



# ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION

[www.ohmha.org](http://www.ohmha.org)

**OHMHA NEWSLETTER**

**May 2024**

## Join for the June 5th OHMHA General Meeting

**Guest Speaker: Brett Lenart**  
**Manager of Ann Arbor's Planning and  
Development Department**  
**Wednesday, June 5 at 7:00 pm**  
**In-Person at OHAC Pool**

(In case of bad weather, look for Zoom link on [www.ohmha.org](http://www.ohmha.org))



Neighbors, we hope you will attend. This is rare opportunity for you to learn what changes the City wants to make in our neighborhood and to let the City know your opinions. You are the stakeholders here.

- Brett will discuss the city's current efforts to create an entirely new comprehensive plan for its future development. A **Comprehensive Plan** serves as a guide for decision-makers regarding the city's future physical development and for implementing plans, policies, and programs. It provides a framework for achieving the City's desired goals, ensuring its diversity, supporting investment, and promoting desired change. This is the same as what we used to call the Master Plan. Having such a plan and keeping it updated is required by state law.

Also at the June 5th meeting:

- Overview of OHMHA's activities
- Election of next year's board members and approval of OHMHA's annual budget and proposed by-laws changes

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# OHMHA Proposed 2024-2025 Budget

|                                   | Budget<br>2023-2024 | Actual<br>2023-2024 | Proposed Budget<br>2024-2025 |
|-----------------------------------|---------------------|---------------------|------------------------------|
| <b>Anticipated Income</b>         |                     |                     |                              |
| Annual Dues & Gifts               | \$4,200             | \$4,415             | \$5,200                      |
| Donations to Legal Fund           | \$0                 | \$0                 | \$2,500                      |
| <b>Projected General Expenses</b> |                     |                     |                              |
| Grounds Maintenance               | \$300               | \$50                | \$60                         |
| Neighborhood Events               | \$3,400             | \$3,398             | \$4,000                      |
| Newsletter Expenses               | \$600               | \$1,077             | \$600                        |
| Garage Sale                       | \$100               | \$0                 | \$60                         |
| Organizational Fees               | \$30                | \$20                | \$20                         |
| Website fees                      | \$240               | \$119               | \$125                        |
| Go Daddy Fees                     | \$0                 | \$129               | \$75                         |
| MailChimp Fees                    | \$200               | \$0                 | \$200                        |
| PayPal Fees                       | \$100               | \$123               | \$150                        |
| Parks Donation                    | \$1,000             | \$0                 | \$1,000                      |
| Nature Center Donation            | \$0                 | \$0                 | \$0                          |
| Room Rental Use                   | \$60                | \$0                 | \$60                         |
| Cost for Forums                   | \$200               | \$46                | \$100                        |
| Legal Fees                        | \$0                 | \$1,713             | \$0                          |
| <b>Budgeted Legal</b>             | <b>\$1,000</b>      | <b>5556.05</b>      | <b>\$2,500</b>               |
| <b>Fund Balances</b>              |                     |                     |                              |
|                                   | 5/1/2023            | 5/1/2024            |                              |
| General Fund                      | \$10,444            | \$8,747             |                              |
| Legal Fund                        | \$3,843             | \$0                 |                              |
| Comerica Sub Total                | <b>\$14,287</b>     | <b>\$8,109</b>      |                              |
| Pay Pal                           | <b>\$376</b>        | <b>\$638</b>        |                              |
| Total Assets                      | \$14,663            | \$8,747             |                              |
| Est Income                        | \$4,200             | \$5,200             |                              |
| Est Expenses                      | \$7,230             | \$6,450             |                              |
| Est Reserves                      | <b>\$11,633</b>     | <b>\$7,497</b>      |                              |

## WHY JOIN OHMHA?

Your dues and donations directly support our neighborhood by funding important projects such as rebuilding the entrance at Plymouth Rd, entryway landscaping, signage, newsletters and outreach to the neighborhood, website costs, candidate forums, legal costs, donations to the Thurston Nature Center and Parks, the Fall Festival and more. This year, rising costs have necessitated a dues increase for the first time in 20 years to \$25.

