shall be tied up or staked out on the commons or limited common elements. All pets shall be confined to the interior of the unit except while on a leash under the pet owner's direct control.

March 2011 Community Calendar

March 1st

Modification & Maintenance Committee Meeting

6:30PM - 8:30PM @ The Community Building

March 10th

Communications Committee Meeting

7:00PM - 9:00PM @ The Community Building

March 14th

Finance Committee Meeting

6:00PM - 9:00PM @ The Community Building

March 15th

Landscape Committee Meeting

6:30PM - 8:30PM @ The Community Building

March 25th

Board of Directors Meeting & Open Forum

6:15PM - Open Forum, 6:45PM - Meeting

@ The Community Building

Tax Time! Are You Getting The Proper Documentation For Your Situation?

Laura Zeitlin

Parkwood Ave.

Well, it's that time of year again; time to gather up, sort and organize all your statements, receipts, and tax-related paperwork needed to complete your tax return. Documentation of mortgage interest you paid is provided to you on form 1098. Whether you converted or are still in the mini-coop, you should receive documentation of any mortgage interest you paid on a form 1098.

In the following chart you will find a few common scenarios so you can verify that you are getting the proper documentation for your own situation.

Certainly, other possible situations ex-

SCENARIO	DOCUMENTATION
You are in the mini coop (did not yet convert) and do not have a secondary lender:	You should receive a 1098 from the Village
You are in the mini coop and have a secondary lender (your own mortgage with NCB, University Bank etc)	You should receive a 1098 from the Village AND your secondary lender
You converted in 2009 and do not have a mortgage (you pay only Pittsfield Village maintenance fees)	You will not receive a 1098
You converted in 2009 and have your own mortgage (Chase, etc)	You should receive a 1098 from your lender
You converted sometime during 2010 (you were part of both the mini coop and the condo during 2010)	You should receive 1098's from the Village AND your secondary lender if you had one AND your current lender if you have one.

ist, for example, if you converted with one lender (Bank X) but refinanced with another lender (Bank Y), you should get 1098's from both of the lenders you made payments to during 2010. Be aware that if interest pay-

ments to a lending institution totaled less than \$600 for the year the institution is not required to provide you a 1098. Many lenders will provide one anyway, and you can always request one from the lender, but if you do not have a 1098 for all interest you paid, working with your tax preparer on how to appropriately document interest is especially important.

In all cases, it is wise to compare your 1098 to your own payment records. Mistakes are possible under the best of circum-

stances. Remember that your 1098 will only include interest paid during 2010 so if you made your January 2010 payment on Dec. 31st 2009, it will not be included on your 1098 for 2010.