



Your Condo Association Governance in Action!

**Pittsfield Village Annual Meeting
and BOD Election**

Monday, May 11, 2026, 7:00 —9:00 pm

Calling on All Village Co-Owners! This is your opportunity to participate in our community's governance and management affairs. Please VOTE and please COME TO MEETING!

- **Please Cast Your Ballots before 5:00 pm, Monday, May 11: delivered to the Office or emailed**
 - Available seats are uncontested, but your ballots are still needed for quorum requirements
 - 3 current Board members have agreed to serve another term
 - Indicate your endorsement for one, two, all three, or none, but do return your ballot signed
 - Misplaced your ballot (it was included in the mailed Meeting packet)? Contact the Office.
- **Join the Meeting**
 - In person at the Community Building (there is plenty of seating, but it is not unlimited, so please let the Office know in advance that you plan to come: 734-971-0233 or office@pittsfieldvillage.com)
 - Online via the GoTo app with computer, tablet, or smartphone: Access code: 497-087-045
 - Online with your browser: <https://meet.goto.com/497087045>
 - By telephone: 571-317-3112, Access code: 497-087-045
- **At the Meeting**
 - Board members, Committee Chairs, and Management Staff will present an overview of Village affairs in the past year and a preview of the year to come
 - Questions and comments will be welcomed and may be submitted either via live voice or in writing via the GoTo app chat feature
 - Confirmation of the balloting results will be announced
- **Meeting Adjourns and Board goes into Executive Session. Officers are chosen for the coming year.**

Help Pittsfield Village Qualify for Free Energy Upgrades!

Exciting things are going on in our collaboration with Ann Arbor's Office of Sustainability and Innovations (OSI), and we need your help! Pittsfield Village may be eligible for a DTE energy efficiency program that would provide **free insulation and air sealing** to units throughout the Village - meaning lower energy bills and a more comfortable home for our residents. This is where we need your help: to qualify, we need to verify that more than half of our households earn less than 80% of Ann Arbor's median income - and that means we need to hear from *you*.

The Village Board and OSI are conducting a short, simple confidential survey asking for just three things: your address, your household size, and your estimated income bracket for 2025. That's it! A few pieces of information from enough of our neighbors could unlock a real benefit for the whole community.

Here's how you can respond:

- **Drop off at the Office** - Keep an eye out for a survey mailing coming to your home soon. Completed print surveys can be dropped off directly at the PV Office.
- **Electronically** - Use your phone camera to scan the QR code below and complete the survey online.
- **In person** - OSI's AmeriCorps crew will be knocking on doors for a final outreach round, so don't be surprised to see a friendly face stopping by!

A few important things to know:

- Participation is **voluntary**.
- All responses are **confidential** - only combined, aggregate results will ever be shared.
- **No documentation required** - no tax returns, pay stubs, or financial statements needed: strictly an honest estimated income total for your household.



Data will be stored securely with Pittsfield Village office during the survey and after completion with our attorneys, Hirzel Law, PLC.

For questions about this survey or the DTE energy efficiency program, contact the Pittsfield Village Office at office@pittsfieldvillage.com / 734-971-0233 or OSI at jlanson@a2gov.org / 734-794-6000 ext 43723.

Ideally, we will receive enough completed surveys from Village condo households to confirm that based on income, we as an association qualify for these DTE energy savings funding! With this community's support, we know we can do it. Thank you for taking a few minutes to help make Pittsfield Village an even better place to call home!

Sincerely, Jessica Lehr, PV Sustainability Group Board Liaison

LANDSCAPE NEWS

The City of Ann Arbor Office of Sustainability and Innovations is excited to offer free tree maintenance and tree planting opportunities within Pittsfield Village. This service is for the Village not for individual owners and will be in addition to the extensive tree planting and tree care we engage in already.

Certified tree professionals, along with City staff, will be visiting the community soon to assess tree maintenance needs and tree planting opportunities. This will include identifying trees that require pruning for tree health or for public safety, trees that need to be removed for public safety, and sites where trees could be planted to enhance the community's tree canopy cover. Any trees that are removed will be replaced with a new planting.

