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August 17, 2015

The Honorable Christopher Taylor
And Members of the City Council – City of Ann Arbor

Re: City Council Meeting – August 17, 2015
Public Hearing Item 1 15-0561 and Ordinances Second Reading, Item B1
Public Hearing Item 2 15-0563 and Unfinished Business, Item DB1

Dear Mayor Taylor & Honorable Council Members:

I am contacting you on behalf of Ms. Kamala Meader of 3140 Dunwoodie Road, Ann Arbor, Michigan 48105, Ms. Jane Klingsten of 3347 Elsinore Court, Ann Arbor, Michigan 48105 and Ms. Elena Levin of 3212 Dunwoodie Road, Ann Arbor, Michigan 48105.

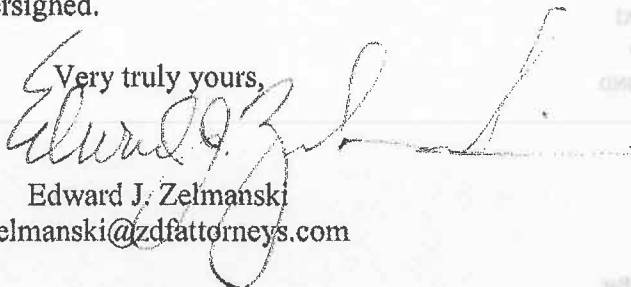
All three of the above-named citizens are members of The Arbor Hills Condominium Association. I am contacting you on their behalf with regard to the adequacy of notice provided to interested property owners adjacent to the properties that are the subject of the above-mentioned hearings on tonight's agenda.

Of the 3 property owners, only Ms. Jane Klingsten received notice regarding the proposed amendments to the Zoning Ordinance and related Site Plans although all 3 have an interest in the property located within 300 feet of the proposed zoning areas. As co-owners of units in The Arbor Hills Condominium Association, all 3 own a fractional interest in the Common Elements located in proximity to the subject parcels and are therefore entitled to notice of the proceedings. As indicated, neither Ms. Meader nor Ms. Levin has received the required notices. It appears that notice was mailed to Jane and Rob Klingsten as representatives of Arbor Hills Condominium Association. They are not the legal representatives of Arbor Hills Condominium Association and therefore any notice that you intended to provide to the Association was not accomplished by that mailing. Furthermore, it may be the case that other property owners to whom you may have hoped to direct notice were excluded as their names were excluded from the list of property owners in Arbor Hills Condominium Association whose interests may be affected by the proposed zoning changes. It is incumbent upon the City Clerk to properly review the roll of the names of the co-owners of Arbor Hills Condominium Association to

ensure that all co-owners receive notice of the proposed changes which may affect their lawful interests. If it was the intention of the Clerk to mail notice to the Condominium Association by sending notice to Jane and Rob Klingsten, they are not representatives of the Association and therefore such notice to the Association is also lacking.

Please review the Clerk's records and see that the necessary steps are taken to ensure that all proper owners of a property interest that may be affected by the zoning changes receive due and proper legal notice.

Please direct any replies to the undersigned.

Very truly yours,

Edward J. Zelmanski
ezelmanski@zdfattorneys.com

cc: City Attorney Steven Postema
City Administrator Steve Powers
City Clerk Jacqueline Beaudry

August 17, 2012

The Honorable Christopher Taylor
And Members of the City Council - City of Ann Arbor

Re: City Council Meeting - August 17, 2012
Public Hearing Item 1 12-0261 and Ordinances Second Reading, Item B1
Public Hearing Item 2 12-0263 and Unfinished Business, Item DB1

Dear Mayor Taylor & Honorable Council Members:

I am contacting you on behalf of Ms. Kamala Meador of 3140 Dunwoodie Road, Ann Arbor, Michigan 48102, Ms. Jane Klingsten of 3347 Elinore Court, Ann Arbor, Michigan 48102 and Ms. Brian Levin of 3212 Dunwoodie Road, Ann Arbor, Michigan 48102.

All three of the above-named citizens are members of The Arbor Hills Condominium Association. I am contacting you on their behalf with regard to the adequacy of notice provided to interested property owners adjacent to the properties that are the subject of the above-mentioned hearings on tonight's agenda.

Of the 3 property owners, only Ms. Jane Klingsten received notice regarding the proposed amendments to the Zoning Ordinance and related Site Plans although all 3 have an interest in the property located within 300 feet of the proposed zoning area. As co-owners of units in The Arbor Hills Condominium Association, all 3 own a fractional interest in the Common Elements located in proximity to the subject parcels and are therefore entitled to notice of the proceedings. As indicated, neither Ms. Meador nor Mr. Levin has received the required notices. It appears that notice was mailed to Jane and Rob Klingsten as representatives of Arbor Hills Condominium Association. They are not the legal representatives of Arbor Hills Condominium Association and therefore any notice that you intended to provide to the Association was not accomplished by that mailing. Furthermore, it may be the case that other property owners to whom you may have hoped to direct notice were excluded as their names were excluded from the list of property owners in Arbor Hills Condominium Association whose interests may be affected by the proposed zoning changes. It is incumbent upon the City Clerk to properly review the roll of the names of the co-owners of Arbor Hills Condominium Association to