

# Arrowwood Hills Cooperative

February 2024 newsletter



## Letter to the Community

Dear Arrowwood Community Members,

### Remembering Wayde Baker

It is with heavy hearts that we inform the Arrowwood community of the passing of maintenance crew member Wayde Baker on January 12, 2024. Wayde worked for Arrowwood for two years and was a valued member of the Arrowwood team. He was always willing to offer helpful hints about repairs. We will miss Wayde here at Arrowwood. Our condolences go out to his family.

### Board Meetings returning to Zoom (and still in-person)

In an effort to make the board meetings more accessible, Arrowwood board meetings will be available via Zoom. The meetings will continue to be held in-person at the Arrowwood Community Center. **Please note that the Zoom meetings will not be interactive**, so those who attend via Zoom will only be able to view and listen to the meetings, but will not be able to ask questions. If you attend via Zoom and have questions or comments for the board, please contact the board via email or by writing a note and dropping it off at the office.

(cont. p.2)

### Next Board Meeting:

February 20, 2024

6:30 PM

Community Center

Streaming via Zoom

Meeting ID: 865 2829 4811

Passcode: 836142

## Board of Directors

**Juan Montalvo**

*President*

**Frederique Laubepin**

*Vice President*

**Wanda Dawson**

*Treasurer*

**Dawn Richberg**

*Secretary*

**Gerald Cargile**

*Member-at-Large*

## FEBRUARY

### CALENDAR

- 1:** Carrying charges are due, Office closed
- 5:** Communications Committee meeting (6:30 PM)
- 6:** First late charge added
- 9:** Food Gatherers (11 AM–12 PM)
- 9:** Senior Night (6-8 PM)
- 20:** Board meeting (6:30 PM)
- 21:** Second late charge added
- 26:** Bulk pickup day (9 AM-3 PM, call office to schedule)

## Letter to the Community (cont.)

### Welcoming New Staff

In staff news, Derrick Goodwill is no longer employed at Arrowwood. Alexis McQueen Lewis is helping with administrative tasks in the office, and Dave Randazzo has been brought in to support the grounds crew. Welcome, Alexis and Dave!

### DTE power outages

Like the previous outages that affected the Arrowwood community, the most recent outage left many of us frustrated and scrambling. Scrambling to find a warm place to stay overnight. Scrambling to salvage food so that it didn't spoil. Scrambling to get somewhere to charge phones and laptops. Citywide, many of us have noticed an increase in the frequency of power outages by DTE and share concerns about the reliability of our energy services—so much so that there are local initiatives and grassroots efforts focused on addressing these concerns, advocating for dependable power solutions, and improving service accountability.

Severe weather events are on the rise, so DTE outages are likely to occur more often. We encourage you to do what you can to prepare for an outage: have flashlights and batteries handy, keep nonperishable food items in your cupboard at all times, and make a list of emergency contacts. Once an outage occurs, report the outage to DTE, conserve your phone battery so you can stay in communication with family, turn off/unplug appliances, keep your freezer and refrigerator closed, and dress appropriately as the temperature goes down in your home. If the temperature in your unit gets too low, leave for a safe, warm place. The Washtenaw County website has a list of temporary winter weather havens (including all five branches of the Ann Arbor District Library) where people can go when outdoor cold weather conditions are at 20 degrees or below (real or wind chill). Go to the [washtenaw.org](http://washtenaw.org) site and search "temporary daytime weather havens."

Warm Regards,  
Arrowwood Board of Directors

## BOARD OF DIRECTORS MONTHLY MEETING

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If you wish to address the board about an issue related to AHC policies and/or governance of the cooperative, email the board at [AHCmgr@arrowwoodhills.com](mailto:AHCmgr@arrowwoodhills.com) OR leave a written notice at the office.

Please include your name, address, phone or email, and the topic you would like to address the board about.

Requests to address the board at the February meeting must be made **in writing by February 14** (the Wednesday prior to the meeting).



## *From the Desks of Ralph and Kim Marcus*

Members in our 2 bedroom units unfortunately continue to experience frozen pipes from the frigid temperatures. The renovation project was to have eliminated this condition, and for the most part, the water pipes were moved to an interior wall which remains heated at room temperature. What didn't get moved was a small section of pipe in the basement that feeds the water supply to the downstairs toilet. That section of pipe was to be heated by the air in the basement and insulated against cold on the outside wall area.

