



Fowl Norwood Neighbors Lost Their Lake

Darleen Boynton
Modification & Maintenance Committee

One June night in 2010 a summer thunder storm let loose 2 inches of water in a couple of hours. This burst of rain caused a great deal of flooding in the community. Most remarkable was the lake that arose in the east side of the 2800 block of Pittsfield. Neighbors awoke to find ducks had taken residence in the new lake that had risen to nearly the level of the tennis court.

Most people do not realize that behind the homes bordered by Pittsfield, Norwood, Whitewood and Packard, Swift Run Drain runs lazily towards the Huron River. That night all the water from the storm choked the little creek on the south side of Packard and flooded over Packard Road. Some neighbors also reported watching new water features blow out of the ground at the drain points in our backyard. "It looked like a fountain blowing from the ground".

This had happened one other time in recent memory. A June afternoon microburst had flooded the yard in a similar manner. That time the water had receded in a few hours. The water from this June storm however lingered and lingered. There were several pairs of ducks that moved in for the summer.

Kids enjoyed watching frogs peaking out from the murky water. When was the water going to go down?

By the end of the summer the water had gone down enough to check out the drain in the lowest part of the yard. "What drain?" is what a representative from the drain commissioner's office wanted to know. It had been buried under several inches of mud that had been deposited in the flood. Staff members excavated the area yet the drainage was still slow.

The summer of 2011 brought a July storm that dumped more than 5 inches of rain on Ann Arbor. This storm also flooded the yard but not as deeply as the one the previous year—the creek had not flown over Packard Road. However, the water was again very slow to drain and ducks were back to the area a few hours after the storm. Colin went to work with Roto-Rooter to study the drainage and see where the clog was. They dug and traced and found more drains.

Despite the light snow, the 2011-2012 winter caused ponding in the area last spring. Mallard duck pairs returned last spring for more romance. One couple set up housekeeping under a spruce tree in the yard. The water was referred to by the maintenance team as "Lake Norwood" as they put their thinking caps on to figure out how to fix the problem. Although continued page 2

Summer Must Be Here... The Pool Is Open

Terri Leirstein
Community Manager

Our favorite time of year seems to be when the pool is open for the season. Colin and his team did a great job of getting everything ready for the pool inspection which, as always, was approved to open. The official opening was on Saturday, May 25th in time for Memorial Day. Nate, Zack, Sorouch and Arianna, our Lifeguards from last season have all returned this year. Take a moment and introduce yourself to them. Please also take a moment to review the Pool Rules and Regulations on page 4 and share them with everyone in your home. By following these guidelines and showing respect and courtesy to all that share the pool facilities, it will be a very enjoyable summer swimming season.

continued page 4

Contents

Fowl Norwood Neighbors	1
Summer Must Be Here	1
Meet Our Board	2
Landscape News	3
Why I Love Living Here!	3
CC2 Bulletin	3
In the Garden	4
Pool Area and Facilities Rules	4
Pittsfield Village Calendar	5
Annual Community Yard Sale	5

Board of Directors

Aaron Pressel

President

(734) 678-4074

aaron.pressel@pittsfieldvillage.com

Jessica Lehr

Vice President

(734) 891-6073

jessica.lehr@pittsfieldvillage.com

Kat Irvin

Treasurer

(734) 477-0380

kat.irvin@pittsfieldvillage.com

Sarah Deflon

Secretary

(734) 358-1946

sarah.deflon@pittsfieldvillage.com

Frank Lotfian

Member at Large

Frank.Lotfian@pittsfieldvillage.com

Committee Chairs

Kelsey King

Communications Committee

Margarita Garcia-Roberts

Finance Committee

Barbara Scoville

Landscape Committee

Darleen Boynton

Modification &

Maintenance Committee

Management Office

Terri Leirstein

Community Manager

Tracy Vincent

Administrative Manager

Wanda Buster

Bookkeeper

Monday – Friday

8:30am - 5:00pm

2220 Pittsfield Blvd.

Ann Arbor, MI 48104

Phone (734) 971-0233

Fax (734) 971-3421

office@pittsfieldvillage.com

www.pittsfieldvillage.com

Facebook.com/PittsfieldVillage

Newsletter Design and Layout

Karen Tuttle of klizaDESIGN.com

Meet Our Board

Kelsey King

Communications Committee

Tuesday, May 14th marked The Village's Annual Meeting. One of the most important orders of business was to elect a new board to continue a tradition of stewardship and improvement. As many of you know, our community has seen a lot of improvements over the past few years due, at least in part, to the help of our board members who are willing to donate their time to oversee work projects and finances in our community. This year, three board positions were open, and three generous residents were nominated to fill those positions. The candidates were Aaron Pressel for Board President, Jessica Lehr for Vice-President, and Frank Lotfian for Member-at-Large. The 54 Village residents who attended the Annual Meeting elected all three candidates unanimously.

