



SPRING 2024 NEWSLETTER



2024 NEIGHBORHOOD EVENTS!

Earth Day Cleanup

Sat April 20th 10 AM - 12 PM
Arbor Hills Park

Arbor Hills Garage Sale

Sat May 18th - Sun May 19th
Throughout Neighborhood

Food Truck Nights

Thursdays 5:30 to 7:30 PM
May 16th, August 15th,
September 19th
Arbor Hills Park

Make Music Madison

Fri June 21st 5-8 PM
Arbor Hills Park

4th of July Parade and Picnic

Thur July 4th 11 AM - 1 PM
Grandview and Nottingham to
Arbor Hills Park

AHNA Annual Meeting

Tues October 8th 6:30 - 8 PM
Arbor Covenant Church
2905 McDivitt Road

Halloween Parade and Trunk-or-Treat

Sat October 26th 4 - 5 PM
Grandview and Nottingham to
Arbor Hills Park

Holiday Decoration Contest

Throughout December
Judging on the 15th

Visit ArborHills.org/events
for the most up to date
information!

A NOTE FROM THE PRESIDENT

Earlier this year in the January deep freeze, neighbors on Leyton lined the Lane and Circle with ice lanterns. With around 160 flickering candles inside the crystal-like vases, the view was beautiful and peaceful - and made all the more so knowing how many neighbors spent days preparing for the display. My husband and I bundled up our toddler and our baby each evening on the appointed weekend to walk along the street and take it all in. We stopped to talk with our neighbors, our warm breath creating smokey puffs in the frigid air.

This is what I envisioned when we moved into Arbor Hills - raising a family in a place where we know our neighbors and build a community with the people around us. And that goal isn't just a nice-to-have; it's literally life-saving. Well-connected neighborhoods result in fewer lives lost to tragedy, improved psychological well-being in older adults, safer streets, improved health - the list goes on.

In that spirit, the Arbor Hills Neighborhood Association works to bring you all together to get to know your neighbors (and have some fun). We're one of the longest-running neighborhood associations in Madison and have a rich tradition of making our events and community-building activities possible with a team of dedicated volunteers. Here are a few ways you can participate:

Become an AHNA member.

Starting at just \$20 per household per year, you can support the important work that we do to organize events and communicate with the whole neighborhood through this newsletter. Not sure if you've paid for 2024? Reach out to info@arborhills.org and we'll confirm your membership status.

Join the AHNA Board.

We have a strong team of around a dozen people who volunteer their time to make this association run. Meet the whole crew at arborhills.com/board-members. If you're interested in joining a meeting to see the board in action, call or email me for meeting info - we meet in the evening on the second Tuesday of most months.

Become a Block Captain.

Block Captains play a critical role by delivering newsletters, welcoming new neighbors, organizing block parties, and more. There are a few open spots; read on in this newsletter to see where they are and contact Block Captain Coordinator Lisa Fernandez (pocoapocolisa@juno.com) to learn how to get involved.

Volunteer to help with an event or deliver newsletters.

We're always looking for volunteers who are willing to play a small role in making our events possible - whether you'll hand out snacks, lead a bike parade, or drive your car over for our annual Halloween trunk-or-treat.

Write for the newsletter.

If you have a topic you'd like to write about, or a suggestion for something you'd like to see in this newsletter, reach out to newsletter editor Erica Fletcher at erica.lee.fletcher@gmail.com.

Attend AHNA events.

Most of the dates for this year's events are set! Check out the list in this newsletter and mark your calendars. We're planning on a fun lineup including our annual 4th of July and Halloween bike parades, our second annual Make Music Madison event, and several food truck nights in the park.

Hope to see you around the neighborhood!

Ashley Gibson,
AHNA President

(507) 272-7123

akgibson17@gmail.com



BRINGING BLUEBIRDS TO ARBOR HILLS: A COMMUNITY EFFORT

Nestled within the vibrant landscape of Arbor Hills, our neighborhood has emerged as a sanctuary for the enchanting Eastern Bluebird, thanks in part to the dedicated efforts of our residents and the guiding principles of the Bluebird Restoration Association of Wisconsin (BRAW). As the nesting season is about to begin, we want to highlight the successful habitats created right in our backyards and look forward to welcoming more of these colorful birds in the coming years.

