



ARROWOOD HILLS COOPERATIVE, INC.

SEPTEMBER 2020 *NEWSLETTER*

www.arrowwoodhills.com

AHC September Calendar



Carrying Charges	Due the 1 st of each month
September 1 st - September 30	Happy Birthday to all Members born in September
September 2 nd	Labor Day - Office Closed
September 10 th	Late Payments 1 st Late Charges Added
September 11 th	Senior Night on the Basket Ball Court 5pm to 7pm
September 14, 2020	No Monthly General Board Meeting
September 17, 2020	Finding Financial and Other Resources During the Special Guest: Alice Seipelt, Community Resource/Contract Coordinator Washtenaw County Department of Health & Human Service @ 1pm.
September 17, 2020	Equipment Give-away 1pm to 4p front office parking lot
September 21, 2020	2 nd Late Payment Charge added
September 26, 2020	Community Co-op wide Yard Sale 9am to 12pm

(More Details provided in Newsletter)

SENIORS CORNER



ACTi-Kare a subsidiary of
Tender Hearts Quality Care Services

Responsive in Home Care

COVID-19 COMPLIANT

18 YEARS SERVIING WAYNE, OAKLAND, AND WASHTENAW AREAS

CALL: Apollonia Okonkwo – Director

248-989-5033

“YOUR HEALTH AND SAFETY ARE OUR FIRST PRIORITY.”

AFFORDABLE PRICING

(Independent provider not endorsed by Arrowwood Hills Cooperative)

EMERGENCY SERVICES (Food, Shelter, Utilities, Crisis)

American Red Cross	734-971-5300
Community Resource Center (Manchester)	734-428-7722
Friends in Deed	734-484-4357
House by the Side of the Road	734-769-4085
Northfield Human Services	734-449-0110
Salvation Army Family Store & Donation Ctr	734-332-3948
Salvation Army Ann Arbor	734-668-8353
U-M Psychiatric Emergency Services 24-hr Crisis Ctr ...	734-936-5900
WC Dept. of Health and Human Services	734-481-2000



COMMUNITY ALERT

Members,

Please be advised that a **non-member** Caucasian male has been sighted roaming the Arrowwood Hills Cooperative community openly carrying a weapon. This person has been seen by several members in the community and this matter has been reported to the local authorities. Below is our current policy for lethal weapons.

Arrowwood Hills Lethal Weapons Policy

Any use, or threatened use, of a lethal weapon by any member or his or her guest or visitor within Co-op grounds or any adjacent property will result in termination of membership and immediate eviction. **(Note: it is also illegal to carry a loaded firearm anywhere within the City without permit.)**

- a. For the purposes of this rule, "lethal weapon" is defined as any deadly weapon which, by the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to: any and all firearms, any and all hunting knives, switchblades, bows and arrows, machetes, or other knives, baseball bats, etc.
- b. For the purpose of this rule, the clause "by any member or his or her guest or visitor" is interpreted to mean that, should any of the **above-mentioned** prohibited acts be done by a member or by someone visiting or invited by a member, then this rule will be deemed to be violated and termination of membership will follow.
- c. Should anyone who is registered as a resident of Arrowwood be convicted of committing a crime on co-op grounds involving a lethal weapon (as above), steps will be taken immediately to terminate the occupancy rights of that person's household or host at the Cooperative.

The same applies to any member who knowingly houses an unregistered person who is convicted of a weapons-related crime (as consistent with other crime and guests-responsibility policies). Members, should you come in contact with this person please **DO NOT** approach and try to take matters in your hands this enforcement shall be a responsibility of management and the Board.



PARKING AUDIT REMINDER – Thank you to all the members that have registered their vehicle (s) we still are in need of some members turning in their form. Please turn the form in immediately whereas, the month of October is when we will be ticketing and towing cars that have not been registered in our office at the members expense. Thank you for your cooperation.

GET INVOLVED!



We are currently looking for members to join the following committees:

- Communication
- LACE
- Compliance
- Resource

Call to speak with the manager for more details. You must be a member that is in good standing with all our policies of the communities.

September



INQUIRE ABOUT OUR SECTION - 8

If you have lost your source of income and live in a 2 bedroom or 3-bedroom schedule an appointment with our office to see if you qualify for our Section 8 program.

Frequently Used Member Forms



If you need any of our frequently used forms, please visit our website: www.arrowwoodhills.org.

AFFORDABLE CUSTOM FACE MASK
MADE BY ONE OF OUR OWN MEMBERS
JANET DENSON: VISIT HER ETSY STORE AND
CONTACT HER DIRECTLY FOR OTHER CUSTOM ITEMS.



