

Pittsfield Village News

July 2012 Edition | www.facebook.com/pittsfieldvillage | www.pittsfieldvillage.com | www.pvcondoboard.wordpress.com

Community Awareness

Terri Leirstein
Community Manager

Recently there has been some adverse activity at the pool that all of our co-owners should be aware of. There have been 3 incidents of vandalism in the last 3 weeks. One involved furniture and a potted plant being tossed into the pool, one involving some young people plugging up the toilet in the women's shower room and most recently someone pulling the electrical meter off of the pool house building causing the power to go out. This most recent incident was reported to the Ann Arbor Police Department and a report was filed.

It is important for all residents in the village to be aware of these incidents so that if you see any suspicious activity in the future you can take the appropriate steps to make a report. The pool is open from 11:00 a.m.

to 9:00 p.m. If you see or hear anyone in or around the pool area beyond these times you are encouraged to call 911 so the police department can assist in our efforts to maintain the community property.

Parents: If you have children age 12 or older using the pool without your supervision, please take a few moments to go over the pool rules and code of conduct with them, especially if they have a guest joining them. Residents are responsible for their children and guests and can be held accountable for future damages. Please feel free to contact the Pittsfield Village office if you know of anyone involved in any of the activities previously mentioned or that may occur in the future.

As the saying goes... it takes a Village... so please keep your eyes and ears open to adverse activity at the pool and in the community in general so that we can continue to keep Pittsfield Village a pleasant community for all.

FHA Update from Kramer-Triad

Jeff Gourlie
President, Kramer-Triad Management Group, LLC

At the Annual Meeting in May, Melissa Brown reported on the challenges of obtaining FHA approval for the community. We would like to update you on the most recent developments on the FHA front. During the last year the Department of Housing and Urban Development has become increasingly strict in enforcing requirements established with the intent of reducing the risk of bad loans. One of these requirements is the need for all units to be deeded. Since the units in the Cooperative are owned by the Cooperative and not individually deeded, until they

convert to condos, the Department of Housing denied the association's request for FHA financing approval. This created a circular conundrum where members of the Cooperative cannot convert because of the lack of FHA financing and the Department of Housing is saying FHA financing will not be available until the units convert.

To attempt to overcome this problem a request has been made to the Department of Housing for a waiver of the deed requirement. National Condo Advisors has submitted the waiver request along with a letter from Jack Boyajian of ROA Hutton, explaining there is little risk created by allowing FHA financing in the conversion scenario. Furthermore, we

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Welcome Pittsfield Village's **NEW** Community Manager!



Terri Leirstein has previous experience in property management as a community manager with Hall Financial Group, Inc. at Willowtree Apartments in northeast Ann Arbor for 24 years and more recently as the property manager at Golfside Lake Apartments for an additional 6 years.

She has been very involved in the Board of Directors for the Washtenaw Area Apartment Association, most recently being elected as President of the Association for 2011.

Terri is from the Pinckney area, is married to husband Gary who recently retired as Fire Marshall for the City of Westland and together they have 3 grown children. Boating, golfing and playing the piano are a few of her favorite activities.

Terri is excited to be the new community manager at Pittsfield Village and is most impressed with the beautiful flowers and landscaping throughout the community. She is looking forward to settling in and getting to know the owners and residents in the community.

Please stop by and introduce yourself when you get a chance!



Board of Directors

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Committee Chairs

Greg Witbeck

Ad-hoc Governance Committee

Jason Beckerleg

Communications Committee

Margarita Garcia-Roberts

Finance Committee

Elizabeth Hunsche

Landscape Committee

Darleen Boynton

Modification & Maintenance Committee

Management Office

Terri Leirstein

Community Manager

Tracy L. Vincent

Administrative Assistant Manager

Wanda Buster

Bookkeeper

2220 Pittsfield Blvd.

Ann Arbor, MI 48104

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Phone: 734-971-0233

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Monday 8:30AM - 6:00PM

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

The Village View...

Terri Leirstein
Community Manager

Take some time to enjoy all that the summer weather has to offer and let's be reminded of a few items that are important to maintaining our neighborhood...

