



ARBOR HILLS  
NEIGHBORHOOD ASSOCIATION



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

# SUMMER 2026 NEWSLETTER

# EARTH DAY CLEANUP



Photo credit: George Roesch Johnson

(Continued on page 2)



ARBOR HILLS  
NEIGHBORHOOD ASSOCIATION

## 2026 Upcoming Events

**Make Music Madison**  
Sat. June 21 1-4pm  
Arbor Hills Park

**4th of July Parade & Picnic**  
Sat. July 4 11am - 1pm  
Grandview & Kingston to AH Park

**Fiesta de Sabores y Sonidos**  
(Flavors & Sounds Party)  
Thurs. July 23 5:30-7pm  
Arbor Good Neighbor House

NEW



**Food Trucks: Arbor Hills Park,**  
Thurs. 5:30-7pm  
August 20 & September 17

**Annual Gathering & Celebration**  
Tues. October 13 6:30-8pm  
Arbor Good Neighbor House (2509 McDivitt Road)

**Halloween Parade & Trunk or Treat**  
Sat. October 25 4-5pm  
Grandview & Kingston to AH Park

**Cookie Decorating**  
Sat. December 5 2-4pm  
Arbor Good Neighbor House (2509 McDivitt Road)

NEW

**Holiday Decoration Contest**  
Throughout December  
Judging by the 14th

### SAVE THE DATE: NEIGHBORHOOD NIGHT AT THE BALLPARK

Join your neighbors for a Madison Mallards game  
Enjoy an afternoon of baseball and food with your neighbors at a Madison Mallards game! For the first time, the AHNA worked with the Mallards to organize a night out for our neighborhood with discounted tickets, reserved seats, and unlimited food and beverages.

**When:** Sunday, August 2nd

**Where:** Warner Park (2920 N Sherman Ave.)

**Food starts at 2:35 pm**  
(90 minutes before gametime)

**Game starts at 4:05 pm**

Tickets include 90 minutes of unlimited food and beverages. **\$25 for soda or \$32 for beer**, or skip the included food and pay just **\$16 for the ticket and a hat.**

Look out for an email from AHNA soon, or visit [arborhills.org](http://arborhills.org) starting in early June to sign up. Not on our email list? Reach out to [info@arborhills.org](mailto:info@arborhills.org) and we'll add you.

# Neighbors Unite for Annual Earth Day Cleanup

Spring sunshine, fresh donuts, and community spirit set the tone for our neighborhood's annual Earth Day cleanup on Saturday, April 25th as part of the City of Madison's citywide cleanup event. It was one of those perfect April mornings that makes it easy to say yes to getting outside and giving back.

Roughly 30 neighbors answered the call, ranging in age from a spirited 2.5-year-old to volunteers well into their 70s. The morning kicked off in the park with coffee and donuts, giving everyone a chance to introduce themselves before the real work began. From there, two groups fanned out along the frontage road and the bike path, armed with bags and gloves and plenty of good energy.

By the time we wrapped up, the group had collected over 20 bags of trash. It shows just how much difference a few hours and a willing crowd can make.

One highlight worth celebrating: the bike path was noticeably cleaner than in years past. Whether that reflects the cumulative impact of our annual efforts or simply more conscientious trail users and closing dumpsters for the apartments near the trail, it's encouraging to see.

Beyond picking up litter, volunteers also took time to pull invasive garlic mustard along the path. This fast-spreading plant crowds out native wildflowers and disrupts the local ecosystem, so every handful removed is a win for our neighborhood's green spaces.

None of this happens without people stepping up behind the scenes. A sincere thank-you to the volunteers who posted event signs around the neighborhood in the days leading up to the cleanup, to those who hauled out refreshments and extra trash bags, and most of all to every neighbor who showed up, rolled up their sleeves, and got to work.

Events like this are a reminder of what makes Arbor Hills a great place to live. It was a great kickoff to our event season, and we hope to see many of you at our upcoming events this summer!



# Made in the Shade: Save Energy with these Smart Planting and Shading Tips

## From Madison Gas and Electric (MGE)

We often see landscaping as a way to add curb appeal, but smart planting can also help you save energy. To achieve maximum impact, planting the proper tree or shrub in the proper place is key.

