



THE OFFICIAL PUBLICATION OF
THE ARBOR HILLS NEIGHBORHOOD
ASSOCIATION, MADISON, WI



FALL 2018 NEWSLETTER



A NOTE FROM THE PRESIDENT

Fall in Arbor Hills

Arbor Hills is the most beautiful in the fall. The mosquitoes leave town, football is back, a crispness is in the air, and the leaves turn into a fantastic pallet of colors. This year, summer was busy with many new families moving into Arbor Hills, lots of home remodeling projects, and the arrival of a new administration at Leopold School. Before the good weather escapes us, I want to reflect on what we as a community do so well that improves our quality of life and safety.

We get to know our neighbors on either side of us, across the street and in back. Mike Tuten, block captain and a beloved long-time resident died in August, and what everyone kept coming back to in his widely-attended funeral service was his commitment to and engagement with his neighbors. I encourage you to do the same. You have amazing neighbors from dozens of professions with different backgrounds and experiences, new puppies, and so many new children to meet.

Your neighborhood association has been very busy. I want to call out in particular the block captains—we may have the best team in the city—and we can always use more of them. If you want to get involved we have lots to do: gardening, supporting Leopold School, assisting neighbors... your neighborhood is on a roll!

I also want to share what residents in Arbor Hills have learned about how to stay safe. At a recent neighborhood association meeting, we heard from City of Madison South District Police Captain Paige Valenta and Crime Prevention Officer Emily Samson, who shared crime statistics for our neighborhood and advice for staying safe. We have one of the safest neighborhoods in the metropolitan area and our attitude for a number of years has been "and let's keep it that way." We are working with the city to improve street lighting not only to dampen crime, but so that you can see icy sidewalks at night when walking your dog. In this issue, Crystal Daley sticks to the topic of safety and shares some tips about how to get help. You may have noticed moving trucks bustling through the neighborhood this summer, so realtor Janet Johnson shares some updates about the housing market in Arbor Hills. Last but not least - make sure you don't miss the info about our Halloween get-together. We hope to see you there!

James W. Cortada
President

Arbor Hills Neighborhood Association



AHNA BOARD MEETINGS

The Arbor Hills Neighborhood Association Board meets on the 2nd Wednesday of each month from 6:30 - 8:00 PM.

Every resident is welcome to attend.

Please contact a board member if you plan on attending the meeting. See page 7 for the list of Board Members

UPCOMING EVENTS

MORE EVENT
INFO INSIDE!

CHECK OUR WEBSITE
AND FACEBOOK
PAGE FOR DETAILS
AND REMINDERS!



STAY CONNECTED!

SIGN UP FOR NEWS

Subscribe to our emails by sending your email address to info@arborhills.org

SOCIALIZE!

Find us on Facebook! There are several Arbor Hills groups from all over the country on Facebook. Be sure to look for our logo (above) in the profile picture or search for @arborhillsneighborhood!

www.arborhills.org

THE 411 ABOUT 911

By Crystal Daley,
Former Public Safety Communicator

911 is a number that's easy to remember, but for non-emergency assistance, another helpful number to have on hand is (608)255-2345. Your call to the non-emergency number will initially be answered by an automated attendant, and then triaged to a Communicator. Of course, you should still use 911 any time you believe an ambulance, fire truck, or law enforcement needs to respond immediately to a situation. Still not sure which number to call? Start with 911, and the Communicator on the other end of the line will ask a few questions and determine what type of assistance to send.

The Communicators answering your calls at the Dane County Public Safety Communication Center are your immediate link to police/fire/EMS assistance. They're also very efficient - they answer more than 150,000 911 calls and 600,000 total calls each year, and almost always answer within 10 seconds! Dane County Public Safety Communications dispatches requests for assistance to more than 80 law enforcement agencies, fire departments and emergency medical services - to include Madison Police, Fire, & EMS.

Wondering what happens when you call 911? Here's what you can expect. The call-taker answers a 911 call with the question "911, what's the address of the emergency?" This is the most critical piece of information obtained. When dialing 911 from a cell phone, keep in mind that the call-taker will not know your exact location and may not be provided with your wireless phone number. It's important for you to assist the call-taker in locating you! The call-taker will ask a few more questions - make sure to answer all questions, speak clearly, listen to all instructions, and remain calm so you can provide the information they need.



