

THE MAPLE CREEK VILLAGER

AUGUST 2022

A Welcoming Community and a Great Place to Call Home



Maple Ridge Creek Village Condominium Association

Communications

Please address **all** communication, including requests for maintenance and exterior modifications to
Association Management, Inc. (AMI)

Paula Granowicz: pgranowicz@amicondos.com or adavis@amicondos.com

Phone: **NOTE NEW!** 586-739-6001 ... FAX: 586-739-6006

Modification Request forms: You must submit this form to AMI for Board approval before making any changes to the exterior of your unit.

Forms: Find the Maintenance and Modification Request Forms at: www.mapleridgecreekvillage.com

Board of Directors

President: John Smyntek

Vice President: Donna DeGennaro

Secretary: Greg Richards

Treasurer: Mic Shaeffer

Member at Large: MaryBeth Wolocko

The board invites you to share information and improve communications. Board meetings are usually held on the third Monday of the month in a small conference room at AMI. (The next meeting is Sept. 19. If you wish to address the Board, please notify Paula Granowicz the week before. The first 30 minutes are reserved for up to five co-owners (5 minutes each) to discuss their issues.



NEWS AND INFORMATION FROM THE BOARD OF DIRECTORS

THE BIG UPDATE

As much of life is these days, your Board worked its way through several challenges since we last published a newsletter in February. Among them:

- **COVID 19 Issues:** Pandemic consequences made meetings difficult during the period between February and August which required some meetings to be rescheduled. (And in case you haven't noticed, the Board has undergone a total change since 2021 with many experienced brains and hands retired after distinguished service.) Covid also has greatly complicated life for almost all of our vendors. They face the same staffing challenges besetting many businesses these days: Unfilled vacancies, especially among skilled needs. Several of them have also faced their own Covid absences. That's why fulfillment of many work orders has fallen behind. Most notably was the plan for mulching. As Brooklyn Dodger fans used to recite in the 1950s, we'll be "waiting until next year." We expect things to pick up for the fall planting season and ask for your patience during this trying time!
- **THE LONG HOT SUMMER:** As you know, rainfall was sparse in June and July. Coupled with high temps, the lawns (remember they are OUR lawns and not YOUR INDIVIDUAL lawns) were stressed. Those who have lived in the MRCV for a while have experienced this before. The sprinkling system was never designed to keep every square foot of the MRCV green and soggy. And with the City of Rochester encouraging only overnight sprinkling and approved another water rate increase that takes effect Sept. 1, the Board has worked hard to keep the water budget in line. But the hard facts are: WITHOUT AMPLE AMOUNTS OF RAINFALL, CERTAIN PORTIONS OF OUR PROPERTY ARE SUSCEPTABLE TO TEMPORARY BROWNING. BUT IT HAS ALWAYS REBOUNDED WITH NATURAL RAINFALL. Fortunately, August has brought much needed precipitation and as of this writing, green is the prevalent color. Incidentally, our lawn care specialist will be out to do the grub preventative and summer fertilizing app the week of August 8th. His expert remark: "Place has held up nice during this droughty summer!"
- **GET CURRENT:** The Board has been working to modernize the means of communicating with our great co-owners. And that means we continue to evolve toward paperless operations. Newsletters and flyers are relatively expensive and we have tried to make better use of email to notify co-owners of important events. AMI is helping us to update the appearance of our website at www.mapleridgecreekvillage.com. (Its appearance has been relatively unchanged since 2009-10.) Look for the new look come autumn. And if you haven't registered your current e-mail address with AMI (at pgranowicz@amicondos.com or kterrell@amicondos.com), for email blasts, please do so you have the most up-to-date advisories.
- **RISING COSTS:** Besides the aforementioned pending water rate hike, almost all our vendors have upped prices based on the rising cost of gasoline and the desire to keep their staffs working and happy (as in pay increases). We negotiate hard to keep costs down and look to expand the vendors that serve us, based on their ability to provide quality work. But almost every one of our contractors has a long backlog and so do the new ones we try to recruit.
- **GUTTER LANGUAGE:** We are embarking on a new round of gutter cleaning for units that need it. In case you've wondered, the Board solicited bids for gutter-guard type products but the cost, even for a bulk purchase, was prohibitive when compared to the cost of twice (or even thrice) annual manual cleanings. And that didn't even factor in the maintenance to the gutter-guard products as they age.
- **SPEAKING OF BACKLOGS,** you may have received a letter about those darn vents on the outside of your fireplace. The original ones were plastic and after 20-plus years, many crumble just from a touch. They are a co-owner responsibility, and you must pay (about \$85) for the installation. Last year, the company that did these did not fulfill any of the requests. AMI is looking for a possible replacement so enforcement is being delayed. We'll notify you if and when a new vendor emerges.

