



2026

CITY OF ANN ARBOR
COMPOST PICK-UP begins
again the week of April 6



LANDSCAPE NEWS

SPRING COMMUNITY MEETING of the TREE WORKING GROUP

Kevin Peshick, Committee Member



We invite you to our spring Kickoff on **Sunday, April 12, 5 PM** at the PV Community building.

We'll share details about our exciting new projects for 2026 and give an update on our ongoing tree survey. If you're interested, you can volunteer for these projects, but everyone is welcome to come and hear about what we have planned for the spring.

The Tree Working Group at Pittsfield Village is Dedicated to Restoring and Preserving our Natural Environment.

Old Ladies of the Village Tea



“The Tea – a.k.a. Old Ladies of the Village Tea”

We meet again Thursday, April 16, 1:00 -3:00.

At the last teas we met our neighbors, talked about what people were looking for from the gathering and what opportunities we might want to come out of our get-together.

In April we will settle the question of the name of the group. The intention is to keep this part short and quickly get on with enjoying each other’s company.

As was discussed, in addition to your favorite tea, you can bring an instrument or a game. We will provide hot water. Snacks are welcome, but not necessary.

Come as yourself! Bring a friend or meet one! Let’s enjoy being together!

Contact Su with questions: 734.417.8397 or Suhan722@gmail.com

ECO QUOTE OF THE DAY

It is the greatest of all mistakes to do nothing because you can do only little.

Do what you can!



IMPORTANT DATES IN MAY 2026:

- ◇ ANNUAL MEETING / BOARD ELECTION: MONDAY, MAY 11
- ◇ FLOWER GIVEAWAY: SATURDAY, MAY 16

Board Beat: April 2026

Submitted by David Brassfield, Member of the Board

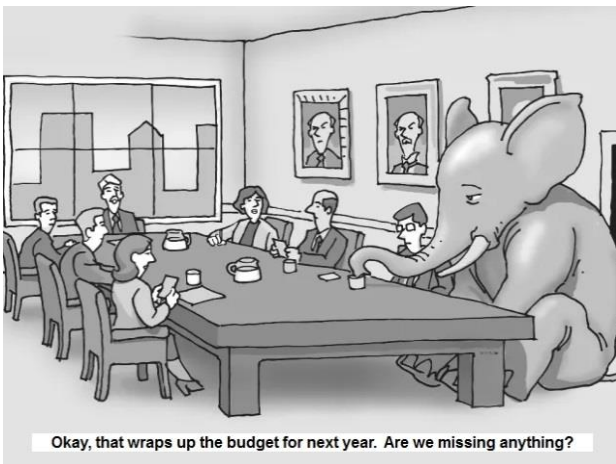
At its Wednesday, March 25, meeting the Board took up the following matters on a relatively short agenda:

- **General Liability Insurance Renewal:** Because large premium increases along with coverage cancellations have been widely reported in the news, we were prepared for a big hit in the coming year. Not so for us! Our premium has increased by just 7%, for a total cost of \$118,783.71. We had budgeted for 15%.
- **Chimney Repair and Rebuilding:** For now we are addressing all the units with active chimney leaks. Proposed work by Perkins Chimney will cost us an estimated \$52,215.00. The Board approved this work and agreed that it should be scheduled as soon as possible.
- **Foundation Repair:** another expensive job, this one on Whitewood, was bid at \$44,039.58 by Home Spec and duly accepted by the Board.
- **Repaving the Community Building Driveway and Parking Area:** Before committing to this much-needed work, which DCAM has bid at \$118,000.00, the Board has authorized President Ellen Johnson to negotiate cost sharing with the businesses west of us on Washtenaw whose suppliers and employees drive through each day to access the back entrances of their stores.
- **Siding Replacement:** Our most recent capital expenses reserve study consultant's report advised us to budget for and begin to carry out a multi-year program of siding replacement on all buildings beginning in the next year or so. To get a better handle on what work may actually be necessary and how best to go about it, the Board voted to seek the services of a qualified outside consultant to survey the condition of our buildings and evaluate our specific needs.



