

Pittsfield Village News

February 2013

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The Village View

Terri Leirstein
Community Manager

It's never too early to "Think Spring"

By the time you read this it will be Valentine's Day and we will be half way through February. YAY!! Winter will be almost over and we can actually start to "Think Spring". Winter hasn't been so bad has it? Our snow removal contractor, Margolis Companies has provided the Vil-

See **Village View** Page 2.



Important FHA Update

Jeff Gourlie
President of Kramer-Triad

As reported last year, the Department of Housing had denied approving FHA for the community because of the requirement that all units be individually deeded, and cooperative units by definition are not individually deeded. In view of this a waiver of this requirement was submitted by National Condo Advisors, along with supporting information and a letter from John Dingell's office. There has been progress on the review of the waiver request, although it has been exceedingly slow. Most

recently the waiver request was escalated to the highest FHA review office with HUD. They have indicated that the waiver could possibly be approved if an acceptable case could be made that the values of the deferred cooperative units are protected and will not be a burden on the condominium association. National Condo Advisors is working on this documentation with assistance from ROA Hutton. We are also providing National Condo Advisors with information that will be useful in this endeavor.

The fact that HUD has requested this proof is reason to be very optimistic as it indicates

they are carefully reviewing the waiver request and are not denying it outright. While there is no guarantee the waiver will be granted, the chances of success continue to increase. As soon as notice of approval is received, an announcement will be made quickly. It is important to keep in mind that if the waiver is granted, it will likely be for a limited time period, perhaps only one year. If that occurs, it will be imperative that members of the cooperative make their best efforts to convert at that time.

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

COLIN'S CORNER



Colin Breed
Maintenance Supervisor

Water and sewer is 13% of our budget, costing \$322 per unit, per year. Anything we can do to save water benefits us all.

A water-saving showerhead can save 2900 gallons of water per year, per person (and the gas to heat it)!

Turning off the faucet while brushing your teeth saves 2880 gallons per year, per person.

Upgrading your toilet to a 1.6 gallon flush from the 3.5 gallon model installed here in the 80's, can save 4100 gallons per year, per person--enough for 100 loads of laundry!

According to the EPA, 13.7% of our water use is represented by leaks.

If you have a plumbing leak, please call the office to see how we can help.

A Friendly Reminder to Pet Owners



After a recent thaw the office received numerous complaints of pet waste throughout the community. So pet owners please remember to pick up after your pet regardless of weather conditions. Thanks.



Board of Directors

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Communications Committee

Margarita Garcia-Roberts
Finance Committee

Barbara Scoville
Landscape Committee

Darleen Boynton
*Modification & Maintenance
Committee*

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Community Manager

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Wanda Buster
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Village View *From Front Page*

lage with great service so far this season. We do appreciate your feedback regarding your experience with the snow and ice removal. Let us know if you have been satisfied overall or if you think they could improve in some way. Your comments will be very helpful as we plan for next year. Since the January publication, there have been two additional Co-op conversions and there are now 70 units left in the co-op. We are continuing to communicate with the FHA decision makers and are providing them with up to date information to assist them in making their determination regarding the FHA approval. I hope by this time next month we will have a decision. In January, I asked for owners to step up and join a committee. I received a number of responses and I will be contacting those individuals very soon. The board is very interested in forming

a joint committee to improve communication to owners, welcoming new owners and organizing community events. If you are interested in joining this committee or any of the other committees, feel free to attend a scheduled meeting. The meeting times are listed in the newsletter and you are welcome to observe and join whenever you like.

On a different note, Colin and I recently attended a neighborhood meeting held by the City of Ann Arbor regarding Stormwater Behavior in Southeast Ann Arbor. A few owners also attended to learn more about studies that are ongoing concerning heavy rain events and how they affect our neighborhood and homes. The City of Ann Arbor is recruiting residents to serve on the "Citizen Storm Corps." During a large rain event, volunteers in the Citizen Storm Corps will record stormwater photos and obser-

ations at over 40 monitoring sites throughout the City. The City of Ann Arbor will use this data to help calibrate the stormwater model to reflect real-world conditions. The stormwater model that they are creating is the primary means of predicting stormwater behavior in the city and help inform decisions about future infrastructure investments. Pittsfield Village is one of the 40 sites to be monitored. To volunteer for the Citizen Storm Corps, please contact: Jennifer Lawson, Water Quality Manager, City of Ann Arbor, email: jlawson@a2gov.org Phone: 734-794-6430 ext. 43735. For more information go to: www.a2gov.org/stormmodel

As always, I welcome you to call or email me anytime. My email is: terril@kramer-triad.com The coffee is still on and my door is open. Happy Valentine's Day and I hope you enjoy the few remaining weeks of winter.