<https://www.etsy.com/shop/JDensonDesigns>



September 26, 2020

9am – 12pm

Each member will host their sale in their own yard while practicing social-distancing. Please **DO NOT** bring items to the community center.



For Hire Yard Work
\$20 per hour
If interested contact
Sue Mumm -734-476-1400

Community Partnership with Benefits

We are now a community partner with . . . The Michigan Department of Health and Human Services (MDHHS) through an unprecedented public-private partnership that aims to connect a greater number of individuals and families in Michigan to a range of state and local resources, as well as MDHHS benefit programs, to promote household stability.

Clients can now use MI Bridges not only to apply for benefits and manage their case, but also to locate resources in their community to support a wide range of needs including Food, Housing & Shelter, Utilities, Health, Income & Employment, Transportation, Child Care, and Education. Contact the center for an appointment. We can help you apply for benefits.

CALL MANAGER TO SEE IF YOU CAN QUALIFY FOR



A FREE Furnace & AC UNIT

Available as long as funding is available
Must Qualify

FIND US ONLINE

www.arrowwoodhills.org/newsletters

www.facebook.com/arrowwoodhills

www.arrowwoodhills.org



CHILD SAFETY

For the safety of your children please DO NOT allow them to play directly in the parking lots to avoid the potential impact of moving vehicles.

FOR THE SAFETY OF YOUR CHILDREN AND OTHERS, PLEASE EMPTY POOLS AFTER EVERY USE. IT KEEPS EVERYONE SAFE AND IT KEEPS BUGS AWAY AS WELL.



Each quarter we will select an employee of the month. We'd like to continuously show our employees how much they are appreciated. You can nominate one of our employees for Employee of the month by emailing us at members@arrowwoodhills.com simply just send us a message and tell us how good of a job one of our employees has done in serving you as a member.

MAINTENANCE CORNER: **Fire Extinguishers:** Check the date on the bottom of your fire extinguisher. If it's older than 12 years old, call the office for a replacement. Also, check your fire extinguishers gauge monthly to verify that your fire extinguisher is still full. If the extinguisher's gauge needle is in the EMPTY area, call the office for a replacement.



Yellow Jackets and Wasps: This time of year, is when the colonies are at their largest population. These stinging pests are more aggressive in fall because they know their days are numbered and Hornets tending to the Queen are no longer required and are foraging for something sweet to eat. Most are eliminated after a hard freeze.

Those living underground may take a little longer to perish. Common sense dictates it is best to leave wasp and yellow jacket nests alone - unless they're in an area with lots of human activity. If you see ground nests beside a walkway, in a playground or near a door, please call the office.



"Finding Your Political Voice Presents: School Board
Town Hall October 6th @7pm

Candidates for 22nd Circuit Court Judge Town Hall
October 8th@7pm.



Calling all seniors come and join the mature crowd
on **September 11, 2020** 5pm to 7pm. Meeting place
on the basketball court. Lots of fun entertainment.

Social Distancing rules apply

The **EMU Community Behavioral Health Clinic** is currently accepting new referrals for online Telehealth therapy for adults, teenagers, older children, and parents of younger children. We offer therapy for a wide variety of concerns. All therapy is provided by doctoral students in our Clinical Psychology PhD Training Program under the supervision of fully licensed psychologists. Because therapy is provided by trainees, we are able to provide services for the **low cost of \$10 per session**. We have availability to see new therapy clients during the fall of 2020, with appointments being scheduled in early September. We also have a limited capacity to provide cognitive and neuropsychological assessments, and we hope to expand those offerings in the near future

Those interested in becoming a client at the EMU Community Behavioral Health Clinic can visit our website at www.emich.edu/cbhc and fill out an online Client Application, listed in the Forms section.



Equipment Give-away: Arrowwood Hills Cooperative are giving away working electronics, printers, and other items to our members. It will be first come, first serve. Other miscellaneous items are included in this bundle. Once you take the item there will be no returns.

September 17th 2020 1pm to 4pm

STAFF & MANAGEMENT

Management:

Michelle Alford | Site Manager
Kim Marcus | Managing Agent
Ralph Marcus | Managing Agent

Maintenance Department:

Stan Manley | Maintenance
Chris Richardson | Maintenance Supervisor
Matthew Wilson | Maintenance

Office Assistant:

Deborah Herrod | Office Assistant

Grounds:

Kevin Anderson | Grounds
Lawrence Anderson | Grounds
Valentino Pardo | Grounds

Cleaning:

Jamie Campbell | Cleaning Sanitizer

Compliance Department:

Debbie Gilbert | Certified Occupancy Specialist

Accounting Department:

Mary Moyer | Account Specialist

BOARD OF DIRECTORS

Wanda Dawson | **President**
Jay Steichmann | **Vice President**
Jerry Cargile | **Treasurer**
Stephanie Harrell | **Secretary**
Janet Denson | **Member at Large**



“email us for anything you need”

members@arrowwoodhills.com

Arrowwood Hills Cooperative, Inc.