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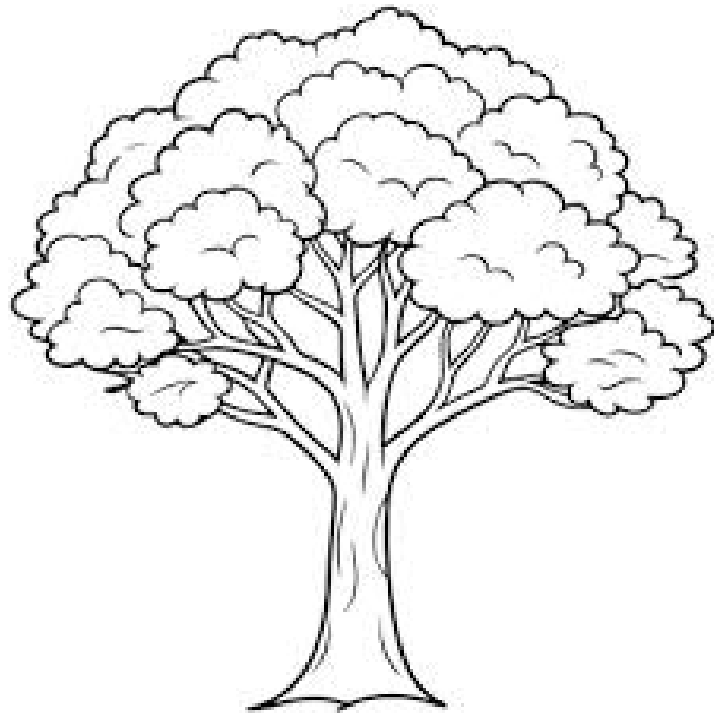
If tree maintenance needs or planting locations are identified at your address, we will be in touch with more information about the work, to answer any questions you may have, and to get your input on what species will be planted.

Plantings are slated to begin in fall 2026, and tree maintenance work is planned to begin in January 2027. Funding for this project is provided to the City of Ann Arbor by the USDA Forest Service, Urban and Community Forestry Program, in partnership with American Forests. 100% of the funds are going towards eligible communities identified based on "tree equity data" - meaning this historic investment will be a critical factor in advancing tree equity within Ann Arbor and ensuring that a healthy, diverse, and vibrant tree canopy grows throughout the entire Ann Arbor community.

More on Trees!

We love the support of our tree planting program. A group of assigned volunteers will be monitoring the newly planted trees. It will be their task to watch over these trees, and that includes watering as needed. It is very important that only the assigned caregiver water them. Please pass this along to anyone who needs to know.

Theresa Moore, Landscape Chair



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



The pool opens Saturday, May 23rd for residents of Pittsfield Village.

You must have a pool fob key to access the pool. Please familiarize yourselves with the pool rules. Rules are posted online and at the pool house.

Lost fob keys are subject to a \$20 replacement cost.

Board Beat: May 2026

Special Guest Report from Our Esteemed President, Ellen Johnson

This month I am pleased to turn over my monthly column on all things governmental at Pittsfield Village to our President, Ellen Johnson. Her subject is a look back at the past year for our Association and a look forward to the year ahead.

Just a few days from now, Ellen will be leading our Annual Meeting where there will be the opportunity for all residents to raise questions and deliver comments on matters of governance that concern us all. I bid Ellen welcome here along with heartfelt thanks for her many years of dedicated service to the Village. –David Brassfield



Pittsfield Village Condominium Association Annual Report May 2025 - April 2026

I'm writing this annual report on behalf of the Board of Directors, but it's very important to offer kudos and thanks to the many great people who work with and for us to keep our Village running smoothly.

Our very able and amazing staff are with Kramer-Triad/Associa, but their care and commitment to our well-being remains unparalleled. Deep thanks to **Kendra Zunich**, Community Manager; our office crew: **Wanda Buster** and **Tracy Vincent**; and our Maintenance crew: **Dave Walke**, Manager, **Ryan Pustay**, and **Derek Caldwell**.

All decisions for our community are made by residents: the five elected members of the Board of Directors and the members of two standing committees: Modification & Maintenance and Landscape, and the ad-hoc Governing Documents Review Committee established in 2023. Board and committee members volunteer many, many hours to attend to affairs for all of us. Very deep thanks to:

Board of Directors	Modification & Maintenance	Landscape	Governing Documents Review
Ellen Johnson, President	Lisa Lemble, Chair	Theresa Moore, Chair	Ellen Johnson, Chair
Linda Ross, Vice President	Barbara Bernard Butler, Secretary	Linda Skolarus, Secretary	Linda Ross, Secretary
David Brassfield, Secretary	Kat Irvin	Kevin Peshick	Theresa Moore
Jessica Lehr, Treasurer	Heather MacFarland	Heather MacFarland	David Brassfield
John Sprentall		Suzanne Giraud	
		Brian Rice	
		Evan Bradley (non-voting)	
		Kyler Melmoth	
		Jan Frank	
		Anna MacCourt	
		Joanne Constantinides	
		Barb DeLongchamp (non-voting)	
Recording Secretary: Tracy Vincent	Board liaison: David Brassfield	Board liaison: John Sprentall	

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For ease in reading and to present as much information as possible in a short document, items are presented as bullet points. Questions about any item are welcome! Please submit them during the Annual Meeting in person, via chat, before/after the meeting by email or phone call to the office.