## Vote in OHMHA Annual Election

### WHO:

You are eligible to vote if you have paid your 2023-2024 dues. Not a member but want to vote? Simply pay your 2023-2024 dues and then cast your ballot!

### DEADLINE: June 5, 2024

### HOW:

See instructions on page 7.

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### DUES:

After June 5, we will be accepting dues (\$25) for the 2024-25 fiscal year (6/1-5/31).

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# Michigan Record Title Act (MRTA) Update

(see previous articles at [OHMHA.org/mrta](http://OHMHA.org/mrta))

*-by Wendy Carman*

Before March 29, 2024, OHMHA, on the advice of our attorneys at Pear Eggen & Daniels, P.C., recorded notices of claims of interest with the Washtenaw County Register of Deeds to preserve the existing Building and Use Restrictions for each of our 5 subdivisions. Nothing about the content of these restrictions was changed by the filing of the notices. The notices simply keep them from being extinguished on the 30th of March, by a recent change in the **Michigan Record Title Act** that required the liber and page numbers of any restrictions to be discoverable in searches limited to the last 40 years. These notices ensure that our property titles are properly recorded and will be found when needed for property sales, homeowners' insurance, and mortgage qualifications.

The Building and Use Restrictions for each of the 5 subdivisions describes its methods for enforcing or changing them, and these have not been changed since they were originally recorded. Therefore, the Building and Use Restrictions that were in place for your subdivision when you bought your house, whether you purchased your home in 1962 or last week, remain in place. These documents characterize the nature of your subdivision and its homes and are an essential part of your property titles for real estate purposes. They automatically pass from owner to owner.

If you would like a copy of the Building and Use Restrictions, the Plat, or the newly filed notice that applies to your property, email [wjcarman@umich.edu](mailto:wjcarman@umich.edu), and OHMHA will send you copies.

In addition, there are existing 100-year reciprocal agreements established in the 1980s between OHMHA and the owners of two large developments adjacent to our neighborhood and between selected neighbors and the owners of the Orchard Building at 3055 Plymouth Rd. These agreements limit the development of these properties, restricting the height and placement of structures and requiring open space as benefits to the owners of adjacent homes. Notices of claims of interest in these properties and the restrictions detailed in these agreements have also been filed with the Washtenaw County Register of Deeds to preserve those restrictions and ensure that the liber and page numbers of the agreements can be found in title searches.

A huge thanks goes out to the Committee that worked with me on this project: Jack Cederquist, Jane Klingsten, Pete Mooney, and Brad Pritts. The time and effort to research and accomplish this has been extensive and the legal costs have drained our legal fund and dipped into our reserves.

**You could help greatly by 1) paying your OHMHA dues, 2) donating to the legal fund to help us restore our ability to remain vigilant and 3) sharing your views as to whether the Committee should work through the difficult process to change any of the Building and Use Restrictions recorded for your subdivision.** Should you feel this is appropriate, please consider joining our committee to plan and carry out this project. ■

# Road Work Ahead on Nixon

The long awaited updates to Nixon Road are on the horizon. As all are aware, traffic flow on Nixon has grown significantly with the home and condo complexes that have been added north of Dhu Varren Road. The City plans to build three new roundabouts to better accommodate this traffic. These are to be placed on Nixon Road:

1. At Sandalwood Circle, the entrance to the apartment complex between Aurora Street and Bluett Road
2. At Bluett Road
3. At Traver Blvd.

For more information, visit the city's website (simply google "City of Ann Arbor Nixon Corridor Improvement Project")



*The roundabout installed in 2017 at Nixon Road, Green Road and Dhu Varren Road has improved traffic flow.*

## Welcome to the Neighborhood Initiative

OHMHA's "Welcome to the Neighborhood" initiative makes it easier for new families to find out information about our neighborhood and to feel at home. The way it works is that an OHMHA Board member or other neighbor stops by with a page of helpful information and website links.