2566 Arrowwood Trails
Ann Arbor, MI 48105
(734) 665-3116



Board of Directors

Board of Directors Monthly Scoop

We'd like to start off with a huge "thank you" to Arrowwood staff and management for their quick response during the pandemic and their sustained efforts to care for Arrowwood residents and property. As Board Members, we see first-hand the thoughtful, organizational, and planning skills they use in performing their duties. In thoughtfulness, organization, planning and skill. As things return a bit more to normal, we are excited to continue working with them to make our community Arrowwood an exceptional, affordable, community-oriented, and safe place to live and raise our families while remaining affordable.

In August, the Board finalized updates to the Parking Policy in order to address outdated information and ongoing issues, and also to make the policy clearer to members. Members will receive a copy of the updated policy. We encourage you to read the entire document and, of course, to adhere to the policy.

We are also working with our managing agent, Marcus Management, to refinance a loan in order to secure funding for much-needed capital improvements. Our top priorities include replacing siding; solving an ongoing issue of freezing pipes in 2-bedroom units; new windows and patio doors; cement work on sidewalks and porches; and replacing front doors. Stay tuned for more information in the coming months!

The Board is also working with the Landscape, Architecture, Conservation, and Energy (LACE) Committee to develop an overall plan/design for updating our grounds. Our priorities include more native plants and perennials with a more uniform design that is easier for our grounds staff to maintain.

Finally, we'd like to invite you to attend our monthly meetings, held at 1pm on the second Monday of the month via zoom. If you've ever thought of getting involved in your cooperative, this is a great place to start!

<https://us02web.zoom.us/j/4987401140>

Meeting ID: 498 740 1140

Password: arrowwood

Arrowwood Cooperative Board of Directors

Wanda Dawson (President), Jay Steichmann (Vice President), Gerald Cargile (Treasurer), Janet Denson (Member at Large), Stephanie Harrell (Secretary)

2020 Maintenance Fee Schedule

Members in response to many of your questions about charges you incur for certain repairs in your unit - I am providing our revised Maintenance Fee Charges - this schedule lets you know in advance what you are going to be charged for repairs as member share owners. These fees could vary bases on the severity of the repairs.

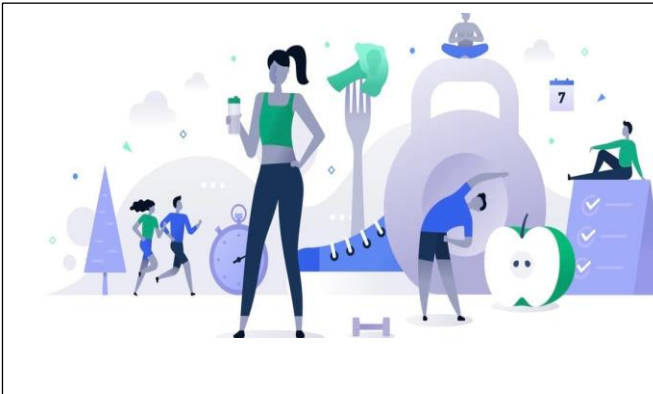
Safety	Materials	Labor per hour		
Smoke Detector	\$16.00	\$50.00		
Smoke Detector Battery	\$2.00	\$22.00		
Fire Extinguisher	\$21.00	NO Charge		
smoke detector & Co2	\$50.00	NO Charge		
Appliances	Materials	Labor per hour		
Stove - 1 bedroom	\$690.00	N/A		
Stove - 2, 3, 4 bedrooms	\$640.00	N/A		
Fridge - 1 bedroom	\$740.00	N/A		
Fridge - 2, 3, 4 bedrooms	\$740.00	N/A		
Bathroom Accessories	Materials	Labor per hour		
Toilet	\$170.00	\$25.00		
Toilet ADA	\$222.00	\$25.00		
Toilet Seat	\$13.00	\$25.00		
Toilet Seat ADA	\$125.00	\$25.00		
TP Holder	\$4.00	\$25.00		
Towel Bar	\$8.00	\$25.00		
Medicine Cabinet	\$48.00	\$25.00		
Bathroom Faucet	\$102.00	\$25.00		
Showerhead	\$8.00	\$25.00		
Vanity Sink	\$134.00	\$25.00		
Wall to Wall Counter Sink	\$143.00	\$25.00		
Doors and door materials	Materials	Labor per hour		
Patio Door Handle	\$25.00	\$25		
Patio Kick Lock	\$14.00	\$25		
Patio	Manufacturer's Cost	Contractor's fee		
Storm Door Handle	\$12.00	\$25		
Storm Door Closer	\$13.00	\$25		
Storm Door	\$150.00	\$25		
Exterior Entry Door	\$235.00	\$25		
Door Locks	\$40.00	\$25		
Outside Door Jamb	time and material	\$25		
Inside Door Jamb	time and material	\$25		
Bi-Folds	60"	48"	36"	24"
	\$188	\$164	\$110	\$100