Barbeque Grills: Just a reminder that grills and smokers may be stored on decks but must be placed at least ten feet away from any structure when in operation.

Pet/Animals: Please be mindful of cleaning up after your pet and disposing of any waste in a proper waste container. The summer heat can create some nasty odors and an unsightly mess if pet owner are not respectful of this.

Deck and yard maintenance: In an effort to

maintain a clean and beautiful community for all of our co-owners, take a moment to look at your outside space. It is a great time to tidy up the deck, remove any items that may have accumulated over the winter months and freshen up the flower pots and beds around your home. A few pools and play things have popped up recently as well. Be sure that the pool is under 50 gallons and items are emptied and removed from the common areas daily and also on lawn mowing days.

Please refer to your Resident Handbook for complete guidelines regarding the above mentioned items. Working together as neighbors will help to maintain a pleasant environment for everyone to enjoy.



COBBLESTONE FARM MARKET

a family-friendly, organic produce market

TUESDAYS

4 PM - 7 PM

JUN 19 - NOV 20

- Shop for fresh, local produce and handmade crafts
- Enjoy a safe space for kids
- Tour the historic farmhouse
- See the heirloom gardens
- Meet your neighbors

LOCATED IN BUHR PARK

2781 Packard Road, Ann Arbor

*Activities for kids, live music & food!
Bring a picnic, or enjoy Pilar's Jamales
or Silvio's Organic Pizza!*

Help make Cobblestone Farm market a zero waste event...
bring your own place settings, water bottles & shopping bags.

www.cobblestonefarmmarket.com

Sponsored by Cobblestone Farm Association & Buhr Park Neighborhood

Summer Activities for Kids With Special Needs

Summer vacation (break) often poses a challenge for parents of children with special needs. The loss of the school structure and routine can be a challenge for any parent, but the time off can create a unique set of problems for parents of children with special needs.

You can find programs that will provide an engaging and enriching environment. Begin thinking about what kind of activities your child would benefit from and what your options are include financial, location (distance from your home), and is parent participation required.

Determining your child's needs

When choosing a summer program, it's important to consider your child's age, interest, and personality. You'll also want to think about how summer activities can help support your child's year around learning. Here are some questions that can help you decide what kind of summer program would be good for your child: What would your child enjoy?; What special skill is he/she working on (he has an Individualized Education Program [IEP]); Does she have difficulty with new or unfamiliar situations?

Remember that your child's options aren't necessarily limited because of a disability. You don't have to focus your search on programs for children with special needs. The law says most providers have to accept your child. And with the right resources, some extra planning, and good communication with care providers, you can create a positive situation almost anywhere.

Exploring the options

You may want to explore the activities and programs in your community and talk to other parents for ideas. Local park and community center recreation programs have half-day or all-day programs, costing less than others options, but some have residency requirements. Other options are day camps, language or music programs,

public library summer-reading programs, expanded after-school programs, and overnight camps.

The right program?

Once you have found the right program(s), do your research, examples – what is the programs philosophy, how much training and experience do staff members have, what is the ration of staff members to children, what kind of medical facilities or professionals are on site, how will you communicate with staff, and what do other parents think about the program?

Making it work!

Choosing a summer program or activity is only the first step toward creating a fun and enriching summer for your child. You'll need to develop a plan to communicate with the staff and make sure your child's experience is a positive one.

References

American Camp Assoc. (ACA). The ACA is the national accrediting organization camps and provides information and resources for campers with and without special needs. www.acacamps.org

Internet Special Education (ISER) www.iser.com. This is a nationwide directory of professional, organizations, and schools that serves the learning disabilities and special education communities. It helps parents and caregivers find local special education professionals to help with learning disabilities and attention deficit disorder assessment, therapy, advocacy, critical teen issues and other special needs.

KidsCamps.com. This online directory of camps all over the U.S. includes listings of camps for children with special needs.

To your Special Health,

Brenda Webster
Pittsfield Village Resident

Satellite Dish Location

A reminder to all residents... satellite dishes CANNOT be attached to any part of the building. There have been sightings of dishes located on the roof of some homes and this is not permitted per the association rules. If you currently have a dish on the roof, please make the necessary arrangements to have it removed. Our maintenance department can assist you if the service is disconnected however, there will be a chargeback for the removal and any repairs that are made to restore the roof. Thank you for your cooperation.