- **MONEY, MONEY, MONEY**: Mic Shaeffer is our new treasurer, and he is beginning his first budget cycle getting ready for 2023. He'll be meeting with AMI and the finance committee to formulate his recommendations to the Board for financing 2023 operations. Look for the Board's final decision come November.
- **AND SPEAKING OF 2023**, the Board is working on two bylaws projects: One is a total review and revamping of our circa- year 2000 bylaws to make sure they are update with Michigan condo laws; concurrent with that is some sort of limit on rental units and/or non-resident purchasers to maintain the value and quality of the community. Likely to be done in 2023.

Finally, thanks to all of you who attended our 2022 annual meeting in person back in May. It was good to get the community together in person after the long Covid limitations on gatherings. And thanks to all the L&B volunteers and Maintenance volunteers who helped with the spring walkarounds!

CONCRETE NEWS

Many of you noticed that the City of Rochester has marked sidewalks for repair in the MRCV. The latest advisory is that the work MIGHT be done by the end of August. And to complicate matters, most of them are slabs in front of driveways that will limit co-owners access to their garages for at least a week. AMI is working to assure the city will provide adequate notice. Concurrently, the Board approved the annual driveway and associated concrete work by Luigi Ferdinandi & Son. While no date has yet been set, the firm has the notification drill down so every co-owner will have adequate warning. Where to park during these inconveniences? Obviously the street is an option but it might be neighborly to allow a co-owner to use a portion of your outside driveway while they have no garage access. But whatever happens, please realize that there is no improvement without inconvenience and inconvenience is always temporary.

ELECTION RULES

We repeat this especially for newer co-owners: We hope that all MRCV residents continue to exercise their voting rights in all elections, but please remember that political signs or posters are not allowed on either lawn areas or on the units themselves. Window posters are also not permitted. Our by-laws are quite specific regarding signage and flags. Article VI Section 10 clearly states that "No signs, advertisements, pennants or flags, other than a U.S. Flags no larger than 3' x5' shall be displayed which are visible from the exterior of a unit without written permission of the Association." Any signs will be promptly removed by the Board.

DUST BUSTERS NEEDED

If you walk the path on Washington Rd. or live on Boulder and Ford Ct., you have probably noticed the excessive dust generated by traffic this summer. The lack of rain is one reason for it but increased commercial traffic (not allowed by law!) and diminished maintenance by the Road Commission of Oakland Co. has contributed to the dust .If you want to complain and spur remedial action, here's how:

Rochester Police: Request enforcement action against commercial thru-vehicles using the road, many because of the Dequindre construction at Avon and 23 Mile. The police website says "Citizens should always feel free to contact our dispatchers to request police assistance or to merely ask a question. Phone: 248-651-9621"

Road Commission of Oakland County: Go to <https://www.rcocweb.org/> and click on "Report an issue" button at the top of the page. Complain that you want more frequent leveling of Washington Road and application of dust-reduction liquids.

City of Rochester City Council and government: They can influence RCOC actions. Go to <https://www.ci.rochester.mi.us/450/Report-a-Problem---Rochester-Works> Fill out and online form.

SAVE THE DATE

Co-owner Sandy Kondos reminds co-owner cookie bakers that she is organizing a holiday cookie exchange, Saturday, December 3rd, from 10 a.m. to noon. More details to follow as the big day nears.