Interior Door	30" bedroom	28" closet	24" bath	
	\$ 60.00	\$ 48.00	\$ 45.00	
Kitchen Accessories	Materials	Labor per hour		
Garbage Disposal	\$106.00	\$25		
Faucet	\$100.00	\$25		
Broiler Pan	\$25.00	\$25		
Grease Shield	\$23.00	\$25		
Rangehood 1 bedroom	\$74.00	\$25		
Rangehood 2,3,4, brms	\$55.00	\$25		

Lighting	Materials	Labor per hour	Lamp	
Dome Light Fixture (2 bulb standard)	\$21.00	\$25.00	\$1.50 ea	
Bath Light/over K sink	\$31.00	\$25.00	1.50	
Ceiling Fan	\$106.00	\$25.00	3.00	
Front Porch Light	\$53.00	\$25.00	6.00	
Back Porch Light	\$53.00	\$25.00	1.50	
Bedroom 2 pin Socket	\$21.00	\$25.00	6.00	
Closet light w/cover	\$21.00	\$25.00	6.00	
Windows / Screens	pet screen	rescreen	new screen	Thermopanes
2,3,4 Bedroom	\$30.00	\$20.00	\$50.00	\$ 140.00
1 bedroom fixed	\$30.00	\$20.00	\$50.00	\$ 100.00
1-bedroom double hung	\$30.00	\$20.00	\$50.00	\$ 110.00
Kitchen	\$30.00	\$20.00	\$50.00	\$ 140.00
Patio (All Units)	\$60.00	\$40.00	\$175.00	\$ 430.00
Storm Door top screen	\$30.00	\$20.00	\$50.00	\$ 35.00
Storm Door top screen	\$30.00	\$20.00	\$50.00	\$ 18.00
Other Accessories	Materials	Labor per hour		
Handrail (wooden)	\$20.00	\$25		
Handrail Bracket	\$3.00			
Other Services/Contractor	per hour	contractor		
Dynamic Drains	Contractor's Cost			
Lock Out After Hours	\$25.00			
Unplug Sink/Toilet/disposal	\$35.00			
Yard Clean-up	\$25.00			
Snake drain	\$35.00			
Office Associated Fees	1st offense	2nd offense	3rd offense	

Policy Violations	\$75.00	\$150.00	Refer to Policy	
Late Fee 1st (after the 5th)	\$10.00			
Late Fee 2nd (after the 20th)	\$20.00			
Court Costs	Based on court Fees			
Copies	\$0.25	per copy		
Faxes	\$1.00	per page		

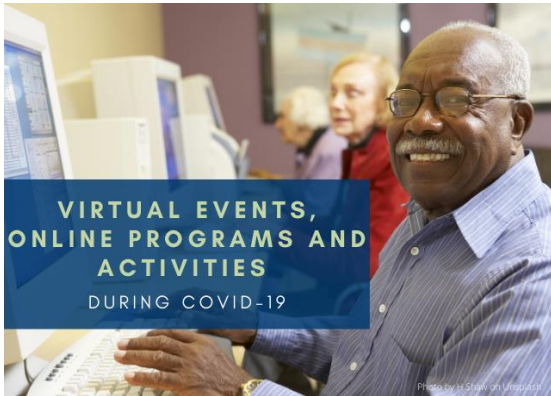
Major Improvements	Pricing			
A/C Unit installation	Invoice Charge			
Cabinets	Invoice Charge			
Counter Tops	Invoice Charge			
Flooring	Invoice Charge			
Furnace	Invoice Charge			



The Fitness Room is available to members in 1-hour increments **MTWF 9am to 5pm**. Your temperature will be checked, you must sign in and out, you must wipe down after use of the facility.

No member can go over the 1hr time, even if, there is no one else scheduled.

GROWN AND MATURE CROWD SENIOR VIRTUAL ACTIVITIES



If you are a senior looking for something to do Arrowwood senior members are organizing virtual events that you all can enjoy together. These events will take place virtually via Zoom.

An app that can be downloaded on your phone or computer. If you all need assistance with navigating through Zoom. I can provide you some guidance through the system. Call to add your self to the list for activities.

September

