

Roof Replacement and Attic Insulation Program

We are pleased to notify you that the Pittsfield Village Board of Directors has recently approved a roof replacement and attic insulation program that will be implemented over the next 10 years. The budgeted roof replacement/attic insulation project for the 2014/2015 fiscal year will begin January 5, 2015, weather permitting, and should be completed by April 30, 2015. There are 13 buildings that will be completed as follows:

1. 96 - 2832 - 2842 Whitewood
2. 102 - 3421 - 3431 Norwood
3. 83 - 3420 - 3430 Oakwood
4. 82 - 3406 - 3408 Oakwood
5. 26 - 2660 - 2666 Pittsfield
6. 67 - 3501 - 3511 Edgewood
7. 65 - 3430 - 3431 Edgewood
8. 33 - 2830 - 2840 Pittsfield
9. 29 - 2801 - 2811 Pittsfield
10. 24 - 2641 - 4647 Pittsfield
11. 22 - 2621 - 2627 Pittsfield
12. 14 - 2501 - 2511 Pittsfield
13. 9 - 2400 - 2410 Jeanne

Each building will take 1 to 2 weeks to complete, weather permitting. The contractor, Citi Roofing Company, will notify each owner one week prior to the start date of your building. In preparing your unit for the roofing contract work, please note the following important information:

1. Hours of work: 7:00 a.m. to 8:00 p.m. depending on weather and daylight. Please note that hours cannot be changed to accommodate specific schedules.
2. All workers will have ID/name badges while on site.
3. Access may be required to your attic. You will be contacted directly by the office if this is necessary.

4. Parking may be limited at times to accommodate the contractors' equipment.
5. Remove all items that could fall off the walls, shelves and become damaged due to vibration to the building during construction.
6. If you have a satellite dish that is not installed in accordance with Pittsfield Village rules and regulations, it will be removed and left by your front door. It will be the homeowner's responsibility to hire a dish company and have it installed according to the rules and regulations.

If you have any additional questions, please contact the Pittsfield Village office at 734-971-0233 and ask for Colin or Terri.

The mitten tree was a great success and Pittsfield school was so happy to receive the donated mittens, hats, and scarves! Thank you for your generosity!!!

Happy New Year from your Comcast representative, Terri. Call me for upgrades, transfers and new service. Special rates are available for residents of the Village! Terri at 734-827-4951



Board of Directors

Aaron Pressel

President

(734) 678-4074

aaron.pressel@pittsfieldvillage.com

Sarah Deflon

Vice President

(734) 358-1946

sarah.deflon@pittsfieldvillage.com

Zach Bloomfield

Treasurer

zach.bloomfield@pittsfieldvillage.com

Kat Irvin

Secretary

(734) 477-0380

kat.irvin@pittsfieldvillage.com

Frank Lotfian

Member at Large

Frank.Lotfian@pittsfieldvillage.com

Committee Chairs

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Ellen Johnson

Modification &

Maintenance Committee

Management Office

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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

Design and Nature Photography

Karen Tuttle of klizaDESIGN.com

Color Codes

Adding colors to your home can help to personalize your space.

One neighbor has made her home a standout by installing white cabinets highlighted with red walls and a jazzy red and white checkerboard floor that makes the space pop.

Color blocking with paint is a simple idea another neighbor has used with great success to make a unique statement in his home. He wrapped with paint a color block around the corner of his living room and dining room.

Then he added a block of chalkboard paint for further customization. This small accent cost less than \$50 and less than a day of effort to make something special.

An accent color such as chrome gold or harvest orange at the top of your stairs is a place where you add color and not be concerned that it matches your furniture exactly. At the same time it can add a highlight to a possibly dark hall.

Feel free to email photos of how you have used color in your home and they may appear in future newsletters.



[View larger](#)

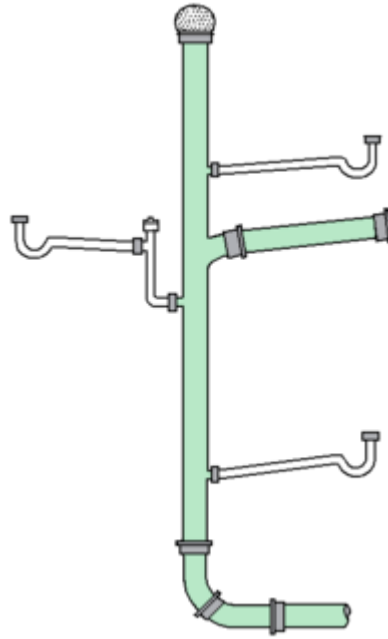


Sewer what...?

As important as the water that comes into our homes, the **sewer stack** is what gets all the messy, used water out of them. The sewer stack (also called drain-waste-vent or DWV system) is actually a set of pipes that collect waste water (greywater) from sinks, the dishwasher, the bathtub, toilet and washing machine, and carries it out to the street sewer (see illustration). The DWV system regulates air pressure in the pipes, facilitating flow, and carries waste gases outdoors. In the mid-1940's, in residential construction like the Village, these pipes were often lead, iron, maybe galvanized metal, or copper from the source fixture (sink, etc.), and fed into the main cast iron pipe running down the basement wall under the kitchen sink into the basement floor before making a sharp right-angled turn to go out to the street. The pipe sticking up through your roof, located roughly above the kitchen window, is part of the DMW system too.

