

Arrowwood Hills Cooperative

July 2023 newsletter



Letter to the Community

Dear Community Members,

It is with mixed emotions that we address you today, reflecting on recent events while also sharing some positive news.

First and foremost, we want to acknowledge the shooting incident that occurred on June 22. We were extraordinarily lucky that no one was killed or injured; nonetheless, it was a deeply unsettling event for our community.

The investigation is open and active. Among other things, AAPD are trying to ascertain a motive for the shooting. If you have any information that could help in the investigation, we encourage you to contact AAPD (734.794.6920) or the tip line (phone: 734.794.6939 or email: tips@a2gov.org). The tip line is **100% anonymous**. What you know may be crucial to the investigation!

(cont. p.2)

Next Board Meeting:

In-person ONLY

July 18, 2023

6:30 PM

Community Center

Board of Directors

Juan Montalvo

President

Frederique Laubepin

Vice President

Wanda Dawson

Treasurer

Dawn Richberg

Secretary

Gerald Cargile

Member-at-Large

JULY

CALENDAR

- 1:** Carrying charges are due
- 4:** Holiday, office is closed
- 6:** First late charge added
- 12:** Deadline to submit item for discussion at the Board meeting
- 14:** Food Gatherers (11 AM–1 PM)
- 14:** Senior Night (6-8 PM)
- 18:** Board meeting (6:30 PM)
- 19:** Communications Committee meeting (6:30 PM)
- 21:** Second late charge added
- 31:** Bulk pickup day (9 AM-3 PM, call office to schedule)

Letter to the Community (cont.)

We are working with the AAPD to assist with the investigation and take measures to ensure the safety of our community. You may notice more frequent patrols, for example. AAPD also offered to meet with our community to provide an update on the investigation and answer questions from members. Unfortunately the town hall planned for June 29 had to be rescheduled, but please keep an eye out for a new date soon.

Now, on a more positive note, we're delighted to share the outstanding results of the recent REAC inspection. We achieved a score of 95. This exceptional rating means that our site will not require re-inspection for the next three years. From Ralph and Kim Marcus planning, leading, and overseeing the preparations, to our staff putting in long hours to ensure our units were in the best shape they could be, much work went into this result. We are very grateful for the time and effort they all poured into this task. Be sure to thank them when you see them!

Finally, we have embarked on the search for a new site manager. This position plays a crucial role in the day-to-day operations of our cooperative. The job has been posted, and we will be reviewing applications as they come in. Our goal is to fill the position promptly while ensuring that we find the best-suited candidate to lead our cooperative forward. We encourage all interested individuals to apply and also ask for your help in spreading the word to potential candidates.

If you have any concerns or questions, please do not hesitate to reach out. The Board values your input and is committed to keeping the lines of communication open.

We wish you a Happy Independence Day! May we continue to be grateful for the freedom well fought for.

Sincerely,

Your Board of Directors

ANONYMOUS TIP LINE

If you have information pertinent to the shooting incident of June 22, 2023 but are concerned about coming forward, we encourage you to report it to the tip line. What you know could be crucial to the investigation. It could help the police, and help our community as well.

The tip line is 100%
anonymous.

Tip line

(734) 794-6939
tips@a2gov.org

*Know something?
Say something.*

UPDATES

Construction Project

The construction project is moving into its final phase: corrections, quality control, and inspections.

Crews are correcting issues and finishing work on front doors, windows, and patio sliding doors. This includes caulking, plugging screw holes, and repairing or replacing exterior window and patio door trim. Rocket's electrician is repairing electrical meters, outdoor electrical panels, installing new building lights, and completing other electrical issues.

Full 360-degree inspections of all buildings will be performed to address any incomplete work or outstanding issues. Please bring any construction issues to the attention of Marcus Management:

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

The City of Ann Arbor will be inspecting half-baths in 2-bedroom units. You will receive a notice 48 hours in advance of your inspection date. **You must provide access for the interior inspection, or you will be responsible for re-inspection fees.**

Communications Committee

The Communications Committee is working on revamping the newsletter. Contact Frederique [REDACTED] if you have feedback, requests, ideas, or content you would like to contribute to the newsletter. We value diversity and inclusion and welcome members whose primary language is not English. Our next goal is to make improvements to the cooperative's website.

El Comité Comunicaciones esta trabajando en la renovación del boletín. Comuníquese con Frederique [REDACTED] si tiene comentarios, solicitudes, ideas o contenido que le gustaría contribuir al boletín. Valoramos la diversidad y la inclusión y damos la bienvenida a los miembros cuyo idioma principal no es el inglés. Nuestro próximo objetivo es realizar mejoras en el sitio web de la cooperativa.