NOTES FROM THE REPAIR SCENE

A co-owner helpfully writes: "It may be appropriate to share our experience with the original Mansfield toilets in our unit and deteriorating seals. If someone has a Mansfield toilet that has not had all the seals replaced they may wish to consider purchasing a Mansfield manufacturer complete rebuild kit to update the original parts. It is recommended that it be a Mansfield and not a generic kit. They are available through Mansfield Parts. We recently had a failure which caused significant damage and inspection of the other toilets show all have severely deteriorated seals." Thanks for the tip!

ELECTRONIC OPTION FOR MAINTENANCE REQUESTS

First off, another reminder of the proper phone number for AMI on our cover page---(586)739-6001. The 800 number is no longer operational. In the September 2021 Newsletter we reminded co-owners that **emergency** maintenance requests should be immediately given to AMI via phone call or e-mail. Those which do **not** represent an emergency can be submitted using the printable MRCV Maintenance Request form on our web site. Since, however, our current platform does not allow co-owners to complete and submit this form electronically, your options are to scan the completed form and submit it as an e-mail attachment, or to send it to AMI via US Mail. As an option, AMI has suggested that you may wish to submit your request electronically. Just go to the work order site workorders@amicondos.com and complete your request. This may actually be a faster way to have your request addressed.

This process is **not** to be used for **modification** requests that require Board approval (anything that can be seen by others from the outside of your unit). These requests assume that, after Board approval, all costs would be the responsibility of the requesting co-owner. All requests of this type must be submitted using the printable MRCV Modification Request form from our web site. Note that some modification requests require that a drawing or the contractor quote be attached. These requests should be emailed to kterrell@amicondos.com for a faster response time.

USE OF OUTSIDE CONTRACTORS

When using contractors for work inside of a unit MRCV residents have many choices- the only requirement generally is that contractors doing work which involves such things as plumbing, electricity and heating/cooling must be licensed and insured. Some interior work, such as installation of a high efficiency furnace, also requires an approved Modification Request. When a Modification request is needed, the name of the contractor must be supplied.

Co-owners are not allowed to individually contract for work that represents an Association maintenance responsibility, and any expenses paid by individual co-owners will not be reimbursed by the Association. In addition, co-owners may be charged for shoddy or improper work by a non-Association contractor that requires a remedy.

SOCIAL ACTIVITIES



Weekly: Mens breakfast – Wednesday at 8 AM at Marcus Restaurant,
55690 Van Dyke

Ladies coffee- Thursday at 9 AM at Kerby's Coney Island
Dequindre and 25 Mile

Tavern on the Green Thursdays from 4-6 p.m. on the Maple Creek Court Island.
(Bring your own chairs and beverages.)

Monthly: MRCV dinner- 2nd Tuesday of each month (except December) at 5 PM
New site: Detroit Grille House, 55161 Shelby Rd. (NW corner of 25 Mile and Shelby)

Winter: Annual Holiday Dinner TBD.

BOARD MINUTES

BOARD OF DIRECTORS MINUTES

Maple Ridge Creek Village Board of Directors Meeting No. 235

February 21, 2022

Meeting called to order at 1:02 PM

Present: John Smyntek, President; Donna DeGennaro, Vice President; Tom Grossman, Secretary Marybeth Wolocko, Member at Large. Paula Granowicz, Property Manager.

Old Business

A. Rob Giddings addressed the Board and introduced Arbor Tree as a prospective contractor for Tree and Shrub care and maintenance.

B. Minutes from the January 17 Meeting were approved.

C. January financial statement was presented and approved. Final adjusted 2021 figures are expected in March. At this time a significant operating fund surplus is anticipated.

D. Open work orders were reviewed. Paula has requested commitment from Laduc siding to address open 2021 work orders in early spring. She will reach out to other AMI Property Managers for recommendations of companies who are able to do siding repairs.