During the plumbing portion of the work being completed, the City of Ann Arbor required that additional venting be placed in the drainage system. When the venting work was to be done, all plumbing insulation and protections were to be reconfirmed. However, we understand that the venting scope of work is under review and that the plumber has not yet received confirmation of what the City wants them to do.

So, the plan to make sure the short section of pipe was properly insulated and heated air would get to that section of pipe was delayed. Rocket Exteriors has hired a plumber to inspect and correct, as needed, all the 2 bedroom units to make sure the pipes are properly insulated and that warm air can reach that section of pipe. The plumber is already on site and working through 2 bedroom units.

We thank Chris Richardson for working diligently on this project and assisting with the insulation solution that should resolve all frozen pipe issues. We have begun scheduling access to the homes of the 2 bedroom units to resolve this matter once and for all. We are holding Rocket Exteriors responsible for any additional work that is needed. If your pipes froze and you've experienced any additional cost dealing with it, please send us an explanation and any receipts or costs so we can consider assisting you.

To everyone involved here, we sincerely apologize for any inconvenience that has been caused by the insulation system not being properly installed. We pledge to get this right and get it right immediately. Again, if this matter has cost you any additional expense, please let us know.

*Ralph J. Marcus, Agent*



## Dryer vent and air duct cleaning

Members are responsible for the cleaning and maintenance of their dryer vents. It is recommended that dryer vents be cleaned at least once a year to prevent dirt and debris from affecting the dryer's performance or becoming a fire hazard. Cleaning a dryer vent is not difficult and many will be able to "do-it-yourself." Those needing assistance with the task should contact a reputable HVAC (heating, ventilation, and air conditioning) business or dryer duct cleaning business.

Members are also responsible for cleaning their own air ducts. A 2023 U.S. Environmental Protection Agency (EPA) report stated that the "EPA does not recommend that the air ducts be cleaned routinely, but only as needed." If you do decide to have your air ducts cleaned by a professional service, "take the same consumer precautions you normally would in assessing the service provider's competence and reliability." You can read the EPA report by going to the [epa.gov](https://www.epa.gov) site and searching for the page titled "Should You Have the Air Ducts in Your Home Cleaned?"

## Extermination service

Are you aware that we have an extermination service? This service is available at no extra charge to all members. If you're experiencing any issues with pests in your home, please don't hesitate to take advantage of this valuable resource. To schedule this service or for more information, please contact the office.

*Mary says...*

**... Help us make sure your payments are accurately recorded!**

In order for your payments to be accurately recorded, please:

- Submit all carrying charge payments **using black or blue ink ONLY**—other colors are not machine-readable.
- **Include your current address on the payment**—often members do not or they have transferred and are using checks with their old address.



# BYLAWS BULLETIN

**Article X. Section 3. Auditing.** At the closing of each fiscal year, the books and records of the Corporation shall be audited by a Certified Public Accountant or other person acceptable to the Administration, whose report will be prepared and certified in accordance with the requirements of the Administration. Based on such reports, the Corporation will furnish its members with an annual fiscal statement including the income and disbursements of the Corporation. The Corporation will also supply the members, as soon as practicable after the end of each calendar year, with a statement showing each member's pro rata share of the real estate taxes and mortgage interest paid by the Corporation during the preceding calendar year.

## ***What does this mean?***

Arrowwood directs its certified public accountant (CPA) to conduct an independent and objective examination of the Corporations' financial reports and statements. Based on the auditor's report, Arrowwood will provide members with an annual fiscal statement (usually provided at the Annual Meeting) and will also provide members with a statement that shows the proportion of real estate taxes and mortgage interest paid by Arrowwood. Members may use this information when filing yearly income taxes.

Arrowwood's CPA is John Gwizdala of Gwizdala and Associates, PC. Mr. Gwizdala's audit report was not ready in time to present to members at the May 2023 Annual Meeting, but was presented to the board in September, 2023, and the board approved that report. Mr. Gwizdala's audit statement is as follows: "We have audited the accompanying financial statements of Arrowwood Hills Cooperative, Inc., which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the years then ended, and the related notes to the financial statements. In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Arrowwood Hills Cooperative, Inc. as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America." The full audit report is available in the Arrowwood office should members want to read it.