If you are aware of new neighbors moving in, please contact OHMHA Board member Amy Seetoo ([amyseetoo@gmail.com](mailto:amyseetoo@gmail.com)) with a street address so that we can be sure to welcome them. ■





# Community Gathers In-Person for Annual Forum

by Jack Cederquist

The OHMHA 2024 Community Forum was held Sunday, March 10 at Zoup! in Traver Village. It was good to be back in person with our neighbors after several years of holding the Forum on Zoom. Several speakers spoke about their organizations and their plans for 2024. OHMHA Board Member, Jack Cederquist, spoke about the events that OHMHA has planned for this year including the Annual General Meeting on Wednesday, June 5th with guest speaker, Brett Lenart, Planning Manager, City of Ann Arbor. Two other important events coming up are the Annual Neighborhood Garage Sales on Saturday, August 24 and the Annual Fall Festival on Sunday, October 6.



Amy Creten, Vice-President of OHAC/Dolphin Pool, announced the many classes and events that will be offered this summer, OHAC's 60th Anniversary.

Libby Benton spoke on behalf of our Bromley neighbors and the then upcoming, newly written, Thurston Players production of "All That Glitters is Not Gold."

Sandra Breck spoke about the upcoming tenth anniversary celebration of the Thurston butterfly hummingbird rain garden that will take place during this year's OHMHA Fall Festival.

As usual, the Community Forum provided an opportunity for neighbors to meet old, and make new, friends and discuss local issues. Many thanks also to Dahlia and Kenneth at Zoup! for providing us extended hours in which to meet and also an excellent audio system. We regret that Zoup! has closed. We will seek a new venue for 2025. ■

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## Water Me, Please! (caring for Sugarbush Park)

When heading to Sugarbush Park this summer, please bring water to help the park trees stay healthy in the hot summer heat. Whether it's a watering can or bucket full of water, jugs in the extra space in your wagon, or just a bottle full, the smallest trees can use every drop — especially those along Rumsey by the tennis and basketball courts and along Yellowstone between the mowed parts of the park.

Please water the wood chips or the white watering pipes in the chips, which help water reach the deeper roots.

To get periodic reminders, please subscribe to Sugarbush Tree Watering Reminders email list by sending an email to this address:

[SugarbushTreeWater+subscribe@googlegroups.com](mailto:SugarbushTreeWater+subscribe@googlegroups.com)



# Proposed OHMHA By-Laws Changes

This year OHMHA is asking you to vote (see ballot on page 7 of this newsletter) on some house keeping changes to OHMHA bylaws, last updated in 2021. You can view the current OHMHA bylaws on our website at <http://www.ohmha.org/by-laws.html>

We have proposed the italicized changes for clarity and to correct some typographical errors including in lot numbers in two of the five OHMHA subdivisions.

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## Article II.

### Membership

**Section 1.** The owners of any single-family residence on Lots 1 through ~~124-126~~ including outlot A and Lots 127 through 336 (Subdivision #2) of the Forest Hills Subdivisions, or Lots 1-188 of Smokier Maplewood Subdivision of Ann Arbor, ~~Lots 56, 57, 60-74, 76 and 77~~ Lots ***1-19*** on Ardenne, and Lots 1 through 28 of the Windemere Subdivision, as recorded in the office of the register of Deeds for Washtenaw County, Michigan, shall be a member of the Association and, upon voluntary payment of annual dues as set by the Board of Directors, for the period of June 1 through May 31, may exercise their vote, hold office, and take advantage of other Association benefits. For purposes of these by-laws term "owner" shall refer to the individual, or one or more individuals, who hold title to a residence described in this section who shall be entitled to a single membership in the Association regardless of the number of co-owners

## Article III.

### Board of Directors

**Section 12.** Proxy voting is allowed on ~~published~~ Agenda items ***for any Board Meeting (regular or special)*** provided ***the meeting agenda has been sent to all Board Members prior to the meeting and*** proxies are dated and signed or e-mailed by the absent Director, indicate a yes/no vote on any item, and are delivered to the Board prior to Board Meeting. Between meetings, the Board may act by remote communication provided at least a simple majority of seated Board Members approve any motion.