The Year in Review

Planned, Done, Ongoing:

- ❖ Maintenance and improvements:
 - Preventive maintenance documentation
 - Tracking maps: painting, chimneys, sewer stacks, foundations, electric service drop upgrades
 - Foundation monitoring
 - Infrastructure work:
 - Foundations, chimneys, sewer stacks, concrete repair
 - Hundreds of maintenance work orders
 - Courtesy deck power wash and stain
 - Community building parking area and alley: repaving budgeted for this year
- ❖ The Pittsfield Village Improvements Project
 - Ongoing meetings with OHM (project overseers), Fonson (construction contractor), and city planners
 - Dedicated website with link from PV website
 - Daily check-ins by maintenance staff with Improvements Project staff
 - Ad-hoc contracts for landscape restoration (Improvements Project budget)
- ❖ Sustainability projects
 - Regular meetings with A2Zero staff; board member liaison
 - DTE Weatherization Program: efforts in progress to qualify the Village for energy efficiency improvements at no cost to residents or the Association
 - Agreement with City of Ann Arbor on federally funded tree planting and maintenance program
- ❖ Communications
 - *Communications: improved!*
 - Newsletter includes more in-depth articles about board work, projects, events
- ❖ Long-term planning:
 - Updated internal budget planning models
 - Initial steps to secure consults on siding replacement
- ❖ 2025-2026 budget drafted and approved:
 - Funding maintained for ongoing capital improvements
 - Increased level of reserve contribution for anticipated increases in expenses for foundations and chimneys; future major capital improvements; and expenses related to the PV Improvements Project
 - Continuing deferral of some non-essential spending

Unplanned issues/expenses:

- ❖ Capital budget:
 - Water service line on Pittsfield (8 units)
- ❖ Operating budget
 - Large tree removals – including beloved American Elm
 - Snow removal fees and ice melt costs

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The Year Ahead: 2026 - 2027

Focus:

- ❖ Capital improvements priorities: foundations & chimneys
- ❖ Continuing long-term preparation for needed/anticipated expenditures
- ❖ Governing documents review: complete committee work, submit to Board, get to resident review
- ❖ Community standards: increase focus on assessments/corrective efforts on deck/porch storage
- ❖ Water mitigation: renew efforts to pull together initiatives and projects as PV Improvements Project ends
- ❖ A2Zero/sustainability initiatives: implement projects, add to/expand where possible
- ❖ Landscape/border recovery efforts related to PV Improvements Project and DTE tree/shrub removal

Operating expenditures: to keep things going

- ❖ Top three: see pie chart in Annual Meeting packet

Capital expenditures: to make things better

- ❖ Top three: see pie chart in Annual Meeting packet

Respectfully submitted on behalf of the Pittsfield Village Condominium Association Board of Directors



Ellen Johnson, President



FLOWER GIVEAWAY

Saturday, May 16
11 am to 1 pm



The Landscape Committee is making one (1) flat of flowers available to each unit of the Village, perfect to plant in your flowerboxes or flowerbeds! The choice of flowers will be based on availability: first come first served.

If you cannot attend in person, please fill out a request form and either return it to the office drop box before the event or send with your neighbor the day of the event.

If you have any questions, please contact Theresa Moore, Landscape Committee Chair, at landscapecommittee@pittsfieldvillage.com

Hot dogs, chips, and other refreshments will be served!

Bring your basket or wagon to ferry your flowers home.

Dear Neighbor,

A City of Ann Arbor ordinance requires that all residential curb carts (trash cans) be kept behind homes and out of view. For Pittsfield Village, however, City Council has granted a waiver to those residents for whom it would be an undue physical hardship to require that they pull their carts around their buildings and back across grass, snow, and slush. These residents are permitted to store their carts in front so long as they are completely screened from the street, either behind landscape shrubbery or behind an approved fence (our Maintenance Staff can install a fence on a bill-back basis)."



As a rule your curb carts should be stored behind your home next to your deck. If in front, they must be screened. To remain in compliance with this City legal requirement and to maintain our community waiver, we must all keep our carts out of view except on pickup days.