Keep in mind what's around your planting spot—above, below and how large your plant is will make a difference.

### Follow these general planting tips for energy efficiency:

- Plant large, leafy trees on the east, west and south sides of your home for maximum summertime shade and lower the surrounding air temperature. Trees

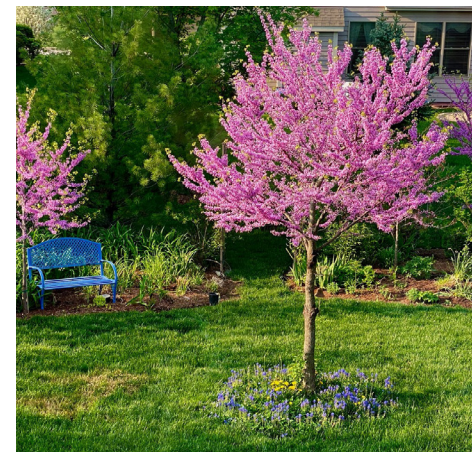


Photo credit: Eastern Redbud

should be placed at least 20 feet from the side of your home. A six-foot-tall tree can shade the windows in the first year; in five to ten years, it will shade the roof.

- Trees with lower leaves and branches work well on the west side of your home to provide shade from lower sun angles in the afternoon.
- A little shade for your air-conditioning unit goes along way—plant trees and shrubs nearby to shade air-conditioning units. Equipment that operates in the shade will use less electricity; however, be sure not to block the airflow.
- Plant bushes next to your house to create air space that will provide insulation year-round.
- Prevailing winter winds come from the west and north; use dense windbreaking trees and shrubs to protect from cold winter winds.

### Keep Safety in Mind When Planting

Stay safe and make sure to contact Diggers Hotline at [diggershotline.com](http://diggershotline.com) or call **811** at least three working days before digging in your yard. MGE and other participating utilities will mark the location of underground facilities on your property and indicate safe overhead line clearances. This free service will help you stay safe and avoid costly fines.

### Add External Shading

External shading devices are another option to prevent unwanted sunlight from entering your home. Shading devices include awnings, overhangs and trellises. For south-facing windows, base your shading device and placement off your window size. For a window that is 36 inches tall, the shading device should be placed 10.8 inches from the top of the window. It should be 25.2 inches deep, extending out from the house. Look for online calculators to help determine where to install a shading device based on window size. For west-facing windows, the shading device needs a vertical component to block summer sun. Adding hanging vines can help further block the sun.

Consider creating a grid-like structure with plastic or rope, then add climbing vines. Vines that have leaves in spring and summer that fall off in fall or winter will help keep sun out during the summer and during the winter.

### Get Free Advice From MGE Energy Experts

MGE is available to answer your questions and provide tips on landscaping for energy efficiency. Our energy experts are available 8 a.m. to 4:30 p.m. Monday through Friday at **608-252-7000**, or you can send them an email at [askexperts@mge.com](mailto:askexperts@mge.com).

# Slowing Down Traffic in Arbor Hills

By Tarek Said, Arbor Hills Resident

Speeding along Post Rd has been an ongoing concern for Arbor Hills residents for many years, particularly near Grandview Blvd, Todd Drive, and Leopold Elementary School. Families who live along these corridors regularly witness vehicles traveling far above the posted 30 MPH speed limit, creating safety concerns for pedestrians, bicyclists, children walking to school, and neighbors enjoying the area. Residents have reported seeing some vehicles traveling in excess of 50 MPH through these residential stretches. Residents living near the bend where Post Rd and Grandview Blvd meet have observed the curve in the roadway often appears to encourage younger drivers to accelerate as they pass through the area. Many neighbors also feel that the current 30 MPH speed limit does not reflect the reality of a residential neighborhood with nearby homes, parks, sidewalks, and an elementary school, and that a lower speed limit would better support safety in the area.