Fiscal 2026-27 Budget and Member Fees

By the date of this Newsletter all Association members will have received notice of the budget and monthly fees approved for our fiscal year beginning May 1. Operating and Capital Expenses are expected to rise by 4.6%, which will in turn require a monthly increase in member fees averaging just shy of \$21.00 per unit.



These figures were carefully hashed out by Board members and Management staff over the course of several lengthy work sessions in February and March. Each expense category was scrutinized with an eye to holding total increases below 5%. That we were able to do in spite of inflation pegged at 2.4% and several across-the-board increases for the services of our vendors as they continue to go about recovering ground lost during the Covid pandemic.

Complicating our task even now is the significant depletion of our reserve funds in the 9 years 2009 through 2018 when Boards elected not to raise member fees at all. We have been playing catch-up ever since.

Elections to the Board

Three positions come open for election or reelection this May, those currently held by John Sprentall, Jessica Lehr, and Linda Ross. Nominations and profile information are due in the Village office by 5:00 pm, Friday, April 10. Ballots and instructions will be mailed to all co-owners along

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with the Annual Meeting information packet close to the end of this month. Voting will continue up to 5:00 pm on the day of the Annual Meeting, Monday, May 11.

Pittsfield Village is a self-governing condominium association organized under the laws of the State of Michigan. It shares some features of an HOA, but it is not an HOA. Our elected Board acts on behalf of all owners and residents in accordance with provisions set forth in our Master Deed and our community By-Laws. To manage our day-to-day affairs the Board engages a professional association management company, Kramer-Triad, who in turn provide us with our very capable dedicated staff: community Manager Kendra Zurich, assistant manager Tracy Vincent, bookkeeper Wanda Buster, maintenance manager Dave Walke, and maintenance staff Ryan Pustay and Derek Caldwell. These staff carry out policies and implement decisions made by the Board. They also keep us on the right side of the law and in line with best governance practices.

Community governance and management are rounded out by the dedicated residents who volunteer to serve on our two standing committees: Landscape and Maintenance & Modification. These committees act as extensions of the Board, and their main business is to receive and review resident requests pertaining either to their foundation beds and yards or to their physical condo units. In most cases they are delegated the power to approve or deny those requests, in accord with rules and specifications established by the Board or set forth in our Master Deed and Bylaws.

Smooth functioning of our community and upkeep of our shared assets depend upon the work of all these people, the staff we employ, the volunteers who come forward, and especially those volunteers we elect to lead us on our Board.

A couple of years ago, in response to questions about what exactly an effective Board member should bring to their work, Ellen Johnson led an effort in collaboration with other Board members and Staff to compile a comprehensive description of what Board members do and what personal qualities are especially prized among those who seek and accept the office.

Because its content is quite timely, I am reprinting it here:

Board Member Responsibilities and Expectations

The Board of Directors consists of five elected positions of two years each. To maintain continuity, three positions are open one year and two the alternate year. Board duties and roles are defined in Pittsfield Village Condominium Association Bylaws, one of our governing documents. Defined roles are president, vice-president, secretary, treasurer, and member-at-large. Board members decide among themselves who will fill each role during their tenure.

Broadly speaking, the purpose of the Board is to serve the best interests of all residents through proper upkeep of our buildings and grounds, preservation of our property values, responsible use of resident fees, and nurturing a caring and supportive sense of community.

Candidates for the Board should have a clear idea of the responsibilities they would be taking on if elected. Voting members of the Association should have the same information as they make decisions about who is best qualified to represent them.

Current board members drew on our governing documents and their experience to identify personal characteristics most appreciated and desired of potential candidates as well as responsibilities they see as critical to a successful tenure on the board. Approximate time requirements are offered as guidelines.

