



# Winter Reminders

Please remember as the weather gets colder to be very careful when walking on the sidewalks and in the parking areas. While the snow removal contractor will treat these areas with ice melt or salt when the conditions require it, and return to the community to re-treat as needed, it is not possible to keep the areas completely free of ice or snow at all times, especially during a snowfall or during rain/freeze conditions.



When possible, wait until conditions are safer before going outside of your unit.

Remember that if the conditions are bad within the community, they are probably worse out on the main roads.

Do not park your vehicle so that it hangs over the sidewalk, as this impedes the snow removal.

When it snows, the snow removal company will start by cleaning the roadways and then the parking areas. When necessary, they will come back again after people have left to touch up the parking areas.

If you have any ornamentation in the landscaping adjacent to any sidewalks such as Malibu lights or landscaping blocks, please be advised that the snow contractor must have a clearance of at least 1 foot for snow removal. It would be prudent to remove these for the season as the contractor cannot be responsible for any damage to personal items that are in close proximity to the sidewalks or the streets/parking lots.

## Holiday Trash Pickup

Trash pickup will be delayed 2 days the weeks of Christmas and New Years  
Pickups will be Saturday, December 28th and Saturday, January 4th

## Annual Fire Alarm Inspection

The annual fire alarm inspection took place on **Wednesday, November 13th, Thursday, November 14th and Friday, November 15th.** This inspection is done annually and **100 % compliance is required.**

It is important to test the system in each building each year to make sure it functions properly. Repairs that are needed are noted during the inspection. Repairs will be scheduled as soon as possible.



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- Co-owners cannot lease less than an entire unit.
- Common areas were not designed for large group play.
- Canton is an active community with many programs and activities
- Concrete pads will be installed in trash pickup locations.
- Garden hoses should be disconnected and stored.
- 20 dead trees will be removed and others treated.
- Only 2 vehicles permitted per unit.
- Please follow the trash pickup guidelines

## Leasing and Occupancy Restrictions



When condominium prices fell following 2008, it became popular with investors to purchase condominiums and

then lease them. Co-owners who have had to move due to a change in their employment or other reasons have also found it necessary to rent out their units. They must still keep in mind however that certain rules and procedures must be followed.

- Condominiums are for residential purposes only.

- No more than four(4) persons may continually occupy any unit.
- No co-owner shall lease less than an entire unit. (Rooms or basements cannot be rented out).
- No tenant is permitted to occupy a unit except under a written lease the term of which is no less than 6 months nor more than 2 years in duration.
- A co-owner desiring to lease their unit must disclose that fact in writing to the Association at least 10 days before presenting a lease form to the prospective tenant and at the same time supply the Association with a copy of the exact lease form for review of such lease

form's compliance with the Condominium Documents.

- Tenants or non co-owner occupants must comply with all of the conditions of the condominium documents and the lease shall so state.
- If you are leasing your unit, please make sure Herriman & Associates, Inc. has your offsite address, contact information and contact information for your tenant. You may update your information any time at [www.herriman.net](http://www.herriman.net).

For more information, please refer to your Condominium Bylaws, Article VI, Sections 1 and 2.

## Community Area Play

There are now more children than ever in the community. Unfortunately, there are no areas within the community designated for any type of group play. If you have children who regularly play in the common areas, please make sure they do not become an annoyance to neighbors due to noise or damage other co-owners personal landscaping, air conditioners,

windows, vehicles or other personal property. You will be ultimately responsible for any damages.

Skateboarding or rollerblading is not allowed within the community and the parking lots and roadways are not play areas.

Items such as bicycles and other toys should be stored inside your unit or in

your deck/patio area when not in use and not left on the lawn areas, sidewalks or parking lots.

Freedom Park at the intersection of Palmer and Sheldon is a great alternative location for group play.



## Upcoming Events in Canton

If you have internet access, please take a moment to check out the Canton Township website [www.canton-mi.org](http://www.canton-mi.org). You will find a wealth of information on upcoming events, services and contact information for various departments. There is also a printable version of the Canton Focus, which is the monthly newsletter for the community.

- Kids night out on selected Friday nights at the Summit.



- Annual "Stuff-a-Bus" toy collection starts December 5th.
- Santa Brunch Sunday, December 8th at the Summit.

- There are many concerts and events during the month of December at the Village Theater.

Please visit the Canton Township website for details and ticket information for some of the events.

Also, please check out the library and Summit websites:

Canton Public Library [www.cantonpl.org](http://www.cantonpl.org)

Summit On The Park <http://leisure.canton-mi.org/summit/index.aspx>

## Community Project Update

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### Projects Completed in 2013

- Your Board of Directors is pleased to have completed the painting of all of the carports this year. The first phase was originally scheduled to be completed in 2013, but the Board of Directors made the decision to have them all painted in the same year.
- Concrete Masonry Repairs were completed in September and October by Morgan the Mason. In the spring, there will be another walk-through and repairs for 2014 will be identified.

- Drainage work was completed between buildings 13 and 14 and south of building 9.

### Projects Anticipated in 2014

- Concrete and masonry repairs
- Installation of concrete pads in the trash pickup locations to clarify exactly where residents are to place their trash.
- Repairs to the perimeter wall
- Asphalt repairs as needed
- Wood replacement and painting of certain buildings will be considered.