通訊委員會正在進行通訊通訊的改版工作。如果您對通訊有任何反饋、需求、想法或希望貢獻內容，請聯繫 Frederique ([REDACTED])。我們重視多樣性和包容性，歡迎母語不是英語的會員。我們的下一個目標是改進合作社的網站。

COOPERATIVE LIVING

What is a housing cooperative?

At its core, a housing cooperative is an organization where residents collectively own and govern the housing complex in which they reside. Unlike traditional rental or homeownership models, housing cooperatives function based on the principle of democratic control, putting decision-making power directly into the hands of their members.

Here are some of the defining features and benefits of member-owned housing cooperatives:

1

Collective Ownership: In a housing cooperative, residents become members and jointly own the cooperative entity. Instead of individually owning their units, members hold shares in the cooperative, which grants them exclusive rights to occupy their homes. This structure ensures that the focus remains on the needs and interests of the community as a whole.

2

Affordability and Stability: One of the key advantages of housing cooperatives is their ability to provide affordable housing options. By eliminating the profit motive commonly found in the rental market, member-owned cooperatives can keep costs lower than market rates. Members benefit from stable and affordable housing while having a voice in determining expenses, budgets, and potential carrying charges increases.

3

Participatory Governance: A significant aspect of member-owned housing cooperatives is the commitment to participatory decision-making. Each member has an equal vote in the cooperative's affairs, irrespective of the size or value of their unit. Regular meetings and democratic processes allow residents to shape policies, elect representatives, and ensure the long-term sustainability and well-being of the community.

4

Cooperative Principles: Member-owned housing cooperatives adhere to a set of cooperative principles, including voluntary and open membership, democratic control, member education, and cooperation among cooperatives. These principles guide the cooperative's operations, ensuring transparency, fairness, and the well-being of its members.

5

Strong Sense of Community: Living in a member-owned housing cooperative cultivates a sense of community and belonging. Cooperative members actively engage with one another, fostering social connections, organizing events, and working together to enhance the quality of their shared living environment. This sense of belonging goes beyond the physical space, creating a support network and a place where everyone's voice is valued.

Arrowwood

A Member-Owned Corporation

Arrowwood Hills Cooperative is a corporation organized under the laws of the state of Michigan's Non-profit Corporation Act. When incorporated, Arrowwood was actually created as the result of a merger between two different Michigan corporations. The resulting corporation is legally known as Arrowwood Hills Cooperative, and is comprised of 350 memberships, all of one (equal) class. As a result of the merger and creation of the 350 memberships, Membership Certificates were issued to evidence one's membership.

Each current member of Arrowwood Hills is entitled to their own Membership Certificate (one per unit). We are in the process of re-issuing Membership Certificates to anyone who does not have their Certificate. By virtue of holding your own Membership Certificate, you became one of the 350 member-owners of the corporation. Together, all 350 membership holders own all of the assets (land, buildings, equipment, etc.) of the corporation.



Photo credit: Jeri Schneider

The entrance sign on Pontiac Trail says "A Member-Owned Cooperative". Technically this is very accurate because the "Cooperative" (corporation) is made up of all of the land, buildings, equipment, etc. Of course, no one owns the members/residents who hold the memberships, but we think you know what we mean.

So, some members have recently stated that they believe, or were told, that they owned their own unit. This is not true. There is no deed to any individual unit in Arrowwood Hills, only one deed that provides the legal description of the entire parcel of land that all of the assets (buildings/units) sit upon. When any member doesn't wish to remain a member of the corporation any longer, the Bylaws of Arrowwood Hills provides for the method of transferring your membership, and its rights and obligations, to a successor member. Questions regarding your membership rights and obligations are found in the Arrowwood Hills Bylaws, but we are happy to answer any questions which you may have.

—Ralph and Kim Marcus

REMINDERS

NO FIREWORKS

Fireworks are not allowed in Arrowwood at any time, and they are prohibited on public property, such as city parks. They are traumatic for pets and for people such as veterans or people who've experienced gun violence-that's many of us after the events of last week! Please be kind and follow the rules: no fireworks.

Pet owner violations: dogs off leash

Some members have allowed their dogs to roam without leashes. Per Arrowwood policy, all dogs should be on a leash when outdoors. Members should notify the office of violations so the matter can be addressed.

Lawns & Gardens

Community-wide lawn mowing takes place each Thursday unless significant rain pushes the date back. If your yard is missed or you have questions or concerns about the mowing, please contact the office. If your lawn has bare patches, contact the office about picking up grass seeds for patching those areas. Members who have plots in the community gardens should weed their areas in order to prevent weeds from spreading to neighboring plots.

Board of Directors Monthly Meeting

If you wish to address the board about an issue related to AHC policies and/or governance of the cooperative, email the board at [REDACTED] 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 July meeting must be made in writing by July 12 (the Wednesday prior to the meeting).

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: (734) 665-3116
- Email: [REDACTED]

Construction concerns: Marcus Management

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