Over the years, AHNA has worked with the City of Madison Traffic Engineering Division and Madison Police Department to share neighborhood concerns and traffic data in hopes of improving safety along these roadways. While enforcement and traffic studies remain important tools, neighbors are also exploring additional community-based approaches to encourage safer driving habits and increase awareness among motorists.

This spring, AHNA volunteers will begin placing temporary "Slow Down" signs in terrace areas along portions of Post Rd and Todd Drive with permission from nearby residents. The signs were donated by Safe Communities, a nonprofit organization focused on preventing injuries and promoting safer communities through education, advocacy, and community partnerships. After neighborhood residents reached out for assistance, Safe Communities generously



provided the signs to support Arbor Hills' traffic safety efforts.

The signs are in English and Spanish and are intended to serve as a visible reminder for drivers to slow down and help keep Arbor Hills safe for everyone — especially the many children and families who live, walk, bike, and attend school in the neighborhood. For more information about the Safe Communities initiative in Madison and Dane County, visit [safecommunities.org/traffic-safety/slow-down-campaign/](http://safecommunities.org/traffic-safety/slow-down-campaign/)

## SWIPE YOUR DEBIT CARD. ROUND UP. SAVE. EARNS 10% APY\*

*You make purchases conveniently and safely with your Avestar Debit Card. We round up the purchase, up to the next dollar amount and deposit it into your Round-Up Savings account, where it earns a high dividend rate.*





**avestarcu.com**  
**608-271-5301**

**Madison**  
3401 W Beltline Hwy  
Madison, WI 53713

**Marshall**  
701 W Main St, Suite 179  
Marshall, WI 53559

**Waterloo**  
125 W Madison Street,  
Waterloo, WI 53594

**Piggly Wiggly**  
810 N Monroe St,  
Waterloo, WI 53594

## Growing Together: Arbor Hills Honors Its Hispanic Community with New Grant

We are happy to announce that the Arbor Hills Neighborhood Association has been awarded a City of Madison Neighborhood Grant for the second year in a row. This grant will focus on promoting Spanish language and Hispanic culture in our neighborhood. We decided to focus on this because of a significant shift in our community's demographics. According to the census, the Hispanic population has grown from 4.4% of Madison's population to at least 9% in 2020. In Arbor Hills specifically, 22% of our neighbors identify as Hispanic or Latino, per the city's Neighborhood Indicators Project. We hope these efforts will not only make new Hispanic families feel more welcome in Arbor Hills but also provide a space for all neighbors to enjoy Hispanic culture.

This grant will fund two major projects, starting with having our quarterly newsletter translated into Spanish for

the next year. We will make copies available to the public at the Arbor Good Neighbor House.

The second phase of the project will be an event on **Thursday, July 23rd** at the Arbor Good Neighbor House called Sabores & Sonidos. We'll have a food truck and live music.

The event and newsletter translation will be done in collaboration with the Arbor Good Neighbor House and the Latino Academy of Workforce Development. We hope to see you at the event in July!

*If you have an idea for an initiative to benefit our neighborhood that could be funded with a neighborhood grant in future years, please let us know at [info@arborhills.org](mailto:info@arborhills.org). For more information about the types of projects that are funded by these grants, visit [cityofmadison.com/dpced/planning/neighborhoods/grants](http://cityofmadison.com/dpced/planning/neighborhoods/grants).*



## Annual Neighborhood Survey

We want to hear from you! Please take five minutes to complete the 2026 neighborhood survey, which you can access by scanning the QR code below or visiting [arborhills.org](http://arborhills.org). If you'd like to complete the survey on paper, please email [info@arborhills.org](mailto:info@arborhills.org) or call Ashley at (507) 272-7123.

The survey includes questions about your preferences for the Association's priorities, events we host, newsletter delivery, and more. We value your input and appreciate you taking the time to share your feedback!



JR's

Spread It Around

Mulch Sales

**Mulch, Mulch, Mulch!**  
 Shredded Oak • Colored • Cedar  
 Playground Chips

608.573.BARK (2275)

608.692.BARK (2275)

4230 Acker Rd. ■ Madison, WI

WE DELIVER  
7 DAYS A WEEK!