E. Investments listed in the January balance sheet were discussed. AMI will research and provide options.

F. The Board calendar was reviewed.

G. Suggested changes to Policy MRC031 were reviewed. A final draft and vote will be postponed pending input from the Iron Barn and E&J Ornamental Iron Works.

H. John reported that Jan Tevlin has moved from the MRCV community, and that there is currently no "official" L&B Chairperson. Bev Aitken will continue to manage the spring planting inspection, and Tom will speak with Adam Oaks regarding maintenance of the Washington Road entrance area.

New Business

A. Proposals from 2 accounting firms were reviewed, and the Board selected Michigan Community CPA to conduct our 2022 accounting review.

B. The proposal from Country Club Lawn to provide lawn care services during 2022, 2023 and 2024 was approved.

C. The quote from Adam Oaks for gutter cleaning was approved. There will be two cleanings at 27 selected buildings during 2022.

D. The 2022 AMI fee schedule was reviewed and Paula explained changes from previous years.

E. Suggested changes in the letter to new co-owners were approved. This letter will accompany the status report which is sent to title companies, and will also be part of the welcome packet which AMI sends to co-owners.

F. The proposals from both SavATree and Arbor tree were reviewed and discussed, and the decision was made to select Arbor Tree for tree and shrub care during 2022 and 2023.

Adjournment at 3:05 PM.

Maple Ridge Creek Village Board of Directors Meeting No. 236

March 21, 2022

Meeting called to order at 1:01 PM

Present: John Smyntek, President; Tom Grossman, Secretary; Marybeth Wolocko, Member at Large; Paula Granowicz, Property Manager

Old Business: Discussion of on-site meeting with Rob Giddings from Arbor Tree. Rob inspected some specific trees during our meeting and will provide ongoing evaluations of plantings within MRCV.

- A. Minutes from the February 21 Board Meeting were approved.
- B. Board review of open work orders. E-mails were sent to Adam Oaks and Laduc Siding regarding unfinished work from 2021.
- C. March financial statement was reviewed and approved. Michigan Community CPA is in the process of completing our 2021 accounting review.
- D. Modifications to Policy MRC 018A were approved.
- E. Two co-owner requests for tree replacement were approved.
- F. Possible modifications to Policy MRC031 (railings) were discussed. Tom will submit draft for approval.

Committee Reports

Maintenance: Jim Aitken has offered to Chair the Maintenance Committee in 2022 and Denny Slater has agreed to organize and manage the cement/caulk project.

L&B: Arbor Tree has completed winter trimming of selected trees. Co-owner Melinda Hill has volunteered to work with Bev Aitken on the spring plantings evaluation.

Welcome: Donna reported a Welcome Committee visit with new co-owner Mary Agnes Youngheim (1678 Maple Creek Ct.).

New Business

- A. Questionnaire from Michigan Community CPA was completed.
- B. John reported a discussion with the City of Rochester DPA regarding a planned water line improvement within MRCV. A formal proposal and easement request will follow.
- C. An Annual Meeting date of Monday, May 2 at the Rochester Community House was approved. Paula will prepare and send the first meeting notification.

- D. Each Board Member was assigned specific Policies for review and possible update.
 - E. Because of recent price increases Adam Oaks has announced a probable fuel cost surcharge in 2022.
 - F. Adjournment at 2:45 PM.
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Maple Ridge Creek Village Board of Directors Meeting No. 237

April 18, 2022

Meeting called to order via Zoom at 1:15 PM

Present: John Smyntek, President; Donna DeGennaro, Vice President; Tom Grossman, Secretary; Marybeth Wolocko, Member at Large; Paula Granowicz, Property Manager.