Personal characteristics

- ❖ Enjoy volunteering
- ❖ Civic-minded

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- ❖ Positive and optimistic outlook
- ❖ Team-oriented
- ❖ Committed to:
 - work collaboratively and supportively
 - seek consensus and common ground in decision-making
 - exercise fairness
 - set aside personal interests, do what is best for the community and the association
- ❖ Take their role and participation seriously
 - know and accept that the rules apply to them, too, and that
 - authority comes as a board, not as a board member
- ❖ Willing to learn about the operations of the Village
- ❖ Having a mind for business (very helpful)
- ❖ (So is having a sense of humor)

Responsibilities

Basic: *required of all board members*

- ❖ Attend monthly board meetings (about 3 hours per month)
 - 11 months of the year (November/December together)
 - Fourth Wednesday of the month, 6:00 – 9:00 pm
 - Open session of about 2 hours followed by an executive session of about 1 hour
 - In-person attendance preferred; remote attendance available in cases of illness, travel, family requirements or emergencies.
- ❖ Attend special meetings (a few times per year, typically 1-2 hours each)
 - Budget development (two or three meetings in winter/spring)
 - Meetings with outside agencies, contractors, consultants, management staff
- ❖ Review board packets and minutes, proposals, and contracts (a couple hours per month)
- ❖ Check dedicated board email and respond to proposals, email votes, or questions
 - Frequency: best to do every couple of days
- ❖ Respond promptly to texts from community manager or board president on time-sensitive subjects, noting desired response times

Optional: *based on individual interests and availability; vary over time*

- ❖ Attend Village community events (flower give-away, pool party)
- ❖ Draft newsletter articles
- ❖ Act as committee liaison (Landscape, Modification and Maintenance)
- ❖ Adopt/participate in special projects (long-term planning, policy/procedure development)
- ❖ Do community outreach (e.g. with city council, A2Zero staff, other condo associations)
- ❖ Participate in property tours (with landscape and MM members)

In many respects, Board members serve as ambassadors for Pittsfield Village. Multitudes of Ann Arbor residents have lived in the Village or have a friend or family member who spent time here. It's quite a privilege to be in service to such a unique community.



Next Board Meeting: Wednesday, April 22, at the Village Office or remotely online. All residents are welcome to attend.

ASSOCIA / KRAMER-TRIAD MANAGEMENT TEAM

Kendra Zunich, Manager: kzunich@kramertriad.com
 Wanda Buster, Bookkeeper: wbuster@kramertriad.com
 Tracy Vincent, Admin: tvincent@kramertriad.com
General Info / Maintenance: office@pittsfieldvillage.com

VIOLIN & VIOLA LESSONS

For Elementary School Students to Adults!
 Contact Linda Speck, 734.730.4525 aa3013@wayne.edu

**BOARD OF DIRECTORS
 2025—2026**

condoboard@pittsfieldvillage.com

Ellen Johnson, President
ellen.johnson@pittsfieldvillage.com

Jessica Lehr, Treasurer
jessica.lehr@pittsfieldvillage.com

John Sprentall, Member at Large
john.sprentall@pittsfieldvillage.com

David Brassfield, Secretary
david.brassfield@pittsfieldvillage.com

Linda Ross, VP
linda.ross@pittsfieldvillage.com

Pittsfield Village Office

Monday— Friday, 8:30 am to 5:00 pm
 734-971-0233 www.pittsfieldvillage.com
 Call or email with Questions/concerns/requests:
office@pittsfieldvillage.com

COMMITTEE direct emails:

landscapecommittee@pittsfieldvillage.com
mm@pittsfieldvillage.com



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MEETING LINKS

APRIL 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	
5	6	7 M&M Committee 6:00	8	9	10	11
12 Tree Group 5:00	13	14 Landscape Committee	15	16 Ladies' Tea 1:00	17	18
19	20	21	22 BOD Meeting 6:00	23	24	25
26	27	28	29	30		

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