\*3 Cubic Yard Minimum For Delivery  
1 Yard Covers Approximately 100 Sq. Ft  
3-4 Inches Deep

Proudly Serving  
The Arbor Hills Neighborhood

PRINT A COUPON AT  
[www.jrsmulchsales.com](http://www.jrsmulchsales.com)

## Dane County Supervisor Matt Veldran Updates

### Friends and Neighbors,

It has been a busy spring in Dane County and I am excited to share several major updates with you.

### New Committee Appointment

I am honored to share that I have been appointed to the **Public Protection and Judiciary (PP&J) Committee**. This committee oversees critical aspects of our community's safety and legal systems, including the Sheriff's Office, the District Attorney, and our court system. My focus will be on ensuring our public safety resources are used effectively, transparently, and equitably to protect all residents of Dane County.

### Transforming the Alliant Energy Center

We are reaching a historic turning point for the **Alliant Energy Center (AEC)**. This past January, the County Board approved a landmark lease agreement with **Frank Productions (FPC Live)** to revitalize the Veterans Memorial Coliseum.

This public-private partnership is a "generational opportunity" that brings nearly **\$100 million in private investment** to transform the Coliseum into

a world-class, year-round entertainment destination. By partnering with a local staple like Frank Productions, we are modernizing the venue while significantly limiting the County's financial liability and protecting you, the taxpayer.

Negotiations are continuing to finalize the operational details, and we are also currently seeking input through a Request for Information (RFI) to develop the surrounding 17 acres into a vibrant, mixed-use district.

### Get Outside: Spring and Summer in Dane County Parks

With the weather warming up, there is no better time to explore the **15,000+ acres** of land managed by Dane County Parks. Whether you are looking for a quiet hike or a family adventure, our park system has something for everyone.

### Spring & Summer Highlights:

- **Lower Yahara River Trail:** Take a scenic stroll or bike ride on the mile-long bridges connecting Lake Farm County Park to McFarland. It offers some of the best water views in the county.

- **Lussier Family Heritage Center:** Located within Capital Springs Recreation Area, the center is hosting "Learn to Camp" sessions and "Nature Through Photography" workshops this May—perfect for those looking to pick up a new outdoor hobby.

- **Dog Parks:** Our award-winning off-leash dog parks are great spots for our four-legged friends to socialize. Just a reminder to ensure your dog park permit is up to date!

I look forward to seeing you out in the community or at one of our beautiful parks this summer. As always, please reach out to me with any questions or concerns regarding county government.



**Matt Veldran**  
Dane County Supervisor,  
District 4  
[veldran.matt@danecounty.gov](mailto:veldran.matt@danecounty.gov)  
608-235-8369



## Think summer. Think energy savings.

It's easy to save energy at home this summer!

- Set your thermostat at 78°F or higher, if health permits.
- Turn on ceiling fans in occupied rooms for increased comfort.
- Close window treatments to block direct sunlight during the day.

Visit [mge.com/saving-energy](http://mge.com/saving-energy) for more tips.



## 2026 AHNA Board Members

### President

Ashley Gibson

akgibson17@gmail.com

### Vice President

Jeff Buhrandt

jbuhrandt@paladincg.com

### Treasurer

Jackie Bastyr Cooper

treasurer@arborhills.org

### Events Coordinator

Erich George

erich.george@outlook.com

### Communication Coordinator

Cathy Means

homederby@yahoo.com

### Block Captain Coordinator

Chuck Friedrichs

chuck.friedrichs@gmail.com

### Newsletter Editor

**OPEN - Contact Ashley if you're interested in getting involved!**

### Members-At-Large

Sheri Carter

Lisa Fernandez

Nanci Horn

Caroline Thompson

## Design & Illustrations

Christina Peterson

cheartisan@gmail.com

christinapeterson.art

# Fitchburg Family Clinic

*Where care feels personal -  
Your health, Your family,  
Our priority*

### Whole Family Care

- Comprehensive primary care for every stage of life
- A focus on prevention, wellness, and lasting relationships

### Affordable Membership

- One low monthly fee (\$90/month) — no surprise bills or hidden costs
- Unlimited visits, extended appt times, direct communication