For the most part, the stacks in the Village are close to—or have reached—the end of their useful life. When they fail, they crack and leak waste (sewer) water into the wall. How do you know? Most often it's visible stains on the basement wall above the laundry sink or on the outside of the vertical waste pipe in the basement. Very unpleasant, musty odors in your house may also signal a failed sewer stack—but can also come from a lot of other sources. As you can imagine, it's much, much better to get sewer stacks replaced before they fail and cause serious damage. Not that it's easy! To replace the sewer stack, the entire set of waste pipes from the basement floor up to each fixture needs to be removed and replaced with PVC pipe. Getting to the pipes in the bathroom means taking out the toilet and removing part of the wall behind it, as well as taking out part of the wall under the bathroom sink. In the basement, part of the wall behind the laundry sink needs to be removed too. In addition to losing use of the bathroom for a period of time—usually not more than 6-8 hours during the day—any possessions or appliances blocking basement access will need to be moved.

Fortunately for owners, the Village is responsible for maintaining the stack vents and, by extension, for the cost of replacing them. We've replaced about 85-90 of them since 1996; over the last several years and on into the future, our maintenance budget includes funds for replacement of about 20 sewer stacks per year, at a current cost of about \$1,100 per replacement. We aim to prioritize units that are owned by the



Village, are vacant or otherwise being turned over, or where owners are remodeling their bathrooms, to avoid as much disruption as possible. The Village makes the arrangements (usually with Roto-Rooter or a similar company) and supervises the work, including scheduling the mandatory city inspections. When the plumbing work is completed, the Village restores the drywall; owners/residents are responsible for painting and replacing any embellishments of the wall, such as tile or wood wainscoting that needed to be sacrificed to get the work done.

Sound like a big job? Yes, it sure is...but well worth it! No worries about sewer leakages, and brand-new PVC pipes means drains that flow freely. If you suspect there's an issue with your sewer stack, call the Village office to ask the maintenance crew to come check it out.

And if you want to know how it's done, my experience can serve as an example. This past year, I did some remodeling in my bathroom. While the toilet was out, Colin arranged for the stack replacement by Roto-Rooter. The workman who came had done several of these replacements in the Village and it took only a few hours to take care of mine. At the same time, I had the workman replace my basement utility sink (a separate charge for the sink and the labor - minimal, to be honest), which had seen way too much junk and gunk over the years and needed to go. Tim, of our maintenance crew, came to repair the drywall in the basement. The patching he did was spectacular - it's now the best-looking part of my basement wall!



Pittsfield Village
Communications
Committee

Bulletin

CONDO OWNERS: STILL WRITING CHECKS?

If you are still writing checks each and every month, worrying about getting the payment in on time, using ever-increasing postage stamps, well, we have a solution for you! Perhaps you are interested in safe, easy, convenient and reliable method for paying your monthly Association Fees. If so, we urge you to consider signing up for Direct Debit from your checking or savings account! All you have to do is complete the short form and return it with a voided check to Wanda Buster at the Pittsfield Village office. The monthly fee will be automatically withdrawn at the beginning of the month and you'll NEVER have a late fee!

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.



From the Finance Committee

Every year, our management people turn over the Village's financial documents to an independent party of accountants. In our case, this will be our third year with Schultz and Associates, Certified Public Accountants. These CPAs examine the financial documents of the condo association. The money that we accumulate as an Association comes primarily from your monthly maintenance fees, which are put in various cash accounts and grow over time, as well as being spent on a daily basis on normal Village activities and projects.

In general, our auditors receive and randomly sample our transactions and fund balances for the fiscal year ending April 30. This takes place over the summer and we generally receive the report in early fall. Due to the conversion, which began in October 2009, and the change to a new group of CPAs, this timeline had lengthened, but is now on track again.

As mentioned before, included in this independent examination of our finances are the Balance Sheets of the Condominium and the Cooperative, Statements of Revenues and

Expenses, and changes in our fund balances and cash flows for the fiscal year that ends April 30th. In turn, this independent exam increases our confidence in the accuracy of the financial statements and of the reports

In August 2014, the Finance Committee met with our CPAs and reviewed the audit for the Condo Association; during which, the committee asked many detailed questions.

produced by our management people and reduces our risk of major financial mistakes. From this perspective, our Board of Directors, the Finance Committee, and all the Village co-owners have a vested interest in having this audit done.

In August 2014, the Finance Committee met with our CPAs and reviewed the audit for the Condo Association; during which, the committee asked many detailed questions. At that time we received an "unqualified opinion" which in CPA language means:

Our financial statements are free of material misstatement, whether from

- 1) Errors
- 2) Fraudulent financial reporting
- 3) Misappropriation of assets
- 4) Violations of laws or governmental regulations that are attributable to the Village Association or to acts by Management or employees acting on behalf of the Association

We are expecting another good audit as we come to the end of this current fiscal year, thanks to the members of the Finance Committee, the Board of Directors, and our Kramer-Triad staff.



				1 Office Closed	2	3
4	5	6 6pm M&M Committee meeting	7	8 6pm Landscape Committee meeting	9	10
11	12	13	14	15 6:15pm Open Forum (1 week earlier*) 6:30pm Board Meeting	16	17
18	19	20 6pm Finance Committee meeting	21	22	23 Newsletter articles due	24
25	26	27	28	29	30	31

**The January Board of Directors meeting has been moved up for this month only from the 4th Thursday to the 3rd Thursday due to a management scheduling conflict.*

Looking Ahead... February, 2015

February 3rd, Tuesday

Maintenance & Modification Committee Meeting

6:00 – 7:30 p.m. at the Community Building

February 5th, Thursday

Landscape Committee Meeting

6:00 – 7:30 p.m. at the Community Building



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