Old Business

- A. Paula described the new role that Kelly Terrell will play as Assistant/Co-owner Coordinator at AMI. Kelly will be the primary initial point of contact for MRCV co-owners.
- B. Minutes from the March 21st Board Meeting were approved.
- C. The CPA report from Michigan Community CPA was discussed. Paula will distribute copies to all Board Members.
- D. The March financial statement was approved. John requested that Paula consult with AMI accounting and obtain current investment rate information prior to our CD investment decision in June.
- E. The Board calendar was reviewed. Annual Meeting mailings are on schedule, and the Cement Committee is planning an inspection in early May.
- F. John and Paula reported that the web-site changeover is on track.
- G. Revisions to Policy MRC031 (Outdoor Railings) were approved.
- H. A co-owner request for inspection of Spruce trees at the back of 1889 Dunham was discussed. Tom will remind Arbor Tree of our request to have these plantings inspected.
- I. Previously- approved planting replacements at 1606 Boulder Ct. and 1898 Dunham Drive were discussed. Tom will request an update from Adam Oaks.
- J. Paula confirmed that the co-owner at 1504 Ford Ct. has requested a replacement tree between 1504 and 1501 Ford. Tom will ask Arbor Tree for small space recommendations.
- K. Co-owner walkway lights at 1628 Boulder Ct. were damaged by snow plows. Adam Oaks has agreed to replace the lights.
- L. Donna presented proposed revisions to Policies MRC003B and MRC003C. Revisions were approved.
- M. Tom has sent an e-Mail to DPW Director Patrick Ryan requesting information on the location and recommended inspection protocol for those storm water sections that represent an Association responsibility.

N. Arbor Tree has reported 3 diseased spruce trees at the back of 1871 Dunham. Tom will submit a removal permit application to the City of Rochester.

O. The Adam Oaks quote for 2022 mulch was approved.

Committee Reports

Maintenance: Volunteers will meet on Wednesday, April 27 to organize for the annual spring maintenance inspection. Committee Chair Jim Aitken will prepare inspection sheets and assign teams.

L&B: Bev Aitken and Melinda Hill will schedule the annual planting inspection/evaluation as soon as weather allows in early May.

Welcome: Donna reported a Welcome Committee visit that she and Marilyn McGahey had with new co-owner Marilyn Decker at 1510 Ford Ct.

New Business

A. Revisions to Policy MRC008C (composite decks) was discussed. Agreement was reached on additional changes, and Tom will re-submit a new draft.

B. John presented the format for the May 2nd Annual Meeting.

C. The request for a new composite deck at 1961 Dunham was approved with one change. Paula will notify the co-owner.

D. The request for a partial composite deck replacement at 1898 Dunham was returned to the co-owner for clarification and additional information.

E. Adam Oaks request for a 2022 gasoline surcharge was approved.

Meeting was adjourned at 3:25 PM

MAPLE RIDGE CREEK VILLAGE BOARD OF DIRECTORS MEETING No. 238

Tuesday, June 7, 2022 @ 9-11 am at Rochester Hills Public Library.

Present: John Smyntek, Donna DeGennaro, Marybeth Wolocko, Mic Shaeffer, Greg Richards.

Board actions:

- **Selection of officers through May 2023:** President: John Smyntek, term expires May 2023; VP: Donna DeGennaro, expires May 2023; Treasurer: Mic Shaeffer, expires May 2024; Secretary: Greg Richards expires May 2024; Member at Large: Marybeth Wolocko expires May 2023
- **Liaisons with committees:** Finance: Mic Shaeffer; L and B: Marybeth Wolocko; Maintenance: Greg Richards; Social and hospitality: Donna DeGennaro
- **Explanation of current legal positions; E-mail etiquette; general discussion of board operations.**

MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 239

Monday, June 20, 2022

Call to order 1:02 pm Adjournment 2:55 pm Place AMI Office

Present:Board- John Smyntek, Donna DeGennaro, Marybeth Wolocko, Mic Shaeffer, Greg Richards. AMI- Paula Granowicz, Kelly Terrell

Old Business:

- **Approved April 2022 board meeting minutes and post annual meeting/election meeting of board members June 7 2022**
- **Reviewed open work orders and uncompleted maintenance requests**
- **Approved May financial statement**
- **Reviewed board calendar – Paula to make minor changes**

New Business:Liaisons with committees – Financial – Mic, Web Site – John, Social – Donna, Maintenance - Greg, L&B – Mary Beth, Welcome – Donna