# February is



*Ann Street Black Business District*

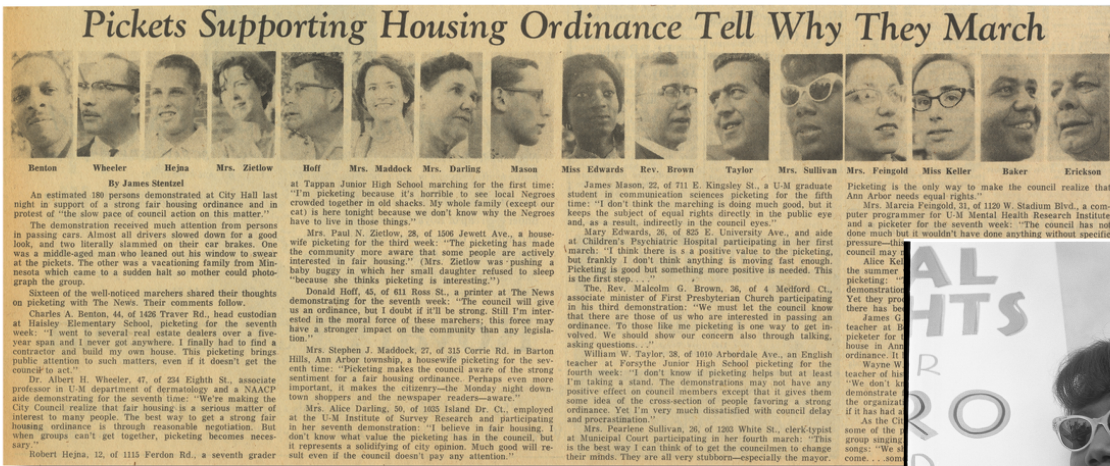
The history of African American communities in Ann Arbor traces back to the city's founding in 1827. African Americans built a strong presence in Ann Arbor, establishing businesses, founding churches, and creating social organizations.

African American residents made notable contributions across various fields, ranging from education and medicine to business and the arts. A prominent example is Dr. Lucius L. Hubbard, an African American physician, who established the first Black-owned hospital in Ann Arbor in the early 20th century.

In the era of segregation, realtors could legally and openly refuse to show Black people homes for sale in certain neighborhoods; banks and the federal government could deny mortgages based on a person's race; and neighborhood associations could prohibit selling or leasing to people of color. As a result of this, Ann Arbor's West Side (now known as Kerrytown and Water Hill) served as an important anchor for Ann Arbor's African American community, since this was one of the few areas in which Black people were permitted to live. In 1960, 38 percent of West Side residents were Black; by 1970, Black people accounted for 45 percent of the area's residents, according to U.S. Census data.

In 1964, Ann Arbor implemented a Fair Housing ordinance—the same year the federal government passed the Civil Rights Act. The federal Fair Housing Act, however, did not take effect until 1970, prohibiting housing discrimination based on race and other protected classes. African Americans began moving throughout the city of Ann Arbor, shifting the demographics of the West Side neighborhood. As Black families moved out, white people moved in and the city started making changes that made the area more attractive to white families.

Today, Ann Arbor's once substantial Black community has been driven down to only five percent of the city's population, while Ann Arbor's population overall has grown thirteen percent since 1990. In addition, homes in Ann Arbor's once predominantly Black neighborhood



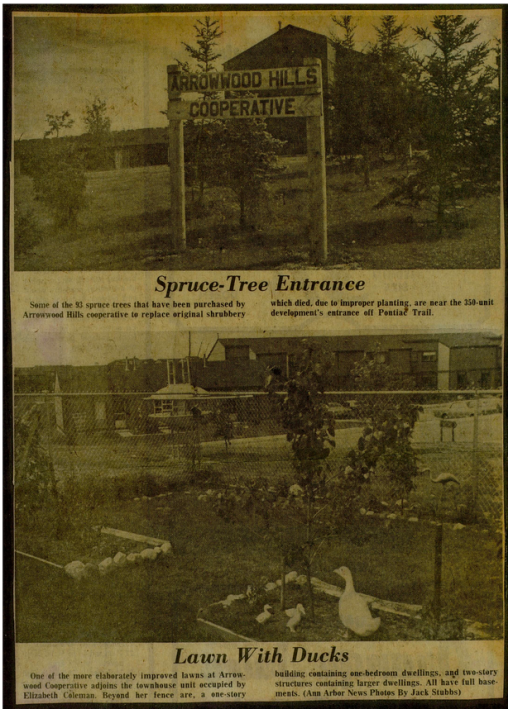
Ann Arbor News, July 16, 1963

are being sold as the hottest real estate in town, pricing many people out, including those who grew up there. The federal Fair Housing Act was essential and positive, but over time it has hindered and divided the Black community in Ann Arbor.



