

The Blueprint

University Commons, an active senior learning community

The quarterly newsletter of

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Preparing for Winter, 1998 University Commons Groundbreaking!

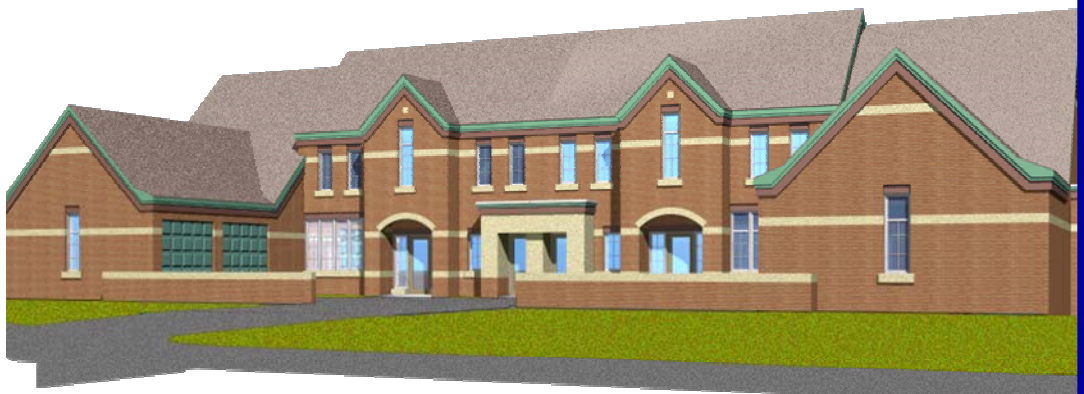
Design efforts for University Commons are nearing fruition as the end of Summer approaches. We are hard at work completing required steps to allow construction of this long awaited community to begin. Plans are undergoing final revision and refinement; in the coming weeks full architectural drawings and design specifications for all aspects of University Commons will be completed.

The current program for University Commons is the product of many months of collaborative work by Blue Hill, the UCA Design Committee and UCA Board, and our professional Design Team led by Hobbs + Black Associates. University Commons will offer potential buyers a high level of quality and individual preference in selecting among the planned 92 condominium homes. A variety of interesting and well-conceived floorplans have been developed, with housing types to include townhome and villa residences in addition to the apartment style residences of the previous plan. Community spaces, amenities, and services in the Commons Building have been expanded to ensure the successful operation of an active senior learning community for and by future residents of University Commons.

[This Fall UCA Members who hold a current Queue Position will have the opportunity to select and reserve for purchase individual homes in University Commons.](#) While there is significant work ahead, including the completion of final project approvals from the City of Ann Arbor, we are excited to share our plans with you. Barring unforeseen events, we expect to break ground late this year or early in 1999 with a first resident move-in date projected for the first half of the year 2000.

Enjoy the remainder of the summer, and plan to come visit with us and learn more about our plans for this exciting and innovative community. Many of you have been working for nearly a decade in pursuit of a dream - hold on tight because things are really taking shape!

Preliminary Rendering of University Commons Townhome Building (4 Units).



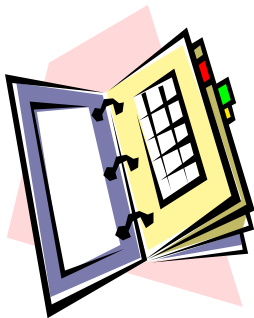
Selection Process for UCA Queue Position Holders to begin October 22, 1998

This Fall UCA Members who hold a current Queue Position (Queue Members) will have the opportunity to select and reserve for purchase individual homes in University Commons. Thereafter, remaining unsold homes would be available for purchase by other members who meet the qualifications of ownership in University Commons.

To allow this important selection process to begin and proceed in due course, Blue Hill and the UCA Board have developed the Queue Selection Process summarized below. Dates may be subject to variation based upon the completion of the City Approval process and other factors.

UCA Queue Member Information Period and Package Delivery:

Current UCA Queue Members will be mailed a Purchaser Information Package on October 22, 1998 and begin a Queue Member Information period. The Purchaser Information Package is expected to contain:



- University Commons Brochure with final floor plans.
- Pricing for particular floorplans. UCA Members who held a Queue Position as of December, 1997 will receive preferred pricing pursuant to agreements between Blue Hill and UCA.
- University Commons Homeowners Association (UCHOA) Projected Annual Budget and Estimate of Monthly Fees.
- Expected move-in dates for individual homes within University Commons. Project financing agreements with proposed project construction lenders will likely restrict condominium home starts based upon project pre-sales.
- Purchaser Documents for University Commons, including the Condominium Master Deed, Project Disclosure Statement, Articles of Incorporation and By-laws for UCHOA, form of Purchase Agreement, and other related documents.