Aaron Pressel, the new Board President, is a familiar face around here. He has been a resident of Pittsfield Village and has served on the board since the conversion in several capacities, including Member-at-Large, Vice President, and President last year. He is a long time Ann Arbor resident, who grew up on the south side of the city and a graduate of the University of Michigan. Aaron believes that our community gets stronger every year and encourages all residents to communicate and give feedback to the board to help them serve the community. He was also instrumental in helping Pittsfield Village begin to plan for the future by instituting a 3-year financial plan instead of a year-by-year budgeting system.

Jessica Lehr, another returning board member, is happy to serve again as Vice-President. She became a resident in 2004 and was one of the original board members when Pittsfield Village became a condo community. She has a Master's Degree from University of Michigan in Information Science and works as a librarian and manager for ProQuest, an information company headquartered in Ann Arbor. She also loves to sing and participates in several choral groups. She loves living in Pittsfield Village and being a board member for the same reason: the community. Jessica says she has learned a lot as a board member over the past few years and that we can accomplish a lot if we work together.



Finally, we are happy to welcome Frank Lotfian, a new face on the board. Frank was elected Member-at-Large. He is a retired Quality Engineer from General Motors. He

has done extensive work as Board President in his last home, Arbor Village Condominium, including the organization of funding to fix their community's deteriorating roads when there previously was none. Hopefully, he will be able to bring new insights and perspective to continue to improve and strengthen our Association.

As a community, we are lucky to have people step up to work for the good of everyone, so if you see our new board members on the street, be sure to say hello and thank them for their hard work!



Fowl Neighbors continued from page 1

ducks are interesting, their deposits are not. The standing water smelled and a lot of bugs hatched in the water. Mosquitoes are not attractive!

Last summer, Colin, Dave and Tim worked with Roto-Rooter and Superior to reconstruct the drain and raise the mouth of the opening so that it would not re-silt any time soon.

According to weather tables, this spring has given us record-breaking rains. Despite these

rains, "Lake Norwood" has not returned this year. Hence, our fowl neighbors have returned to find that their lake is gone. One neighbor has reported that the ducks have been seen hanging out on the front lawn of a home in the Darlington neighborhood on Fernwood. We can assume that the mosquitoes will be fewer.

Thank you to our Maintenance team for working on this.

Landscape News

Update on the Pittsfield Village Tree Nursery



Darleen Boynton

Modification & Maintenance Committee

Last year's drought was pretty brutal on some of our tender, baby trees in the Pittsfield Village Tree Nursery. Charlie Linton did his best to keep the seedlings wet but with immature root systems many of the little trees just could not stand the heat. Some

of the deciduous trees made it until spring. Charlie reports that he was amazed and pleased to see the buds come this spring

Superior has kindly donated and planted more trees for the tree nursery. Charlie will be watering them again this year. We hope Mother Nature will be a little kinder.

Why I Love Living Here!

Judy Tomer

Resident

There are so many reasons, but today it's specifically because of the great maintenance staff. I got home late last night (a Sunday) to find out that all of the electrical outlets on the north side of my unit - and a few interior ones - were dead. I checked the circuit breaker box and nothing had tripped. Even so, I turned the switches off and then on again, just in case it might fix things. Nope - still no live outlets. I checked our outdoor outlet on the deck (north facing) and it hadn't tripped, either. So first thing Monday morning I phoned the office - they were just open - and talked to Colin about this strange situation. He immediately came by to check things out, and after a few minutes decided that one of the switches had, indeed, tripped (even though it didn't appear so). Within minutes, all outlets were on and functioning normally. HOORAY! No waiting days for an inconvenient appointment with an expensive electrician or handyman to tell me the same thing.

It's great to live in a community where I can trust the people who work on things. Even if I'd needed to spend big bucks on electrical work, I'd have felt more confident w/a recommendation from one of the PV maintenance staff, knowing that the work

was really needed. Decades ago I owned a cute little fixer-upper house. The first time my dad saw it, he said "Judy, when you got this house, you got yourself an education - and getting an education is never cheap." So very true! That's exactly why I love living here - I'm no longer responsible for finding reliable help and then having to wait around for appointments. If there's a high wind or ice storm and big limbs fall down, I'm not on the phone competing w/all of Ann Arbor, trying to find someone to cut and remove. Time for a new roof? I'm not the one hunting for a reliable roofer. As for this morning, what a relief to have someone reliable to trouble-shoot the problem. Even better that it was so easily solved, but even if I'd needed to call in an electrician, I'd have done so w/ the knowledge that it was really needed.

To some people our monthly condo fees seem high, but I know from first-hand experience that maintaining a house is expensive. I'm happy living here, where the monthly fee includes our great maintenance crew and office staff. Weekly they deal with the city (and in the past I've had to deal w/the city - it would take an entire newsletter issue for me to moan and groan about that!) and other issues that are necessary but often make life hard for home-owners.

So PV maintenance and office staff: a big thank you!



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 Pittsfield 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.

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 office@pittsfieldvillage.com. We look forward to hearing from you.



In the Garden

Lisa Joseph, Master Gardener
Staff Horticulturist

Native vs. Exotic!

Native plants are thought to be lower maintenance and more ecologically friendly than exotics. However, oftentimes through selective breeding, exotic plants perform far better than natives in stressful situations. Exotic plants are put through trials and chosen for mass production by their abilities to fend off pathogens and insect pests and to thrive under stress. They are strong and robust whereas natives often tend to flop and look unkempt.