Just like lots of other things in life, such as checking the weather and reading the news, cell phones offer another way to stay connected. Most wireless carriers make it possible to text 911 in Dane County. But just like a quick text can't replace a phone call with a friend, texting 911 isn't intended to replace phone calls. It's still safest and most efficient to call if you can.

The call-takers in the Communications Center are prepared to help people who are differently abled as well. They have a tool that allows text communication with people who are hearing and/or speech impaired. If a caller speaks a language other than English, the center has access to Language Line Services that provide over-the-phone interpretation of over 175 different languages. Oops! Make a call to 911 by mistake? You're certainly not alone. If you accidentally give them a ring, it's important that you don't hang up. Remain on the line (even if you're unsure at first if the call went through) and tell the call-taker that the call was a mistake. If you hang up prior to your misdialled 911 call being answered, the call taker must then send law enforcement and attempt to call you back. This takes up precious time that the call taker could use to answer another call that may be an actual emergency. We can all play a part in making our neighborhood a safe place to live. Whether you dial the non-emergency number to ask a question or share an observation, or you need immediate help and call 911, Dane County Public Safety Communications is there to help.



NEIGHBORHOOD NEWS

PEAKS AND VALLEYS OF THE ARBOR HILLS HOUSING MARKET

By Janet Johnson, Real Estate Agent

It was the best of times, it was the worst of times... for home sellers and buyers in the Arbor Hills neighborhood this summer! For sellers, many properties sold within a few days of being listed, with multiple offers, providing the opportunity

to net the most and get the best terms out of the options. For buyers, it meant competing with multiple offers for the same property and hoping to beat out the competition. So what really has happened this year, and what's the effect on property taxes?

According to the South Central Wisconsin MLS, as of August, the number of sales this year was down from 2017 by 2.4%. In fact, sales peaked in 2016 at 5,832 for Dane County vs. 5,629 this year. Low inventory is definitely affecting the number of homes that can be sold. Simultaneously, prices have increased since 2016 from a median of \$245,000 to \$279,900. Every market goes in cycles, and we won't know whether we have peaked in home prices until after prices decline. Real estate agents are beginning to sense a slowing in the market right now, and whether that is seasonal or a larger cycle is yet to be determined. Another consideration is that the median sales price does not reflect the investment homeowners have made in their homes, so these increases are not the net amount showing the return for the homeowner.

Arbor Hills had 19 single family home sales through August, at a median sale price of \$375,000 and 38 average days on market. This compares favorably with the 17 sales during the same timeframe in 2017 where the median sale price was \$317,500 and the average



days on market was 36. I would not assume our prices went up 18%, however, because there were some unusual high-end home sales in 2018 that would skew those results.

According to the city of Madison assessor site (sorry, town of

Madison numbers are not included here), Arbor Hills average assessed values are up 7.5% (based on January 1, 2018 values vs January 1, 2017). Our assessment area is #4, which includes Leopold neighborhood and the area North of the Beltline to roughly Martin Street and the Arboretum, which are in the city. When 8% (rounded) is applied to our individual assessed values, this does not mean our taxes will increase 8%. Our taxes be determined by the budget set in the Fall. All values are added together, then the budget will be split proportionally to determine a "mill rate", which is a rate applied per \$1,000 of assessed value to a given property. Madison's combined rate has typically run around 23, so if your home is assessed at \$300,000 your tax bill would be 23*\$300 or \$6,900. For more information on the assessment process, go to www.cityofmadison.com/assessor.

When it is time to sell, buyers will sometimes compare assessed values regardless of how truly they reflect market value. So the good news for the homeowner wanting to sell is that their home looks more valuable, and the downside is their taxes will be higher than if that value were lower.



NEIGHBORHOOD EVENTS

End-of-Summer Treats & Tunes

To say goodbye to the end of summer and celebrate the start of the school year, neighbors joined for music in the park and goodies from a food truck.