Pearlene Sullivan, Picketing Ann Arbor City Hall For Fair Housing, July 1963

Affordable housing and home ownership continue to become more and more unattainable for all people, but the establishment of communities like ours has played a vital role in the retention of African Americans in Ann Arbor. According to an October, 1986 newspaper article, at that time, roughly one-third of Ann Arbor's Black population had migrated to public housing projects, low-income housing such as Parkway Meadows, or housing cooperatives (i.e. Arrowwood Hills, Pine Lake, Forest Hills, University Townhouses, and Colonial Square.)



In the early 1970s, our community was built by a private, non-profit, non-resident-owned group and eventually became the member-owned cooperative we enjoy today. Arrowwood Hills is a rare gem in a city filled with outrageously priced homes and rent prices that seem to never stop increasing. Most importantly, our member shares reflect ownership and a voice within our community.

**If you are able, get involved, contribute to the ongoing narrative of Ann Arbor, and work towards building and maintaining a community that is reflective of its members. In honor of Black History Month, please reflect on the historical journey of Ann Arbor and how it has generationally impacted the Black community here in Arrowwood and in the city overall.**

# REMINDERS

## Ann Arbor Public Schools Enrollment for the 2024-25 School Year

Enrollment applications for the 2024-25 school year are open through **February 14**, for:

- Young 5s
- 9th & 10th grade at Pioneer and Skyline
- 9th, 10th, & IB-11th grade at Huron
- Ann Arbor Open at Mack School Lottery
- Community High School Lottery

Visit [a2schools.org/Page/19970](https://a2schools.org/Page/19970)  
for more information and links to  
the applications.

The Young 5s program is an optional opportunity for students who meet the age criteria for entrance. It is a district-wide program and enrollment is limited to space availability; enrollment is not guaranteed at neighborhood schools. If you're interested, you are encouraged to enroll as soon as possible.

In-District transfers are required for students who wish to attend a school that is not their neighborhood zoned school. All currently approved School of Choice and Non-resident Child of Employee AAPS students rising into grades 6 and 9 for the 24-25 school year are required to apply for in-district transfer.

A second In-District Transfer will tentatively open within a few weeks of the close of the first window and will be available in grades Young 5 through 11, where space is available. School of Choice, along with a third In-District Transfer window, will tentatively open Spring 2024. However, there is only ONE application window for the Community High and Ann Arbor Open Lotteries.

### And speaking of February 14...



As Valentine's Day approaches, let's take a moment to spread love and joy. Whether it's through a kind gesture, a warm smile, or a heartfelt note, every act of kindness makes our community a brighter place. Remember, Valentine's Day is not just for couples, but a day to celebrate all forms of love and friendship. Let's cherish and appreciate the bonds we share with our neighbors, friends, and family.



# The people who make AHC work

## Management

**Community Manager:** Mary Moyer  
**Managing Agent:** Ralph and Kim Marcus

## Administrative staff

**Account Specialist:** Heather Hubbard  
**Compliance Specialist:** Tammy Sanchez  
**Admin Assistant:** Alexis McQueen Lewis

## Maintenance

Chris Richardson  
Valentino Pardo  
Robert Bucklew

## Grounds

Kevin Anderson  
Dave Randazzo

## CONTACTS

### Board of Directors

- Email: [REDACTED] Attn: Board of Directors
- Mail or drop off correspondence to the Arrowwood office marked Attn: Board of Directors

### Arrowwood office

- Phone: [REDACTED]
- Email: [REDACTED]

### Construction concerns: Marcus Management

- Phone: (248) 553-4700
- Email: [REDACTED] and/or [REDACTED]

*This newsletter is brought to you by the Arrowwood Hills Cooperative Communications Committee (Dawn Richberg, Frederique Laubepin, Jeri Schneider, Kalee Murphy, Denise Anderson). We welcome content suggestions and member contributions.*