



ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION

www.ohmha.org

OHMHA NEWSLETTER

May 2023

Join for the June 7th OHMHA General Meeting

**Guest Speaker: Rita Mitchell,
Vice-Chair of the City's Environmental
Commission**

Wednesday, June 7 at 7:00 pm

In-Person at OHAC Pool

(In case of bad weather, look for Zoom link on OHMHA website.)

Neighbors, we hope to see you for this program:

- Rita Mitchell will speak to us about the Environmental Commission, this year's Pollinator-Aware Yard-Care Campaign and native plants followed by an opportunity for discussion.
- Overview of OHMHA's activities
- Election of next year's board members and approval of OHMHA's annual budget



**Neighborhood
Garage Sale
Saturday, June 17, 2023
Starting 9am**



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OHMHA Proposed 2023-2024 Budget

Annual Budget			
	Balance		Balance
	5/1/22		5/1/23
General Fund	\$1,566		\$10,444
Legal Fund	\$3,843		\$3,843
Subtotal	\$5,409		\$14,287
Paypal	\$7,823		\$376
Total Assets	\$13,232		\$14,662
	Proposed Budget 2022-2023	Actual Spending 2022-2023	Proposed Budget 2023-2024
Income	\$4,200	\$4,188	\$4,200
Annual Dues and Contributions	\$4,200	\$4,188	\$4,200
General Expenses	\$5,840	\$2,757	\$5,430
Grounds Maintenance	\$200	\$60	\$300
Neighborhood Social Events	\$2,800	\$1,918	\$2,800
Newsletter Expenses	\$900	\$327	\$400
Garage Sale	\$300	\$0	\$100
Organizational Fees	\$25	\$20	\$30
Website Fees	\$200	\$0	\$240
MailChimp Fees		\$191	\$200
PayPal fees		\$91	\$100
Donation for Park Improvements	\$1,000	\$0	\$1,000
Room rental Use	\$15	\$0	\$60
Costs for Forums	\$400	\$150	\$200
Change in assets	-\$1,640	\$1,431	-\$1,230

Vote in OHMHA Annual Election

WHO:

You are eligible to vote if you have paid your 2022-2023 dues. Not a member but want to vote? Simply pay your 2022-2023 dues and then cast your ballot!

DEADLINE: June 7, 2023

HOW:

See instructions on page 7.

DUES:

After June 7, we will be accepting dues (\$20) for the 2023-24 fiscal year (6/1-5/31).

WHY JOIN OHMHA?

Your dues directly support our neighborhood by financing such projects as entryway landscaping and signage, newsletters, website costs, garage sale publicity, Fall Festival, and more. ■

OHAC Pools Membership Now Open

- by Hannah Smith

The Orchard Hills Athletic Club (OHAC) is a separate organization from Orchard Hills Maplewood Homeowners Association (OHMHA). Pool news is included here as a neighborhood courtesy.

OHAC is now accepting membership applications for the 2023 season. We're excited to bring back favorites like the OHAC Gators Swim & Dive team, group swim lessons, water polo classes, free outdoor yoga, and more! We're also introducing some brand new programs this year including water aerobics and morning group swim lessons. We look forward to seeing you at the pools!

Upcoming social events include:

- May 27th - Opening Day party!
- June 9th - School's out party
- June 19th - Food Truck Night
- June 22nd - Middle School Swim Night
- Wine Down Wednesdays
- ...and many more!



Check the OHAC website (www.ohacpool.org) for updates, including an opportunity to purchase early bird discounted memberships through May 15th. ■

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 Wendy Carman (wjcarman@umich.edu) with a street address so that we can be sure to welcome them. ■



News from City Hall

By Wendy Carman

Here is news of developments in our area and information on the future of the City of Ann Arbor Master Plan.

The owners of Owl Creek (the apartments on the east side of Nixon Road right at M-14) are requesting a rezoning of their property from R4A to R4D, so that they can add an additional building with 135 more units now that the City no longer requires parking. They have held a public participation event and will shortly bring their plans to Planning where it will be reviewed by staff, go to Planning Commission and then to Council for re-zoning approval. You can watch the participation event at <https://a2council.com/category/public-meetings/>. For more on this proposed project: <https://www.mlive.com/news/ann-arbor/2023/03/135-more-apartments-proposed-in-northeast-ann-arbor.html>

Property at 2929 Plymouth Rd and Prairie (referred to as the Building-on-Stilts) has been purchased by the University of Michigan Credit Union (UMCU) and administratively split into two lots. UMCU submitted plans for the eastern part of the property with a 1-story building and 3 drive-up teller windows. Planning Commission denied the request. UMCU brought back a request for the same 1-story plan but with no drive-up windows and the Planning Commission decided that this plan would have to go through the entire planning process again to be heard. This means new fees, new public participation meeting, new review by the Planning Department, and a new hearing at Planning Commission. If Transit Corridor 1 zoning has not been placed on the property by that time, the Planning Commission must approve their plan, which meets all the City requirements for the existing zoning category.