- **Reviewed and approved Arbor Tree service proposal, total cost \$2,243.**
- **Reviewed and approved Calvin Services Inc. or Northville proposal for concrete caulking, total cost \$9,252**
- **Discussed car charging station proposal – John to discuss with attorney and report back to board**
- **Discussed limited renters – John to request legal proposal from attorney**
- **Reviewed CD rates – Tabled, They will be reviewed just before they come due, Flag Star Bank Jan 26, 2023 & CIT Bank Mar 22 2023**
- **By Laws reviewed – John to submit a proposal to the attorney for a total review of the current bylaws**
- **Website – John to review website and discuss any updates with board.**

MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 240

Wednesday, August 3, 2022

Call to order 2:05 pm Adjournment 4:59 pm Place AMI Office

Present: Board- John Smyntek, Donna DeGennaro, Marybeth Wolocko, Mic Shaeffer, Greg Richards. AMI- Paula Granowicz, Kelly Terrell

Old Business:

- Approved June 2022 board meeting minutes
- Pond Signage – Paula to request pricing for four new signs for the retention pond on the south side of Dunham, approximate size 18 x 24. The old signs have deteriorated and need to be replaced. Once purchased, the board will ask the maintenance committee to remove old signs and replace them with the new signs.
- Newsletter – John is currently working on the newsletter and is hoping to have it published some time the second week of August.
- Car Charging Station Proposal - More information will be presented at the next meeting.
- Limited Renters – Discussion tabled and will be addressed with next year's financial committee. After 22 years, the bylaws need to be updated from the original to meet with today's current changes. When bylaws are updated, the number of renters within the HOA will be addressed and added to the bylaws.
- Washington Road Dust – John is to put a paragraph in the newsletter requesting homeowners to write or call the City of Rochester Police Chief concerning the dust, speed and over weight commercial trucks on the road. The appropriate address and phone number will be posted.
- Website and Policies – Paula is looking for approximately nine pictures of the HOA Campus to be placed on the website. Policies currently on the website are assumed to be current at this time and will be changed over to the new AMI option.

New Business:

- Treasury Presentation – Mic developed an initial financial philosophy guideline and presented it to the Board and AMI for review and input.
- Tuesday Evening Dinner – Both Detroit Grill House in Shelby and the Hamlin Pub in Rochester were discussed for the monthly evening dinner. It turned out the Hamlin Pub could not support our needs and therefore the Detroit Grill House was selected for dinner on the second Tuesday of every month with a possible six month review.
- Deck Modification Policy MRC 008A and C – With the increased popularity of composite deck material being chosen by co-owners, which both improves the value of the condo and is maintenance free, the Board has decided to review and update the policies. Marybeth is currently

working on policy statement wording. Mic is to make changes to illustration #2 of MRC 008C. Both updates will be brought back to the Board for review.

- Concrete Driveways – A quote from Luigi Ferdinanci & Son Cement Co. totaling \$25,430.00 was reviewed and Board approved pending one question on warranty issue which needs to be addressed at 1976 Dunham.
- Concrete Sidewalk Slabs – The City of Rochester has identified approximately 30 addresses within the HOA which need to be replaced or repaired. The approximate invoice cost is \$3,562. A motion was passed to pay the city invoice. John is to write an explanation in the upcoming newsletter.
- Vents – Some fireplace vents need replacement. John is to put out a note in the newsletter to explain homeowners expense.
- Pest Control at Dunham address– Item closed and vendor has removed trap.
- Approval of a quote for water drainage issues at two sites were dismissed due to it being very elaborate and much more than needed. Paula is to send out a request to another vendor for landscaping repairs.
- Security Cameras – Modification request for security cameras at a Ford Ct. unit was approved.
- Outdoor Generator – Modification request for an outdoor generator at a Dunham unit was approved.
- Street Signs – The street signs owned by the MRCV have come under attack by woodpeckers and need to be repaired. The Board discussed and approved action to fill and repaint the signs by the maintenance committee. The next meeting is scheduled for September 12, at 1 p.m; at AMI