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## Please Save the Dates:

- Neighborhood Garage Sales: Saturday August 24, 2024
- Neighborhood Fall Festival: Sunday, October 6, 2024



*Neighborhood Garage Sales provide a chance for mingling, as well as decluttering and/or finding bargains.*



*Fall Festival fun.*

# OHMHA 2024 Election

All residents who are paid members for the 2023-2024 fiscal year are eligible to vote, one vote per household.

**OHMHA BOARD MEMBERS:** The following candidates have been nominated for board membership, and would serve a two-year term (2024-2026). Please vote for up to six candidates.

- Jack Cederquist
- Connor Concannon
- John Gaffield
- Brad Pritts
- Steve Stancroff
- Joe Trulik

**PROPOSED BUDGET** for 2024-2025 (see page 2)

Approve     Do not approve

**BY-LAWS CHANGES** (see page 6)

Approve     Do not approve

**HOW TO VOTE (by June 5, 2024)**

-Vote online at <http://www.ohmha.org/ballot.html>

-Drop off or mail to Wendy Carman, 2340 Georgetown Blvd, Ann Arbor, MI 48105

## ORCHARD HILLS - MAPLEWOOD HOMEOWNERS ASSOCIATION MEMBERSHIP DUES FOR June 1, 2024 - May 31, 2025

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Amt Paid \_\_\_\_\_

Email \_\_\_\_\_  Please remove me from email list

**Dues are \$25 yearly. Additional donations are gratefully accepted. When you pay your dues, please consider a donation to help pay the legal bills recently incurred. Even an extra \$10 in addition to your membership dues would be of significant help.**

**We also welcome suggestions and/or offers to volunteer on OHMHA projects.**

**TO PAY DUES:** Mail dues to:

Joe Trulik, OHMHA Board Member, 2529 Bunker Hill, 48105

or

Pay OHMHA dues online via Paypal, see [www.ohmha.org](http://www.ohmha.org)

### **OHMHA BOARD MEMBERS**

|                  |                  |              |                                     |
|------------------|------------------|--------------|-------------------------------------|
| Wendy Carman     | 2340 Georgetown  | 761-8693     | President (wjcarman@umich.edu)      |
| Steve Stancroff  | 3244 Bluett      | 383-2633     | Vice President                      |
| Joe Trulik       | 2529 Bunker Hill | 323-4748     | Treasurer                           |
| Peter Mooney     | 3352 Yellowstone | 213-0440     | Secretary                           |
| Emily Eisbruch   | 2561 Bunker Hill | 665-0533     | Newsletter (eisbruchs@gmail.com)    |
| Amy Seetoo       | 3111 Cedarbrook  | 332-0390     | Welcome to Neighborhood Coordinator |
| Jane Klingsten   | 2750 Georgetown  | 369-2348     |                                     |
| Jack Cederquist  | 2145 Ardenne     | 665-2282     |                                     |
| Connor Concannon | 3232 Bluett      | 630-408-1803 |                                     |
| John Gaffield    | 2540 Georgetown  | 945-0315     |                                     |
| Brad Pritts      | 3030 Lexington   | 834-3675     |                                     |
| Robyn Anspach    | 3115 Lexington   | 646-0804     |                                     |

### **ELECTED REPRESENTATIVES**

|                                       |          |                   |
|---------------------------------------|----------|-------------------|
| Christopher Taylor (Mayor)            | 794-6165 | CTaylor@a2gov.org |
| Chris Watson (Council Member, Ward 2) | 436-1504 | Cwatson@a2gov.org |
| Linh Song (Council Member, Ward 2)    | 210-1396 | LSong@a2gov.org   |

How do I get on the neighborhood email list? go to [www.ohmha.org/contact](http://www.ohmha.org/contact)

How to "like" the OHMHA Facebook page? <https://www.facebook.com/ohmhaneighborhood/>

OHMHA  
2340 Georgetown  
Ann Arbor, MI 48105  
[www.ohmha.org](http://www.ohmha.org)

**Thank you to everyone  
who supported us in  
2023-2024. Pay your  
2024-2025 dues today  
via the dues form in  
this newsletter or via  
paypal (paypal.me/  
OHMHA)**



## **NEWSLETTER**

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**ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION**

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