Just because a plant is “native” to a region doesn’t necessarily mean that site and conditions are ideal for its growth. When homes are built, the resulting landscape has been changed with the addition of new topsoil. The conditions then are far different than they were in the area where the plant evolved. Something to think about.... the best indicator of an invasive exotic is if it is described as “aggressive” or “vigorous”. Please avoid these plants! Native plants can be invasive as well. For instance, the dreaded poison ivy.

My perfect garden plan includes both natives and exotics, only those from each group that perform well, are low maintenance, and are relatively disease and insect free. My all-time favorite perennials are Garden Phlox and Joe-Pye Weed, one exotic and one native. Garden phlox used to be a nuisance, never failing to get powdery mildew and going downhill quickly. However, the current varieties available are fabulous and trouble-free. The same is true of many exotic perennials.

Garden Tips for June

1. It should be safe to plant your warm season annuals and vegetables outdoors.
2. Plant your summer bulbs, such as Dahlia, Canna Lily, and Gladiola, and seeds such as Zinnias and Cosmos in the garden.
3. Deadhead your spring-flowering bulb flowers so that they don’t use up energy setting seed. Be sure to leave the foliage in place until it yellows and pulls out easily. The bulb needs the leaves to soak up sunlight and create food for next year’s display. I often hide the bulb foliage with summer-blooming annuals.
4. Prune spring-flowering shrubs right after they have finished blooming.
5. Monitor for insect pests such as aphids and Japanese beetles. Aphids can be knocked off plants with a strong spray of water. Japanese beetles can be hand picked and dropped into a bucket of soapy water.
6. Keep beds weeded and well watered. The weeds, especially dandelions, are profuse right now, as you might know!

It is so fabulous that the warm days and nights are finally upon us! June is my most favorite time of year. Everyone is out and about once again, wearing shorts and flip-flops and just soaking in the sunlight.

Sweet summertime!

It’s Time to Meet the Neighbors

Terri Leirstein
Community Manager

There are so many new owners that have moved into the Village this past year, that we thought it was about time to schedule an event to get to know who they are. Mark your calendar for Thursday, June 13th for our First Annual “Meet and Greet” back yard get together. Everyone is invited to come

and enjoy some social time. The event will begin at 7:00 p.m. and desserts, iced tea and lemonade will be served. The Village will be serving cake however we welcome you to bring along a favorite dessert to share as well. Let’s roll out the Welcome Wagon to meet our newest Villagers.

Pool Area and Facilities Rules

Terri Leirstein
Community Manager

Pool Area

The “pool area” includes the pool itself, the bath houses, pump room, and the entire area within the fence.

The pool area is open from Memorial Day through Labor Day during posted hours.

Pool Lifeguards

A lifeguard will be on duty and in charge of the pool area during open hours. The scheduled pool hours are daily from 11:00 a.m.- 9:00 p.m.

Closing of Pool

The pool area may be closed at the discretion of the lifeguard or of the Pittsfield Village community manager, as needed.

Use of the pool area when closed is prohibited.

Admittance to Pool

Admittance to the pool area is limited to residents with pool passes and their guests.

Each household will be issued a numbered pool pass.

The initial pool pass issued is without charge. Residents will be charged \$10.00 for each replacement or additional pool pass.

All residents and guests under the age of twelve (12) must be accompanied by a responsible person while in the pool area. The lifeguard on duty shall have discretion to determine, on a case by case basis who constitutes a responsible person.

A maximum of four (4) guests per household may accompany a resident while the resident is in the pool area. Requests for permission to bring additional guests to the pool should be directed to the community manager during regular business hours and at least 24 hours prior to event.

Prohibited Behavior:

Rowdy behavior is prohibited.

The lifeguard shall have authority to determine what constitutes rowdy behavior.

Alcoholic beverages and/or glass containers are not allowed in the pool fenced area.

No Smoking inside the fenced-in pool area.

						1
2	3 6pm Maintenance & Modification Committee Meeting <i>Community Building</i>	4	5	6	7	8 9am – 3:30pm Annual Yard Sale
9	10	11	12	13 7pm Meet and Greet Event <i>Picnic area at pool</i>	14 Board of Directors Meeting 6:15pm Open Forum 6:30pm Meeting <i>Community Building</i>	15
16	17	18 6pm Landscape Committee Meeting <i>Community Building</i>	19	20 6pm Finance Committee Meeting <i>Community Building</i>	21	22
23	24	25 6:30pm Communication Committee Meeting <i>Community Building</i>	26	27	28	29
30						



June 8—Annual Community Yard Sale

Clean house and earn money at the Annual Pittsfield Village Community-Wide Yard Sale! Taking place throughout the community on Saturday, June 8th from 9:00 a.m. to 3:30 p.m., this annual event brings in people from all around the area. The more people that participate, the more people will stop and shop and that means more money in your pocket!! So take a look around your home, grab your stuff and display it out in front of your unit. There will be a large roll-off dumpster near the maintenance building to dispose of unwanted items after the sale.



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