### Same-Day / Next-Day Access

- Walk-ins welcome for urgent needs
- Telehealth options for added flexibility and convenience

### Personal and Stress-free

- Designed to simplify healthcare and put patients, not paperwork, first
- Access to your provider when you need it most

3050 Cahill Main #5, Fitchburg | (608) 504-9144 | www.fitchburgfamilyclinic.com

## Edward Jones



**Josh Grotheer, CFP®, AAMS™**  
Financial Advisor

950 John Nolen Dr, Suite 160  
Madison, WI 53713  
Bus. 608-284-9075

josh.grotheer@edwardjones.com  
edwardjones.com/joshgrotheer

## Nakoma Xing Gets a Fresh Start: Q&A with Ben Filkouski

A familiar building along the frontage road is getting a second life. The building, now named Nakoma Crossing, was recently purchased by 3517 West Beltline LLC, a collective of local real estate investors. It has undergone a significant renovation and is quickly filling up with tenants. We sat down with Ben Filkouski, a real estate broker who is involved with the property, to learn more about the future for the building.

### Tell us about the building's history and how you came to own it.

Ben: We purchased the building in June 2025 from David Reinke, who had operated Liberty Parts Team (LPT) out of that location for many years. Our group owns commercial real estate across the city, and this property was a natural fit for us. We saw real potential in the bones of the building and knew that with the right investment, it could serve a new purpose for the community.

### What did the renovation involve?

Ben: Quite a bit, honestly. We gutted the majority of the interior and essentially rebuilt it as a modern multi-tenant

facility. On the exterior, we added a new entrance and replaced all of the storefront windows. A majority of the roof was fully replaced. Inside, we brought the building up to ADA compliance, upgraded the warehouse section with LED lighting, and redid the entire fire suppression system. It was a comprehensive effort to make the space functional, safe, and attractive for a range of tenants.

### Who's moving in?

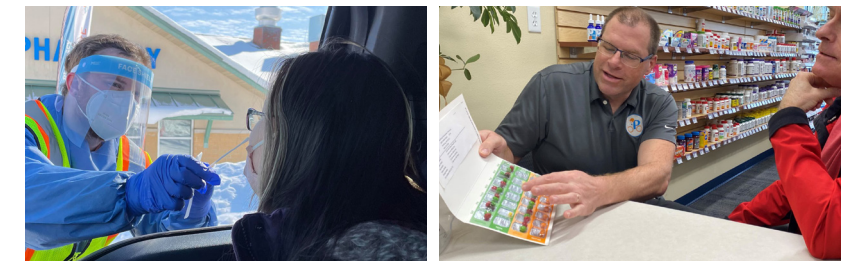
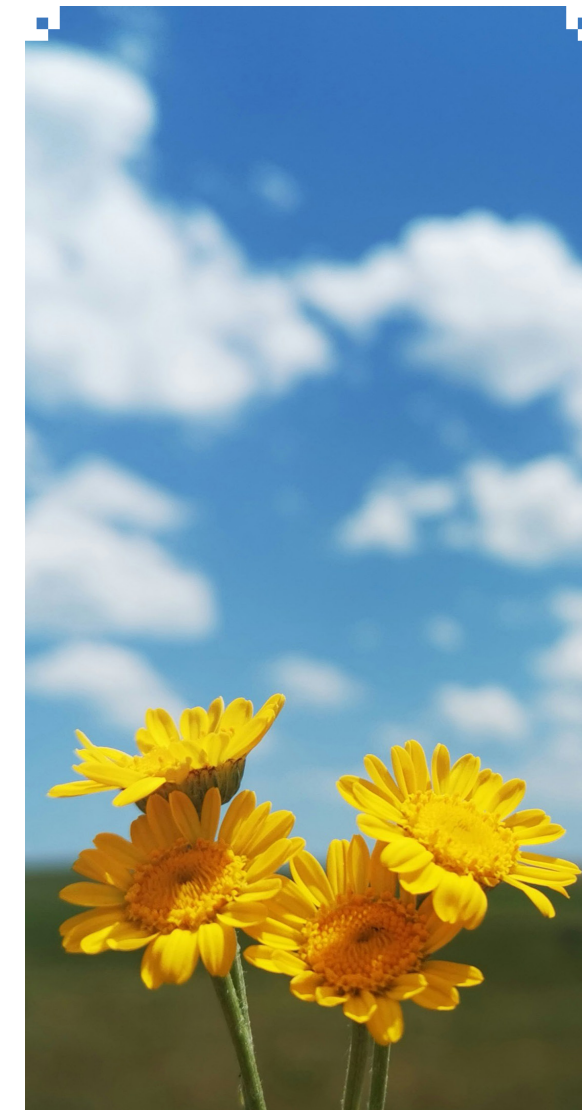
Ben: We're excited about the front of the building — MHB Real Estate will occupy the top floor, and Midwest Titles is moving in alongside them, with both expected to be settled in by July 1st. The back warehouse and showroom warehouse spaces are still taking shape, and we're actively working through proposals for that area.