ELECTIONS

Election Day is coming up on Tuesday, November 6. Register to vote up to 20 days in advance at the City Clerk's office, at any public library, or online at myvotewi.gov, or from 8 am - 4:30 pm on the Friday before the election at the City Clerk's office (210 MLK Jr. Blvd.).

Union Cab provides free rides to Division of Motor Vehicles (DMV) to get a photo ID. Someone from the Voter ID Coalition can meet you at the DMV to help you through the process.

For more information, contact the League of Women Voters of Dane County at (608) 232-9447, www.lwvdanecounty.org, or office@lwvdanecounty.org



NEIGHBORHOOD EVENTS

4TH OF JULY FUN

Neighbors gathered to celebrate Independence Day with music, a parade, and grilling in the park!



**Save the Date...
for 2018 Events!**



Halloween Party - Sat Oct 27
Arbor Covenant Church

Holiday Lights Contest

The 3rd annual Arbor Hills holiday lights contest will take place this December. Judges will check out all of the lights displays in the neighborhood mid-month, and the winner will have their December electric bill covered!



HALLOWEEN SPOOKTACULAR!

Saturday, October 27 • 2:00 - 4:00 p.m.

Arbor Covenant Church

Live music, games, pizza, and treats





NEIGHBORHOOD EVENTS



Remembering Mike Tuten

This newsletter is dedicated to Mike Tuten, long-time resident of the neighborhood and active member of the community who passed away this summer. We'll miss the music that Mike brought to Arbor Hills and his willingness to help, even when it meant dressing up as a pink Easter bunny.

NEW NEIGHBORS:

Ashley & Ean

Leyton Circle



Erin & Shawn

Irvington Way,
married on 9/1



Membership Dues

Many thanks to those of you who paid your dues at the Annual Meeting last year or independently. If you haven't paid, it's not too late. Can't remember if you paid? Email Neil at treasurer@arborhills.org and he can tell you. There's a remittance envelope attached to the newsletter for your convenience.

Block Captain Needed

Block captains play an important and fun role by bringing neighbors together and helping to keep everyone in the loop about important events. And we need your help! We need two new block captains for 2900-3109 Nottingham Way and 2917-3028 Todd Drive.

Interested?

**Reach out to Crystal Daley
at thecrystal@gmail.com for
more information!**



AHNA Executive Board Members



President:

Jim Cortada
jcortada@umn.edu

Vice President:

David Makovec
dgmakovec@gmail.com

Treasurer:

Neil Dinndorf
nrddinndorf@gmail.com



Recording Secretary:

Jodi Wabiszewski
info@arborhills.org

Corresponding Secretary:

Megan Grotheer
megan_ax@yahoo.com

Block Captain Coordinator:

Crystal Daley
thecrystal@gmail.com

Events Coordinator:

Samantha Castro
scastro817@yahoo.com

Newsletter Editor:

Ashley Gibson
akgibson17@gmail.com

Board Members at Large:

Josh Grotheer
George Ermert
Phyllis Fuller

Design and Illustrations by Kris Grauvogl



www.mbr1cu.org - 608-271-5301
3401 W. Beltline Hwy.

Let us help ease your busy life
with *free*, easy access to your
financial needs

- Online Banking
- Bill Pay
- e-Statements
- Mobile App
- Financial Counseling
- Notary Services
- Remote Check Deposit
- Credit Analysis
- Shared Branching Locations





**Serving my
Arbor Hills
neighbors
since 2002**

**Janet Johnson, MBA, CRS
Adding Value to Families—
By the Yard!**

**608-695-1281
JanetJohnson@kw.com
JanetJohnsonHomes.com**

kw
KELLERWILLIAMS®



**ARBOR
COVENANT
CHURCH**

*Inclusive community
...sharing grace...
living out reconciliation*

2509 McDivitt Road
271-1955
www.arborcovenant.org
Sunday morning services at 10:30
follow us:  



Get a clear picture of your energy use

- See how your energy use compares to other nearby homes.
- See whether you've used more energy compared to last year.

Visit mge.com/compare and sign in to My Account for details. Have questions? Call our Home Energy Line at 252-7117.

Working together, we can reduce our energy use and reach our goals under Energy 2030.
Learn more: energy2030together.com

mge
your community energy company