

The Upland News

From the board of the Upland Condominium Association

August 1, 2008

MAINTAINING OUR SIDEWALKS

The Upland board has completed their walking tour of the entire neighborhood, inspecting the sidewalks. The board contacted 16 homeowners who have problems with their sidewalks. If a group of homeowners would like to hire a single contractor for the entire job, resulting in a lower price, Jim Winter of Community Property Management has agreed to arrange it and bill each homeowner separately. Contact Jim (management@thecondopros.com) before August 15.

KEEPING YOU INFORMED

The Uplands has a website, www.theuplands.org. There, you can find information about the neighborhood, as well as all the information that is in the "welcome packet" for new residents.

At times, it is useful to contact homeowners quickly. **We are compiling a list of e-mail addresses for every household in the neighborhood.** Please send your e-mail address to Steve Hastings (slhastings33@yahoo.com) with the word "Uplands" in the subject line and your name and house address in the body of the e-mail. We will not spam you and we will keep your e-mail private.

UPDATE ON ROADS

The Washtenaw County Road Commission is facing financial shortfalls, and therefore is only providing snow removal and basic maintenance (filling potholes) to Scio Township roads. The Scio Township Board of Trustees has formed a committee to look into alternate funding for our roads, but no decisions have been made. We encourage all residents to put pressure on our elected officials to care for our roads. If the roads do get funded, those who have made their voices heard will be more likely to get their roads repaired.

Our Washtenaw County commissioner is Fred Veigel and the managing director is Steven M. Puuri. You can reach them at 761-1500 or wrcr@wccroads.org

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SLOW DOWN FOR SAFETY

We have no speed limit signs in the Uplands, but the law states that “unmarked residential” zones are always 25 miles per hour. There is some confusion because Scio Ridge road, which is a main way into the neighborhood, has a 45 mph speed limit. However, **the Uplands has always been limited to 25 miles per hour.** With cars pulling in and out of driveways and children playing outdoors, it is crucial that we all slow down once we enter the neighborhood.

REMINDER

It is always tempting take a shortcut through someone else’s yard, but we need to respect everyone’s property. Residents who live in the houses bordering the Children’s Park would like to remind families to only use the designated entrance to the park. Thank you.

NEXT MEETING

Residents are encouraged to attend board meetings. If anyone has a specific issue or concern, please contact Fred King beforehand so we’re sure it is on the agenda. Fred can be reached at frking@comcast.net. The next meeting is September 17, 7:00pm at 1844 Chicory Ridge. All are welcome to attend.

COMMON AREA MAINTENANCE

Just as you maintain your property, the Upland Condo Association maintains the common areas, entrances, and cul-de-sac islands. This year, 25 trees and large shrubs were pruned or thinned, 9 trees and large shrubs were removed, 105 cubic yards of hardwood shredded mulch was applied, perennials and grasses were cut back and prepared for new growth, and pre-emergent weed control was applied. The main areas of emphasis were the Upland Drive entrance, Wintergreen Ct., Cranberry Ct., and Woodlily Ct. Secondary work was done on the other courts, the Children’s Park, and the Snowberry entrance. Next year, we will continue the improvements begun in 2007 and develop a plan for the Rosemallow entrance. Keeping the neighborhood beautiful and wisely using Uplands Association dues on landscape projects is a priority for the board.

THANK YOU!

The mailbox improvement project was successful thanks to volunteer help from residents Tom Steinberg, Mark Richards and Tom Richards. Contact Tom Richards (662-2618) if you have need for additional touch-up painting. Our numeral style is carried in stock at Ace Hardware and some residents are purchasing a second set for the other side of their post. It is also helpful to protect the base of your post from lawn mower and line trimmer damage. Hardware and home center stores stock protective collars that are a snap to install.

NATURE IN OUR OWN COMMUNITY

The Scio Land Conservancy is an area of wetlands bordered by walking trails. It is shared by the surrounding site condos, including the Uplands. For a map of the trails as well as more information about this valuable resource, please see their website at www.scioridgec.org

HELP OUR SCHOOLS!

It is well-known that strong schools raise property values. Protect your investment in your home by contributing to your local school, at no cost to you! Our local elementary school, Dicken, needs “Boxtops For Education” which are small coupons found on boxes of cereal, baking mixes, popcorn, tissues, and other grocery items. Don’t let those valuable boxtops go into the recycling bin when they can mean so much for our school. Cindy Lechtner is the boxtop coordinator for Dicken. Please save them and give them to Cindy, or any neighbor with a grade-school child. Strong schools benefit us all! For more information, contact Cindy Lechtner at 554-9746.