- In addition to the work being done on the Imprelis affected trees (see below) the Board of Directors will be obtaining bids to trim trees away from the buildings, walkways and parking areas.
- Updating of the Association Handbook.



## Prepare Your Home For The Winter

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Now is the time to prepare your home for the winter months:

- Make sure your garden hose is disconnected from the exterior spigot and stored for the winter. If you leave your hose attached to the spigot, it can cause the spigot to freeze and possibly cause a leak into your basement

when you use it in the spring. You should also turn off the water to the spigot from the inside. The turnoff should be in the ceiling of your basement near the spigot.

- Pull out the annuals you may have planted this summer and cut back perennials you may have planted.
- Cover or store your summer furniture and remove anything from

your front porch that may be in the way of the snow removal company.

- Contact your heating and cooling company to arrange for a cleaning and inspection of your furnace if you have not done so already.
- Check the weather stripping around your windows and doors and replace as needed to prevent heat loss and lower your heating bills.

## Trees Affected by Imprelis

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During a site visit by a DuPont representative, a total of approximately 40 trees were identified as having been affected by the chemical Imprelis which was used at The Arbor Village as a weed killer/preventative. Earlier this year, the Association received a settlement offer from DuPont that was accepted and included several phases.

During the first phase of the project, 20 dead trees will be removed. Under the second phase, tree care will be provided for another 24 trees that were affected, but did not die. The third phase will include a follow-



up with more removals if necessary. All project phases have been delayed with little explanation from DuPont.

If at all possible, the 20 dead trees will be removed this winter. This will be done at no cost to the Association under the settlement agreement. This will be done by a vendor approved by DuPont. The Association does not want to overstep its authority in regards to the trees under the settlement agreement. Any removals or trimming must be done per DuPont's specifications in order to not compromise the health of other trees in the community or elsewhere. Residents should not trim the trees themselves.





The Arbor Village  
Condominium Association

**The Arbor Village  
Condominium Association**

c/o Herriman & Associates, Inc.  
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Please report serious property emergencies by phone. After 5:00 p.m. and on weekends, our message will direct you to leave your call back number on our emergency pager. Your call will be returned promptly.

Please visit the Herriman & Associates, Inc. website to update owner information, submit maintenance requests and modification requests.

We're on the Web!  
www.herriman.net

## Parking

There have been numerous complaints in 2013 regarding the parking situation in the community. The parking is very limited and it appears that many residents have more vehicles parked in the community than what is allowed.

When the community was developed, it was designed for single family uses, allowing one carport and one additional parking space per unit. **Only 2 vehicles are allowed per unit.** Any additional parking spaces must be available for guests.

If you have more than 2 vehicles in your household, you must make alternate arrangements for the additional vehicles. If it is found that you have more than the allowed number, you will either be notified by mail or by the car being tagged, and it will be subject to being towed.

Leave enough room between vehicles for access, and be careful when opening your car door.

When you have guests, let them know to park in the open parking and not in other carports.

### Your Board of Directors

Anatol Zolkewsky—President  
Karen Bailey—Vice President  
Nancy Packard—Secretary  
John Foley—Treasurer  
George Bradley—Director

### Management Representatives

**Daniel A. Herriman, CMCA, AMS**  
Community Association Manager  
dherriman@herriman.net

**Sue Huss, CMCA**

CAM Assistant

shuss@herriman.net

**Ed Liuzzo, Maintenance Supervisor**

### Service Forms available on our website:

Automatic Payment (ACH Debit)  
Designated Voter Representative  
Maintenance Request  
Modification Request  
Owner Information Update  
Payment Information  
Satisfaction Survey

## Canton Waste Recycling

Trash and recycling services are provided free to all residents of Canton by Canton Waste Recycling. Certain guidelines must be followed however.

Pickup day is Thursday.

- Pickup may be as early as 6:30 a.m. so be sure to put your trash out the evening before pickup day.
- Garbage cans are recommended, as double bagging does not always deter the critters.
- **Place your trash at a designated location. See enclosed site plan.**
- **Please do not deposit trash in recycling containers.** If it is in the wrong container, it will not likely get picked up.
- If you use a garbage can:
  - size of trash can not to exceed 32 gallons
  - please put your unit number on the can so that if the wind happens to blow it around the community, it can be identified and returned to

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**Saturday, December 28th and  
Saturday, January 4th**

you, and

- Please collect the empty can as soon as possible on the pickup day
- If you have household items such as appliances, etc. that you want to throw out, please contact Canton Waste Recycling (CWR) directly and arrange for a special pickup. Their number is 734-397-5801.
- **The trash company will not pick up construction material. If you remodel your unit, you must find an-**

**other way to dispose of the materials.**

- Cardboard boxes must be broken down and tied. CWR will not pick up boxes stuffed with garbage.
- Carpeting will be picked up only if it is rolled up and tied with heavy twine, and the tied rolls are no longer than three feet in length, not weighing over 50 pounds per roll.
- Rubbish collection is not scheduled on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. If the collection day falls on or after the holiday, rubbish pickup will be delayed one day that week.

If you have any further questions concerning trash pickup, you can find more information on the Canton Township website <http://www.canton-mi.org/trash.asp> or contact Canton Waste Recycling directly at 734-397-5801.