Queue Selection Period:

At the later date of either November 23, 1998 or 30 days following final project approval by Ann Arbor City Council, the Queue Selection Period will begin. During this period, Queue Members may select and reserve for purchase individual homes in University Commons. Individual selection appointments will be scheduled in advance based upon current queue sequence. Additional information regarding the Queue Selection Process will be included in the Purchaser Information Package.

UCA Membership Eligibility:

To reserve and purchase a residence at University Commons one must be a member of the University Condominium Association (UCA). Eligibility for UCA membership is restricted to past and present University of Michigan faculty, staff and alumni. - age 55 years or older. For additional information on joining UCA and obtaining a Queue Position, please call Blue Hill offices at 734.663.2500.

Come learn more about University Commons

To allow you to review our updated and evolving plans, meet potential future neighbors, and to learn more about University Commons we have planned a variety of Open Houses and Events. Please mark your calendars and come on down. Also, you are always welcome to arrange an individual appointment convenient to your schedule. We at Blue Hill Development are here to serve you!

Receptions prior to Michigan Home Football Games

On your way to the game or home from Farmers' Market, stop by Blue Hill offices for a pre-game reception and Open House. We will be open on **1998 Home Football Saturdays from 9:00 a.m. until Kickoff**. Look for our advertisement in the Game Day program at Michigan Stadium and Go Blue!



1998 Michigan Home Football Schedule:

◆ Sept. 12	Syracuse	3:30 p.m. kickoff
◆ Sept. 19	Eastern Michigan	12:15 p.m. kickoff
◆ Sept. 26	Michigan State	12:00 p.m. kickoff
◆ Oct. 24	Indiana (Homecoming)	1:00 p.m. kickoff
◆ Nov. 7	Penn State	12:00 p.m. kickoff
◆ Nov. 14	Wisconsin	T.B.A. kickoff

Thursday Evening Open Houses (4:00 - 7:00 p.m.)

Beginning Thursday September 17, 1998 we will host informational Open Houses each Thursday evening from 4:00 - 7:00 p.m. at Blue Hill offices. Our building plans will be taking final shape in the coming weeks, so stop in to see our latest progress.

Sundays on the Commons....



The University Condominium Association (UCA), with Blue Hill, is pleased to launch "**Sundays on the Commons**". The series is planned as an enjoyable way for potential and future residents to better get to know one another, and to help define the living, academic, and cultural programs planned at University Commons. The inaugural event is tentatively planned as an **Oktoberfest** on Sunday October 25th from 1:00 - 4:00 p.m. This first event will be held (weather permitting) on our Huron Parkway site - located immediately north of Huron High School. In future months until our new facility is built, we are planning a series of events at various locations around town. For an upcoming schedule and event information, please visit our website @ www.BlueHillDevelopment.com.

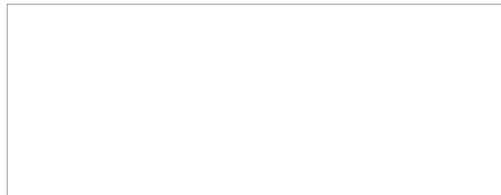
Planning Commission Hearing set for Tuesday September 1st



Please show your support for University Commons by attending the City of Ann Arbor Planning Commission Meeting on Tuesday evening, September 1st. Since making our application for final PUD approval in May, we have worked through virtually all governmental project design issues with the City, and are expecting Staff support for approval. If we are successful in obtaining Planning Commission approval on this date (not a certainty by any means), we would hope to be in good position to obtain final City Council approval by mid-to-late October. The commitment the UCA Board and membership has demonstrated over the last decade in building their vision is an important ingredient in our collective success. The meeting is planned to be held at 7:00 p.m. in the Council Chambers on the 2nd floor at Ann Arbor City Hall.

The Blueprint A quarterly newsletter of **University Commons**

Blue Hill Development LLC
516 E. Washington St. (near State St.)
Ann Arbor, MI 48104
Phone: 734.663.2500
www.BlueHillDevelopment.com



Please Welcome Pamela Charles: We are pleased to have Pamela Charles join us as our Marketing Assistant. Pamela is a recent graduate of Wayne State University with a B.A. degree in Psychology. Prior to beginning work at Blue Hill, Pamela completed a two week mission exposure program in the Republic of Panama. She speaks Spanish, German and English, as well as bits of Japanese. A native of Detroit, Pamela is active in a variety of community service organizations. Welcome Aboard!

Getting Settled: In June, we moved into our permanent offices at 516 East Washington in the historic Cadillac Building. We are just around the corner from U of M Central Campus and the State Street area of downtown Ann Arbor. There is plenty of convenient parking at the adjacent Liberty Square Parking Garage.

The Blueprint is published by Blue Hill Development for the benefit of members of the University Condominium Association and other interested parties. University Commons is an active senior learning community under development at the University of Michigan.