ULTA Beauty Now Open in Arborland



On February 8th, *Ulta Beauty* opened in Arborland Center. Along with the new *Five Below* store, the large space previously occupied by *Borders* has now been filled. Both of these stores will be a positive addition to our immediate area.

Advisory from the Washtenaw County Sheriff's Office: Credit Card Scam Warning

Be wary of those who come bearing gifts. The most recent credit card scam works like this:

A phone call from someone who says that he is from some outfit called: "Express Couriers" asking if someone was going to be home because there is a package, and the caller says that the delivery would arrive at your home in roughly an hour. And sure enough, about an hour later, a delivery man turns up with a beautiful basket of flowers and wine. What a surprise for you (especially if there is no special occasion or holiday), and no-one certainly expects anything like that! Intrigued you ask who the sender is. The deliveryman's reply was, he is only delivering the gift package, but allegedly a card is being sent separately; (the card never arrives). There is also an official looking 'consignment' note with the gift. He now goes on to explain that because the gift contains alcohol, there is a \$3.50 'delivery charge' as proof that he had actually delivered the package to an adult, and not just left it on the doorstep to just be stolen or taken by anyone. Sounds logical doesn't it? You

offer to pay cash but he tells you that the company requires the payment to be by credit or debit card only, so that no 'cash' is exchanged and everything is properly accounted for. You take out your (or your husbands) credit/debit card and the "delivery man" asks you to swipe the card on the small mobile card machine which has a small screen and keypad where you now enter the card's PIN and security number. A receipt is printed out and given to you.

Next week you will find that money has been charged/withdrawn from your credit/debit account at various ATM machines all over the country. It appears that the "mobile credit card machine" which the deliveryman carried now has all the info necessary to create a "dummy" card with all your card details, after you have swiped the card and entered the requested PIN and security number.

Please be aware of this most recent scam and share this information with your family, friends, and neighbors. Any suspect description or suspect vehicle information should be reported to your local police agency.



Pittsfield Village
Communications
Committee

Bulletin

TUTORING FOR VILLAGE KIDS

I am a Michigan certified teacher and experienced tutor, available for tutoring grades 1 - 8 in reading, writing, math, and general homework help. Anyone interested please call Lisa Headings at 734-546-5298 or email lisa2472@gmail.com.

VILLAGE SPECIAL INTEREST GROUPS

Do you have a hobby or craft that you enjoy? Would you like to get together with other knitters, painters, photographers, gardeners, bookmakers, for example, to work or just talk about your shared interest? Or perhaps you would be willing to do an informal demonstration for folks who might like to learn more about your particular craft? I'm sure there are many creative, clever people in the Village who have much to offer. It is a great way to get to know your neighbors and pick up some tips and ideas. Sessions could be held in the community room. If you are interested in a special interest group on some particular subject, please contact the office.

SINGLE? OVER 35? LOVE TO DANCE?

Singles Dance. Saturday, February 23rd. Zal Gaz Grotto Club. 2070 W. Stadium Blvd., Ann Arbor, MI. DJ; Cash Bar; Snacks All Evening; Admission \$8. 8 pm to Midnight

HOWDY NEIGHBORS!

It's meAmy, your handy dandy neighborhood Professional Organizer. Yes I am here just in time to help you with your Holiday decluttering to make your homes more beautiful for your guests. And for you... a special holiday discount applies... \$10 off your 1st session! Call me and let's dig in. Amy Griffith @ 734-741-8852.



SEEKING NEWSLETTER CONTRIBUTORS

We are looking for residents to contribute to this newsletter! Anyone interested in contributing in any way is encouraged to contact us via email at pittsfieldvillage@gmail.com. We look forward to hearing from you.

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February 2013 Community Calendar

February 19th TUESDAY

Landscape Committee Meeting
6:00PM - 8:00PM @ The Community Building

February 21st THURSDAY

Finance Committee Budget Meeting
6:00PM @ Kramer Triad Office

February 22nd FRIDAY

Board of Directors Meeting & Open Forum
6:15PM Open Forum, 6:30PM Meeting @ Community Building

Looking Ahead. . . March 2013

March 4th MONDAY

Maintenance and Modification Committee Meeting
6:00PM - 8:00PM @ The Community Building