### What's the longer-term vision for Nakoma Crossing?

It's really evolving into a hub for real estate professionals and related industries. Beyond MHB and Midwest Titles, we're in conversations with supply companies and potentially a

commercial and interior design firm. It's a natural ecosystem — businesses that often work together, under one roof. We expect the building to be fully leased by the end of the year.

For more information, contact **Ben Filkouski** at [ben.filkouski@madisoncommercialre.com](mailto:ben.filkouski@madisoncommercialre.com).



## Fitchburg Family Pharmacy

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

- Locally Owned
- Free Delivery
- Vaccination Services
- Community Engagement
- Medication Synchronization
- Medication Packaging
- Psychiatric and Substance Use Injection Services
- Comprehensive Medication Review



3050 Cahill Main #6, Fitchburg | (608) 274-3784 | www.whatagreatpharmacy.com

LOCAL  
POSTAL CUSTOMER

Presorted  
Standard  
US Postage  
PAID  
Permit #1  
Madison WI

EDDM

# Become an AHNA Member Today

The Neighborhood Association is thankful for everyone who has become a member this year (October 1, 2025 - September 30, 2026) - it has allowed us to:

- Continue to deliver a beautiful printed newsletter
- Keep lights on our neighborhood sign at the frontage road
- Plan our usual amazing events (Food Truck nights, Make Music Madison, 4th of July parade & picnic) plus **TWO NEW EVENTS:**
  - **End of School Party to celebrate the end of the school year AND**
  - **Sabores y Sonidos (Flavors & Sounds) at the Arbor Good Neighbor House**

Sadly our membership numbers are way short of our goal (aka less money for us to use for the above items). We hope you will consider becoming a member if you have not done so already (see membership form below). [Not sure if you are a member? Reach out to Jackie at [treasurer@arborhills.org](mailto:treasurer@arborhills.org)]



## BECOME A MEMBER FOR 2026

We hope you will consider becoming a member of the Arbor Hills Neighborhood Association in 2026! Membership dues pay for this printed newsletter, lighting of the neighborhood sign, insurance, neighborhood events, and more! Annual Budgets can be found on our website ([arborhills.org](http://arborhills.org)).

To become a member: pay online at [arborhills.org](http://arborhills.org), use the PayPal App (just scan the QR code), or pay by cash or check and mail with payment to: Jackie Cooper, AHNA, 3314 Heatherdell Lane, Madison, 53713.

Thank you for supporting our neighborhood!



Membership year is October 1 through September 30

### Seed - \$20



- Covers the printing of 8 newsletters
- OR half of the ice cream for our annual Independence Day picnic
- OR 5% of the annual cost of lighting our neighborhood sign

### Sapling - \$30



- Covers the printing of 12 newsletters
- OR a quarter of the hot dogs for our annual Independence Day picnic
- OR three signs to advertise our events

### Tree - \$50



- Covers the printing of 20 newsletters
- OR a quarter of the cost of a musician for Food Truck Night
- OR a third of our annual website cost

Please complete and return this form with a check payable to **AHNA**.

First Name	First Name
Last Name	Last Name
Telephone	Telephone
Email Address	Email Address
Street Address	