The Success Stories of Arbor Hills

Arbor Hills has been home to several bluebird families, thanks to neighbors who've embraced the spirit of conservation and stewardship.

Pam Duszynski of Derby Down, a dedicated resident, has turned Arbor Hills Park into a haven for these birds, achieving considerable success in attracting them to nesting boxes scattered throughout the area. Paul Scott of Kingston Drive has already seen one pair

of bluebirds raise two clutches in his yard, alongside a nest of house wrens, all sharing the same space in harmony.

Why Arbor Hills?

Arbor Hills stands out as an ideal location for bluebird houses because of our community's commitment to maintaining a bird-friendly environment. The efforts to install and monitor nesting boxes have paid off, showcasing a collective dedication to wildlife conservation. The presence of bluebirds not only adds beauty to our neighborhood but also contributes to the ecological health of the area by controlling insect populations.

Moving Forward

As we look to the future, the plans to install more nesting boxes are a testament to our community's ongoing commitment to these beautiful creatures. The guidance from BRAW, coupled with the enthusiasm of Arbor Hills residents, sets a solid foundation for expanding our bluebird conservation efforts. By continuing to create and maintain the right habitats, we not only enhance the quality of life in our neighborhood but also contribute to the broader mission of bluebird restoration across Wisconsin.

For more information you can refer to www.braw.org/



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ARBOR HILLS REAL ESTATE MARKET SNAPSHOT

By Ron Kubalanza, Stark Company Realtors®

In 2023, the housing market in Arbor Hills demonstrated stability and growth overall, as compared to Madison as a whole. While residential transactions in the neighborhood (10) were less than prior years, this is a reflection of inventory trends citywide since the pandemic. The lack of supply, combined with increasing demand (noted by a decrease in days on market), continues to support consistent home value appreciation.

Madison is starting 2024 with the most housing inventory since the end of 2020 and the Federal Reserve has signaled their rate hiking campaign is over. This presents opportunities for buyers and sellers. Buyers will realize an increase to purchasing power as mortgage rates drop, and sellers can capitalize on the equity gained over recent spikes in annual appreciation.

SINGLE FAMILY HOME COMPARISON	Madison	Arbor Hills
Median list price past 12 months	\$419,900	\$520,000
Median sale price past 12 months	\$429,900	\$524,000
Increase from 2022	6.96%	16.03%
Increase from 2021	15.10%	29.87%
Average days on Market in 2023	17	12

Arbor Hills Recently Sold	
3118 Todd Drive	\$420,000
3013 Pelham Road	\$488,000
3302 Kingston Drive	\$575,000
3041 Irvington Way	\$610,000
3237 Knollwood	\$686,000

RON KUBALANZA, REALTOR® | 608-421-0093 | RKubalanza@StarkHomes.com - RKubalanza.StarkHomes.com



RENTERS' RIGHTS

The City of Madison offers robust renters rights, but it can be confusing to understand how to access help. There is a report-a-problem portal for interior housing complaints, essentially anything on the inside of your residence. When requesting an inspection or reporting a problem, you will need to plan ahead to allow for City Staff to enter your residence. Building Inspection Staff will typically respond to your request within a few days of you submitting the complaint.

Access the portal here: tinyurl.com/24rxyhc4

If you have reported problems and they are not fixed, you can

receive rent abatement. This means you can get reduced rent for as long as problems within your residence exist -- even if you are no longer a resident of the property by getting rent paid back. This is a great tool for "encouraging" landlords to make well-needed repairs and promotes it in the future.

Learn about the rent abatement here: tinyurl.com/yranx75j

Questions? You can contact the City of Madison Building Inspectors (608) 266-4551 or our Alder, Yanetter Figeroua Cole at district10@cityofmadison.com



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BLOCK CAPTAIN OPPORTUNITIES

Block Captains play an important role in our neighborhood. They deliver these newsletters to your door each quarter, welcome new neighbors onto their street, and make our community feel more connected. There are a few streets in need of a new Captain:

Kingston Drive 3201-3409

Post Road 2701-2810

Post Road 2901-3026

If you're interested in taking on this low time-commitment role and connecting with your neighbors, email our Block Captain Coordinator Lisa at pocoapocolisa@juno.com for more information.