If you have any questions, please call the office at (734) 971-0233 or email office@pittsfieldvillage.com.



Village Women's Social

Out of our last meeting came a new name. We are no longer the "Old Ladies of the Village Tea." Our group is still made up of women living in the Village who are in the later part of life. We will continue to meet on the third Thursday of the month at 1:00-3:00 pm in the Community Room, because we're enjoying getting to

know each other, finding others who share our concerns and interests and enjoying each other's company!

Our next meeting will be **Thursday, May 21 from 1 pm until 3 pm**. We will provide hot water for tea. You are welcome to bring and share snacks, but it isn't necessary. Some people are bringing books to loan or give to people in the group. Feel free to share this information with your neighbors. We've been having a good turnout. Hope you can join us then!



MARK YOUR CALENDAR!

To help with spring cleaning and purging items you are unable to sell, donate, or upcycle, the Board of Directors has arranged for a rental dumpster to be delivered here on **Friday, June 5, 2026**.

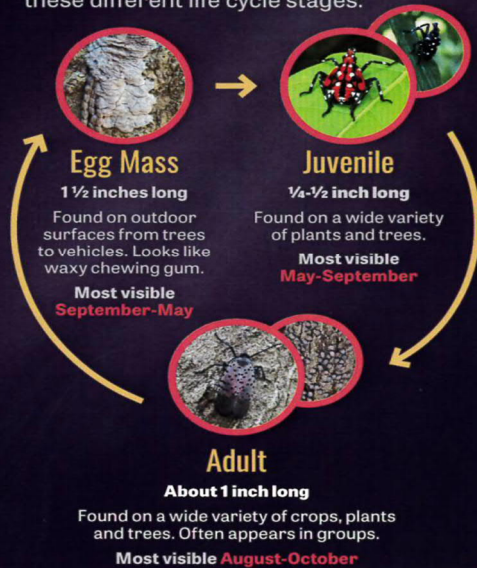
The dumpster will be in the community building parking lot (2220 Pittsfield Blvd) through the weekend (pickup scheduled for Monday, June 8, 2026) for residents to use. The office will send an email to the community after the dumpster is delivered on Friday, June 5, 2026.

Items NOT allowed in the dumpster: dirt, concrete, brick, rubber tires, paint, hazardous materials, and mattresses/box springs.

Please contact the office with any questions. 734.971.0233

SPOTTED LANTERNFLY LIFE CYCLE

The spotted lanternfly's favorite hosts are the tree of heaven and grapevines, but the insects can be found anywhere outdoors. Look for these different life cycle stages:



REPORT & LEARN MORE:

Michigan.gov/SpottedLanternfly

801505000



MICHIGAN STATE UNIVERSITY | Extension



Great Lakes RESTORATION



SEE IT. SQUISH IT. REPORT IT.

SPOTTED LANTERNFLY

The spotted lanternfly is an invasive insect that has been found in Michigan. It can harm fruit crops and trees and be a nuisance. If you see one, take a picture, squish it and report it.

WHERE TO CHECK

The spotted lanternfly is a hitchhiker that can travel and lay eggs on many surfaces.

Here are some places to check:



Trees



Cars



Boats & Trailers



Outdoor Equipment



Firewood

Spotted Lanternfly is here in the Village!



We all need to get to know this invasive species to protect our trees.

There is a lot of colorful information on line to help. Look for the MSU Bulletin E3534, Michigan DNR, and Midwest Invasive Species Network.

It is important to note that this invader changes looks throughout the season. (If you have an inquisitive kid, this can be a great project).

If you find one try to take a photo, note the location, and then report it. Send your report to three places: <https://www.misin.msu.edu/>, or <https://www.Michigan.gov/SpottedLanternfly>, and landscapecommittee@pittsfieldvillage.com then squish it!

SEE IT. SQUISH IT. REPORT IT.

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

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

Landscape: <https://meet.goto.com/845450885>
 BOD: no regular meeting in May
 ANNUAL MTG: <https://meet.goto.com/497087045>

MAY 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Trugreen Lawn (fronts/sides) Application	5 M&M Committee 6:00 canceled	6	7	8	9
10	11 7:00 pm ANNUAL MEETING	12 Landscape Committee 6:00	13	14 1:00 pm to 3:00 pm -PV Women's Social	15	16 11:00 am to 1:00 pm: Flower Giveaway
17	18	19	20	21	22	23 Pool Opens!
24/31	25 OFFICE CLOSED	26	27	28	29	30

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Shana Riley
734-536-5114
reshyna_riley@comcast.com

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