The City has signed a contract with Interface Studios to replace the City's current Comprehensive (Master) Plan with a new Comprehensive Plan. The proposed scope of services is divided into five separate tasks: 1) Pre-Planning and Project Management; 2) Inventory & Analysis; 3) Community Engagement; 4) Vision & Recommendations and 5) Plan Development. The Community Engagement task will be conducted by Smith Group. Other parts of the project will be conducted by Smith Group and two other sub-contractors. The contract will commence on June 1, 2023. The council's resolution approving the \$699,110 contract with Interface Studios sheds some light on the direction the City wants this to take. The resolution, as written states:

RESOLVED, that in carrying out the work identified in the Scope of Services, City staff, Interface Studios, and the Planning Commission work to develop and deliver a Comprehensive Plan to the City Council at the conclusion of this work that:

1. Carefully considers and implements those portions of the A2Zero Living Carbon Neutrality Plan applicable to land use and development activity in the City;
2. In the context of largely developed City, make recommendations of adding new homes and densification in single-family zoned areas, and other areas and zoning districts;
3. Develop recommendations and policies that promote fewer zoning districts or categories, that contain more flexibility for re-use and adaptability over time;
4. A proposed land use framework that seeks to emphasize values over specified land use limitations where possible;
5. Recommendations and policies that undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people based on race, income or other characteristics and other inequities.■

What's New with TC1 Zoning?

by Brad Pritts



Background – what is TC1 and why should you care?

Our “neighborhood” (specifically Plymouth Road) has been designated for possible application of TC1 zoning. TC1 stands for “Transit Corridor” type 1. The goal of TC1 zoning is to encourage sustainable development, leveraging public transit. A specific goal is to evolve to a situation where individuals can meet all, or most, of their transportation needs without private cars. This is done with a combination of carrot and stick – some features to encourage use of transit, others to make personal vehicle use more difficult. For example, many auto related businesses such as filling stations, car washes and auto repair shops are prohibited from these zones, as are drive through facilities. Related hopes are to encourage “infill” development (addition of buildings to lots that are already developed, as was done a few years ago when the building including Starbucks and DFCU were built at Nixon and Plymouth). For more info see the past newsletters at <http://www.ohmha.org/transit-corridor-zoning.html> and <http://www.ohmha.org/transit-corridor-zoning-pros-and-cons.html> or the Ann Arbor Planning department website, <https://www.a2gov.org/departments/planning/Pages/TC1-District-Amendments.aspx>.

So far two areas have been approved for TC1 zoning: the area on Eisenhower just north of Briarwood Mall and the area on West Stadium south and partly north of Jackson Road. Plymouth Road between US 23 and Traverwood Drive has been proposed tentatively but not officially brought forward for a decision.

Latest developments

During the discussions regarding application of TC1 to West Stadium last year, many affected residents and businesses raised concerns. However, the Planning Commission and City Council approved the new zoning for West Stadium. During the debates, the Planning Department staff encouraged follow-up on several possible changes to TC1 zoning, and Council directed the staff and Planning Commission to study these further. One important area identified for study is the relaxation of the prohibition of auto related uses mentioned above. This study has been in progress since December 2022. Just recently, on April 18, the first report from the Planning Department was presented for consideration by the Planning Commission. Because of absences and a recusal by a member whose employer was potentially affected, the Commission lacked enough voting members to officially enter a decision. The members present expressed a variety of opinions with no clear consensus. As of this writing, no timetable has been set for reconsideration. The Planning Department manager Brett Lenart expressed the opinion that Council would be unlikely to proceed with any further application of TC1 until decisions were reached on the possible amendments to TC1, though it was not clear whether this is a firm Council direction.