We're also always in need of extra hands to deliver newsletters - a great opportunity for kids to get service hours. If you have a child who's interested in helping, reach out to Lisa.

DANE COUNTY EXTENSION HORTICULTURE PROGRAMS

The Dane County Extension Horticulture program dane.extension.wisc.edu/15732-2/ is here to provide gardening classes, answers to gardening questions and resources (online and physical) for area gardeners.

We handle gardening questions ranging from topics such as houseplant care, to trees/shrubs, lawns, vegetables, fruits, diseases and insects, soils and more! Contact Lisa Johnson, Horticulture Educator at **608-224-3715** or Johnson.lisa@countyofdane.com with garden questions all year, or the **Horticulture Helpline** staffed by Extension Volunteers May-September (Horticulture@countyofdane.com or **608-224-3721**).

Lastly, the Dane County Extension Teaching Garden at the office site on Madison's east side (5201 Fen Oak Drive) is open to the public for visits. You can schedule tours for garden clubs, church groups, neighborhood groups, etc. with Lisa Johnson or visit for a self-guided tour.



Fitchburg Family Pharmacy

We're a pharmacy embedded in our community, where patients are part of the family, not just another customer.

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- Comprehensive Medication Review



2024 AHNA BOARD MEMBERS

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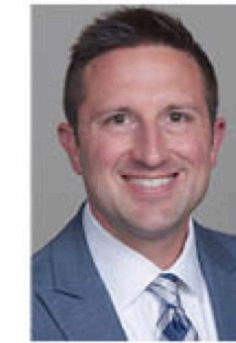
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WHO ARE MY REPRESENTATIVES?

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Representative Shelia Stubbs, Assembly District 77

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district10@cityofmadison.com
(608) 318-3838

Matt Veldran, Dane County Supervisors, District 4

veldran@countyofdane.com
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JOIN THE AHNA

HELP US REACH OUR MEMBERSHIP GOAL - BECOME A MEMBER FOR 2024!

Membership year is October 1, 2023 through September 30, 2024

Our membership goal for 2024 is 185 households. Membership dues are used to pay for the printed newsletter, lighting of the neighborhood sign, insurance, neighborhood events, and more!. The 2024 Budget can be found on our website (arborhills.org), under **Resources**.

Wondering if you have paid your membership dues? Please send an email to Treasurer@arborhills.org.

Membership Levels:
Seed - \$20, Sapling - \$30,
Tree - \$50

To become a member, pay online at arborhills.org, use the PayPal App (just scan the QR code), or pay by cash or check (print form on the website and mail with payment to: Jackie Cooper, AHNA, 3314 Heatherdell Lane, Madison, 53713). Thank you for supporting our neighborhood!



AS WE LOOK BACK ON OUR (NON) WINTER, WE WOULD ALSO LIKE TO CONGRATULATE OUR HOLIDAY LIGHT WINNERS:

First Place: David Arms,
3138 Ashford Lane

Second Place: Kyle Ritchie,
3013 Irvington Way

Third Place: Erin Hynum & Shawn Page,
2905 Irvington Way



IN REMEMBRANCE

Dorothy "Dot" Goldsworthy

January 21, 1929 —
November 24, 2023

Dorothy was the mother of three sons, wife to her late husband Goldy, grandmother, and great-grandmother. She was an avid sports fan and pioneer in women's sports. Read her full obituary on Cress Funeral Services' Website.

Kenneth "Ken" V. Gmeinder

July 8, 1950 — January 26, 2024

Ken was the father of three girls, husband to wife Susan, and grandfather. He ran Gmeinders Home Service, the family siding business, and was a devout Catholic who enjoyed giving back. Read his full obituary on Ryan Funeral Homes' site.

David Bordwell

July 23, 1947 — February 29, 2024

David lived on Irvington Way from 1993-2018 with his wife Kristin Thompson. A well-known film critic, he worked at the University of Wisconsin for 30 years and wrote or co-wrote more than 20 books. Read his full obituary in the New York Times.



KIDS CLASSIFIED

Do you have a child who's looking to advertise their babysitting, lawn care, snow removal or other services in the neighborhood? The AHNA Board would love to help! We'll be running a pilot "Kids Classifieds" section in an upcoming newsletter. Email Erica, Newsletter Editor, at erica.lee.fletcher@gmail.com if you have an interested child!