Pretty in Pink

Barbi De Longchamp
Pittsfield Village Resident

Hippity hoppity flutter flutter fly. That is a repeat of the past few months on Jeanne Street. We had the Easter Bunny in April with very long white fluffy ears and a basket of eggs. In May there was the Spring Fairy with her long flowing gown, little wings and a nose gay full of flowers for all neighbors. Now it is June and time for The Pink Flamingo! Our new Treasurer will understand and enjoy. I hope the rest do as well.

Once upon a time Mother Nature looked around and saw so many beautiful birds. The robins with their red breast and friendly nature; the cardinals so elegant in their royal red plumes; the blue birds so brilliant and evasive; the little brown wren busy eating and feeding bugs to their little brood; or the tiny humming birds so fast, so territorial, so stunning. But there were no pink birds. How odd! Pink is such a warm happy color.

As Mother Nature thought about this her imagination grew. Bright pink, coral, and orange colors with a long neck appeared, long legs, and an even longer beak. A beak just right to poke about weeding their gardens or the neighbors, and smiling to those passing by. Oh my what a beautiful sight before her eyes and with a little humor to boot. So bright, so colorful, so perfect for a happy world with room enough to hide grandchildren under their wings. This must be the Happy Bird!

That is why to this very day you see Pink Flamingos in gardens and by front doors. They are a sign of beauty, fun, and happiness for all who pass-by or enter. Perhaps this is really a modern day Welcome Bird rather than the old-fashioned pineapple.

July 2012 Community Calendar

July 2nd

Modification & Maintenance Committee Meeting*

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

July 4th

Association Office Closed for the Holiday

Normal hours to resume July 5th

July 10th

Private Event at the Pool

Pool will still be open for co-owner use.

July 17th

Landscape Committee Meeting

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

July 19th

Finance Committee Meeting

6:00PM - 7:30PM @ The Community Building

July 27th

Board of Directors Meeting & Open Forum

6:30PM-Open Forum, 6:45PM-Meeting @ Community Building

Looking Ahead . . . August 2012

August 6th

Modification & Maintenance Committee Meeting*

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

August 26th

ANNUAL PITTSFIELD VILLAGE COMMUNITY POOL PARTY

With entertainment provided by George Bedard & The Kingpins.

Look for more details in the August newsletter.

*This committee will now meet the 1st Monday of each month instead of Tuesday.

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have enlisted the help of Congressman John Dingell, whose office has graciously agreed to assist. They have sent a letter to the Department of Housing advocating for the waiver request. The Department is currently reviewing the request and they have been for several weeks. We view this as a positive sign and are cautiously optimistic. In addition, recent news releases have indicated some willingness of the Department of Housing to consider relaxing some of their requirements for condominiums. While the deed requirement is not one of the changes they are considering, it is indicative of a change of attitude at the Department. This has further increased our optimism. There still is no guarantee the waiver will be granted, but there is reason to believe the chances of success are now greater than ever.

Should the waiver be granted, it will most likely be only for one year. If that happens, it will be imperative that all members of the cooperative take advantage of that window of opportunity and make their best effort to convert within that time frame.

We will keep you apprised of any new information as it becomes available.



Pittsfield Village
Communications
Committee

Bulletin

ITEMS FOR SALE OR FREE

Best Offer or free to those in need: Men's shoelaces and shoe-shine kit; many colors of knitting yarn, exercise ball with pump, ladies lace-up ice-skates size 9; half-pint glass canning jars (no lids); kids soccer shin-guards. Call Louise at 734-677-3842.

MARKETING MATERIALS AVAILABLE FOR SELLERS

The office have community brochures and other marketing material for owners who are selling their units. The information provides a brief history of the community along with the association matrix that will possibly help answer questions of potential buyers.

If you would like a packet, email office@pittsfieldvillage.com or call the office at 734-971-0233.

SEEKING CONTRIBUTORS FOR THIS NEWSLETTER

We are looking for residents to contribute to this newsletter! Anyone interested in contributing is encouraged to contact us via email at pittsfieldvillage@gmail.com.