Pros and Cons

The OHMHA board has not taken an official position for or against the application of TC1 to the Plymouth Road corridor. We recognize some concerns as well as some benefits. In addition to losing convenient access to the auto-oriented businesses, TC1 will increase building size and reduce green space. It appears that while there has been a temporary slowdown in the approval process, City leadership from both the Planning Commission and City Council remain committed to implementing some form of TC1 zoning to Plymouth Road. We urge residents to stay informed on these developments, and we will continue to offer updates ■

Community Gathers on Zoom for Annual Forum

by Wendy Carman

The Community Forum was held Sunday, March 19, 2023 on Zoom. The purpose of this event is to build bridges between community organizations. A few highlights:

- Despite technical difficulties with our Zoom connection, causing us to forgo our slides, the Forum opened with announcements from Wendy Carman, OHMHA Board president.
- Residents within the OHMHA boundaries were encouraged to go to our website <http://ohmha.org> for information about our by-laws, to sign up for our newsletters and emailed announcements, or pay your \$20 per year dues.
- Praveena Ramaswami updated us on the Bromley neighborhood news including describing their Halloween parade, the updated Bromley Park with its new playground equipment and the children's book box.
- Praveena also discussed the University of Michigan Credit Union plans for replacing the "building on stilts" at 2929 Plymouth, which has now been denied by the Planning Commission; but may come back with the same plan but without any drive throughs.
- The Thurston Players will be coming back this year after a COVID hiatus with a smaller scale production to be held at Huron High May 6th and 7th.
- Hannah Smith the new OHAC president provided information about the OHAC and the Dolfin Pools. Their website, <https://www.ohacpool.org/>, will be up by mid-April so that you can conduct business with the pool including scheduling pool rentals or signing up for an annual membership.
- Maureen McCoy, Thurston Elementary School PTO president, reported that they fund extra-curricular activities such as, field trips, teacher grants, playground equipment, math club and the science Olympiad. They are looking for people to be Lunch-Time volunteers. Upcoming activities are a Fun Run and International Night.
- Jeff Hamilton, the new President of the Thurston Nature Center Committee shared news about the nature center. Their mission is to make the trails walkable and see to it that the pond flourishes. The recently completed restoration activities have left them with concerns about the low water level and seeking engineering solutions. Proscribed burns are taking place. They are considering a T-shirt design contest as a fundraiser
- Wendy discussed the upcoming City initiative to rewrite the City's Master Plan, now called the Comprehensive Plan. Stay tuned for details.
- Jane Klingsten is working with the Parks Department to determine the best way for OHMHA to donate to the improvement of Sugarbush Park.
- If you are interested in learning about solar power for your home or joining a solar group buy, send your name to Wendy Carman at wjcarman@umich.edu and Jane Klingsten will work with you.



Community collaboration is showcased at the annual Neighborhood Fall Festival.

If you wish to access the recording of this Forum, contact Wendy Carman. Many thanks to all the speakers and all the neighbors who tuned in and participated. ■

OHMHA 2023 Election

All residents who are paid members for the 2021-2022 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 (2023-2025). Please vote for up to six candidates.

- Wendy Carman
- Emily Eisbruch
- Jane Klingsten
- Peter Mooney
- Amy Seetoo
- Robyn Anspach

PROPOSED BUDGET for 2023-2024 (see page 2)

Approve Do not approve

HOW TO VOTE (by June 7, 2023)

- Vote online at <http://www.ohmha.org/ballot.html>
- Drop off or mail to Joe Trulik, 2529 Bunker Hill, Ann Arbor, MI 48105

Many thanks to retiring OHMHA Board member Jerry Schulte, who served on the board since 2012. Jerry managed the major project of updating our neighborhood entrance monuments at Plymouth and Georgetown. He also managed the Welcome to the Neighborhood Initiative, helped out at the annual Fall Festival and more.

ORCHARD HILLS - MAPLEWOOD HOMEOWNERS ASSOCIATION MEMBERSHIP DUES FOR June 1, 2023 - May 31, 2024

Name _____ Phone _____

Address _____ Amt Paid _____

Email _____ Please remove me from email list

Dues are \$20 yearly. Additional donations welcome. We also welcome suggestions and/or offers to volunteer on OHMHA projects.

TO PAY DUES: Mail or deliver dues to:
Joe Trulik, OHMHA Board Member, 2529 Bunker Hill, 48105
or
Pay OHMHA dues online via Paypal, see 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)
Jerry Schulte	3334 Yellowstone	668-2590	Welcome to Neighborhood Coordinator
Amy Seetoo	3111 Cedarbrook	332-0390	
Jane Klingsten	2750 Georgetown	369-2348	
Jack Cederquist	2145 Ardenne	665-2282	
Connor Concannon	3232 Bluett		
John Gaffield	2540 Georgetown	945-0315	
Brad Pritts	3030 Lexington	834 3675	

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

OHMHA
 2340 Georgetown
 Ann Arbor, MI 48105
www.ohmha.org

Thank you to everyone who supported us in 2022-2023. Pay your 2023-2024 dues today via the dues form in this newsletter or via paypal (paypal.me/OHMHA)



NEWSLETTER

ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION
