

# ***THE MAPLE CREEK VILLAGER***

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FEBRUARY 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](mailto:pgranowicz@amicondos.com) or [adavis@amicondos.com](mailto: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](http://www.mapleridgecreekvillage.com)

### **Board of Directors**

President: John Smyntek

Vice President: Donna DeGennaro

Secretary: Tom Grossman

Member at Large: MaryBeth Wolocko

The board invites you to share information and improve communications. Board meetings are held on the third Monday of the month in a small conference room at AMI. 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

### **Policy changes and insurance news**

Maple Ridge Creek Village Residents should know that your board made several updates in policies in the period November through January. Rather than explain them in the newsletter in detail, we suggest co-owners go to [mapleridgecreekvillage.com](http://mapleridgecreekvillage.com) and read/print out the following revised policies: MRC021B, MRC024, MRC030 and MRC038. In addition, the board is expected to change MRC038, regarding railings at entry ways, to reflect new buying options available to co-owners. Look for news on that in the next newsletter.

Co-owners will soon receive the annual letter from AMI re: the minimum personal insurance coverage that is required to be maintained. Sneak preview: The increase will be 7 percent, reflecting the increased cost for building materials and contractor costs that would be needed for repairs.

### **Annual meeting reminder**

The pandemic continues to complicate plans for the May annual meeting. Expect your board to clarify the date and format of the meeting by its March meeting.

### **Possible Violations**

Prior to winter, your board made an inspection that identified several possible Policy or By-Law violations within Maple Ridge Creek Village. Most related to co-owner maintenance responsibilities, and a follow-up inspection will take place this spring. Please “self inspect” the exterior on your unit with particular attention to some of the issues listed below.

- Porch screen maintenance
- Plantings around decks- size and condition (Policy MRC003A)
- Existence of bird baths (Policy MRC004)
- Condition of walkway lighting
- Condition of flower boxes
- Number and type of exterior decorations (Policy MRC024)
- Condition of front door hardware
- Maintenance of edging around planting areas

Let's make sure that Maple Ridge Creek Village never shows signs of neglect.

### **Contractor Delays**

Spring is coming but the pandemic continues to cause problems re: contractors and needed repairs. The inability of the contractors to attract and retain skilled workers is still a challenge. Our contractors have assured us that all approved work will be completed, but in some cases we do not yet have target dates that we can share.

### **Electronic Option for Maintenance Requests**

**First off, note the new phone 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](mailto: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.

### **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.**

### **As Winter Wanes...**

- Remember: Our walking path was not designed as a smooth boulevard. There are some uneven sections, along with a number of lower areas that can freeze during winter weather. We encourage you to use this path year-round, but remember that we do not salt the path, so please be extra careful during winter weather.
- Maple Ridge Creek Village by-laws and policies do not require that cars be removed from drives during snow removal (some Associations do). On the other hand, cars that are parked on driveways represent a real challenge for our contractors, and we have therefore advised

them that they are **not** required to complete a driveway plowing if they feel that there is a risk of damage to a parked car. If you must leave your car in the driveway please try to park it to one side as far as possible.

- Salt applications along roads can have a corrosive effect on our automobiles, and in a similar way driveway salt is certainly a contributor to the rust which is beginning to appear on some of our garage doors. Our contractor does not intentionally leave extra salt deposits in front of your garage door. Salt application, however, is not a surgical procedure, so some salt will most likely come to rest along the bottom of these doors. It is probably a good idea to brush any excessive salt deposits a couple of feet away from your garage door. Remember that eventual door replacement is a co-owner responsibility.
- Waste containers must be kept inside your garage until the evening prior to pick up, and then removed as soon as possible after pick up. If snow is forecast on Mondays try to place garbage containers at the very edge of the driveway or even up on the grass area. Existing snow deposits may make this difficult, but any effort will result in better snow removal at your drive.
- If ice sometimes forms on your front steps it might be a good idea to keep a container of an ice melt product handy and use a little on those steps.
- When the snow goes, do not store anything-BBQ grills, flower pots, unused bags of top soil etc. under your deck. This kind of storage is unsightly and it also attracts critters. That is why it is expressly prohibited in our by-laws.
- The City of Rochester regulates winter parking through a Snow Emergency Ordinance. Notices of snow emergencies are provided through local radio and television stations, as well as on the City web-site and by e-mail if you sign up for alerts at [www.rochestermi.org/notifyme](http://www.rochestermi.org/notifyme). An emergency can be declared when there is a snowfall in progress, or whenever 4" or more of snow has been forecast, so be aware to move your car off of the streets during those times. Remember that your Maple Ridge Creek Village street is considered a "City Street".

### **On Electioneering...**

The right to vote represents a critical part of the fabric of this Republic. 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. **Primaries and the congressional elections are slated for later this year.** 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.

## **TREASURY UPDATE**

1. We are closing out the 2021 budget.
2. Our operating fund is on course to finish the year with a surplus. Expect a full report at the annual meeting in May.

3. The Reserve Fund is growing as planned, with an expected year-end balance in excess of \$380,000.

The 2022 financial picture at Maple Ridge Creek Village looks to be in very good shape, although some inflationary cost increases will have to be dealt with.

## MAINTENANCE



Maintenance issues that the Committee volunteers had identified in the spring were addressed by volunteers or outside contractors. Co-owners were very cooperative in resolving tasks that were part of their responsibility.

We did note that the Woodpeckers have returned to attack our street signs, and the Committee plans to undertake repairs in the spring.

## LANDSCAPE AND BEAUTIFICATION



Planting removal and replacement was completed at 56 units this past fall. A number of declining trees were also removed, and some were replaced. New plantings require extra water, and we were fortunate to receive plenty during September and October.

The “green canopy” within Maple Ridge Creek Village certainly enhances the character and curb appeal of our community, but it also brings a need for management and maintenance. Winter months are actually a good time for trimming and shaping of mature trees, and you will see that some are scheduled for a “haircut” during February and March.

## SOCIAL ACTIVITIES



The Maple Ridge Creek Village Christmas dinner was a great success, and the 77 attendees made it our largest Holiday gathering. Thanks to Dinner Committee volunteers Mary Ann Olstyn, Marybeth Wolocko, Faye Steimel, Sharron Lynn Markey, Donna Zbanek and Sandy vonBerg for the creativity, enthusiasm and exceptional planning.

Because of ongoing staffing issues, the Ladies coffee gathering has moved to the Big Boy Restaurant at 90 E. Tienken Road. The date and time has not changed- 9:30 AM every Thursday.

### Schedule

**Weekly:** Mens breakfast – Wednesday at 8:00 AM Marcus Restaurant  
55690 Van Dyke

Ladies coffee- Thursday at 9:30 AM Big Boy Restaurant  
90 E. Tienken

**Monthly:** MRCV dinner- 2<sup>nd</sup> Tuesday of each month (except December) at 4:30 PM  
Hamlin Pub  
25 Mile Rd. and VanDyke

**Summer:** MRCV picnic at the Maple Creek Ct. island

**Winter:** Annual Holiday Dinner

## BOARD OF DIRECTORS

### MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

Board Minutes Meeting No. 231

MONDAY, SEPT 27, 2021

Meeting was called to order at 1:05 p.m. on Zoom.

Members present: Tom Grossman, President; Donna DeGennaro, Vice President; Rick Hailer, Treasurer John Smyntek, Secretary; Mary Beth Wolocko, member-at-large; Paul Granowicz, AMI Community manager.

**HOLIDAY DECORATION DEADLINE:** There was a brief discussion about how long outdoor Christmas decorations and lights can remain. Policy 024 states removal must be “two weeks after the holiday.” But that seems a bit inexact. Is the holiday Dec. 25, Jan 1, or perhaps even Orthodox Christmas Jan. 6 or 7? Board will discuss at the October meeting and make sure a clearer termination date is set for the 2021-22 season.

#### MINUTES OF AUGUST MEETING

Approved by unanimous vote.

#### AUGUST FINANCIAL STATEMENT

Presented by Paul Granowicz, it was approved by unanimous vote. Brief discussion of CD policy and practice.

#### WORK ORDER LIST REVIEW

A small number of work orders were reassigned because of slow or non-response from vendors.

#### BOARD CALENDAR REVIEW

Association’s insurance was renewed July 12. Board will reset the co-owner’s insurance level requirement for Capes and Ranches based on insurer’s advisement. Budget for new year and all required year-end correspondence to co-owners are all expected to be completed on time.

#### OLD BUSINESS:

**WALKING PATH:** Board attorneys answered an inquiry about Association liability and possible signage for walking path liability. Need for signage was determined to be unnecessary; Tom Grossman will query City of Rochester to check if the path was ever “dedicated to the city” and how that might affect any liability we have.

**SURVEILLANCE CAMERA POLICY:** MRC 038 will be reevaluated following the first recorded Breaking-and-Entering in the MRCV since its founding. Rochester Police resources are being consulted. Expected action at October meeting or sooner.

**INDOOR TV ANTENNAS:** Board continues to work with a co-owner on revising MRC021A. Focus on indoor (attic) antenna sharing by roof mates.

**POLICY REVISION APPROVAL:** Policy 003A was approved to allow very limited above-deck rail plantings based on original Pulte landscaping.

**ENFORCEMENT of “GRANDFATHERED” VARIANCES UPON THE SALE OF A UNIT:** AMI indicated they can add a letter to notify new buyers that such variances may need to be remedied but it appears enforcement or sale delays may be difficult to enforce.

**WEBSITE:** Association agreed to AMI-orchestrated updates of the optics and capability of the MRCV website. Target date expected to be first half of 2022 or sooner. AMI also agreed to investigate factual errors in the results of a Google search for the MRCV.

**NEWSLETTER:** Mary Beth Wolocko has taken over production of the MRCV Villager newsletter.

**DTE/ELECTRIC CAR MEETING:** John Smyntek reported on a meeting including himself, Tom Grossman and Mary Beth Wolocko with a DTE Energy team on Zoom in late July on the challenges of providing recharging power for electric cars. DTE indicated that installation of 220-volt lines in over 30 percent of our 124-units could cause grid problems here. Other primary hazard was the DTE warning that no current electric auto battery does not bring with it an increased fire hazard in garages. DTE recommended that all electrical upgrades be done by professionals and that all City of Rochester permit and inspection issues be followed. DTE promoted of rebate programs designed to defray some costs of installation. Board asked AMI to query our insurer about insurance issues. Board is considering a policy to ban any charging installations outside of garages for esthetic reasons and encourage professional installation indoors.

**PREVIOUS APPROVALS:** Adam Oaks snow contract was approved via email before the meeting. Seven open maintenance issues were either completed or were considered to be near completion. Garage door replacement policy MRC030 will get one alteration and likely be approved before the Oct. 18 meeting. Gutter cleaning on the schedule for October.

#### COMMITTEE REPORTS

Financial, Web Site, Social report issues came up earlier in meeting. Maintenance Committee was saluted for the volunteers who painted light posts in late September. Welcome committee reported on Holiday party plans.

## NEW BUSINESS

POLICY MRC018A: Board will re-examine walk-out paver policy to see if no-furniture usage and no-storage rule can be changed. Reason for the policy was largely based on liability issues but tends to defy logic for practical usage and enjoyment.

TREE SURVEY PROPOSAL: A proposal from vendor SavATree to organize and service the association's trees was tabled. Vendor will be asked to answer a list of questions about the proposal before Board seriously considers the deal.

OFFICER CHANGE: Board agreed unanimously to allow John Smyntek to assume the office of president and Tom Grossman to move to the office of secretary effective Oct. 1, 2021.

## CONTRACTOR REVIEWS

Covered in previous meeting discussions.

ADJOURNMENT OF GENERAL SESSION at 4:15 p.m. Next meeting Oct. 18, 2021.

### **Maple Ridge Creek Village Board of Directors Meeting October 18, 2021 Number 232**

Meeting called to order at 1:00 PM via Zoom

**Present:** John Smyntek, President  
Donna DeGennaro, Vice President  
Tom Grossman, Secretary  
MaryBeth Wolocko, Member at Large

Voice meeting with Terry Jenkenson of SavATree. Terry discussed the sale of his company, Advanced Arboriculture, to SavATree. He described his role with the company and assured us that he will remain as our primary point of contact. A 2022 contract proposal will be submitted in November. April Jackson from SavATree will address the Board at the November Meeting to discuss and respond to questions regarding their Inventory and Management proposal

## **Old Business**

- A. Minutes from the September Meeting were approved.
- B. The financial statement was presented by Donna DeGennaro and approved. Operating expenses are tracking to budgeted numbers.
- C. The list of open work orders was reviewed. Three existing work orders for roofing were re-assigned to Bloomfield Roofing because of slow response from Renovation Roofing.
- D. Gayle Suddick has completed the 2021 Directory and sent the file for printing.
- E. The Association insurance policy renewal proposal will be sent in November. John will research the need for an increase in the minimum amount of individual co-owner insurance levels.
- F. Donna and John will work with Paula in the development of the new MRCV web-site. Paula will arrange a meeting with the web designer.
- G. John provided an update on the DTE electric vehicle charging station initiative.
- H. John presented updates to Policies 003A, 024 and 030. All were approved. Paula will send the updated Policies to co-owners by e-mail.



## Committee Reports

Social: MaryBeth reported that planning for the Holiday Dinner is on track. The Ladies Thursday coffee has now been moved to the Big Boy restaurant on Tienken

Maintenance: All brick, cement and caulk work has now been completed. We are still waiting for specific dates for approved siding repairs.

Landscape: Planting removals and replacements in DEB areas has been completed. Stump grinding at the locations of several removed trees will be delayed until the ground dries enough to allow the use of needed equipment. Joel from Adam Oaks suggested the selective capping of sprinkler heads in those areas where the ground is wet and soft.

Welcome: Donna reported that volunteers met with co-owners Melinda Hill and Tim Schulte at 1606 Boulder Ct.

## New Business

A. Finance Committee recommendations were discussed, and the Board approved the 2022 budget with no change in the current \$325 monthly dues assessment. The financial mailing is planned for November.

B. Open Modification Requests were reviewed and approved.

C. The Board reluctantly accepted Rick Hailer's resignation due to health issues.

D. Tom volunteered to act as the contact point for Modification Requests in Rick's absence.

E. The current video camera policy (MRC038) was discussed, and in light of the recent burglary within MRCV the decision was made that some change should be considered. Tom will draft a possible Policy revision for discussion at the November Meeting

## Adjournment of the General Session at 3:10 PM

### Maple Ridge Creek Village Board of Directors Meeting November 15, 2021, Number 233

Meeting called to order at 1:05 PM

**Present:** John Smyntek, President  
Donna DeGennaro, Vice President  
Tom Grossman, Secretary  
Marybeth Wolocko, Member at Large

Presentation was made via Zoom by April Jackson of SavATree Consulting Group. April described the process of tagging and qualifying trees within MRCV. The resulting inventory would be used to develop a scheduled program of maintenance. A Board discussion followed April's presentation, with some concern as to the initial cost of the inventory and the ongoing need for personal inspection. Consideration was given to the possibility of a small sample test, but no further action was taken.

## Old Business

A. Minutes from the October Meeting were approved.

B. The financial statement was reviewed and approved. Revenues and Operating Costs are as expected. The end-of- year financial report to co-owners will be mailed during the week of November 14.

C. The list of open work orders was reviewed. Paula will check with Laduc Siding and Today's Construction regarding expected completion dates for unfinished work.

D, The issue regarding ADA compliance with porch railings was discussed. Marybeth will draft a possible change to the existing Policy.

E. A draft of a revised Policy MRC018A (Pavers for walkout units) was presented and discussed. Tom will make minor changes and submit for approval in January, 2022.

F. A draft of revised Policy MRC032 (Video Picture Camera Devices) was presented and approved.

### **Committee Reports**

Social: Marybeth reported that we have 70 conformations for the December Christmas Dinner event. The Thursday Ladies coffee has been moved to the Big Boy restaurant at Tienken and Rochester Road.

Maintenance: Tom confirmed the need for follow up with Laduc Siding and Today's Construction, but reported that other contractor work has been completed. One front door requires painting, but Paula will advise the co-owner that colder weather will require this work to be delayed until the spring of 2022.

L&B: Donna reported that all removals and plantings have been completed. Some stump grinding remains for November and December.

Welcome: Donna identified 3 new co-owners who the Welcome Committee will be contacting to schedule visits.

### **New Business**

A. John provided a summary of the meeting that he and Tom had with Doug Kessler, president of the Copper Creek Association.

B. Consideration was given to a possible by-law change relating to rental unit limitations. Paula will discuss this with our attorney.

C. Tom presented a list of trees for possible winter trimming. Paula will prepare a RFQ for competitive bids.

D. The current need for periodic gutter cleaning at the front of 35 buildings was discussed. Tom will meet with a representative from Preferred Gutters and request a quote for their "gutter guard" type product.

Adjournment of General Session at 3:50 p.m. Next meeting: Jan. 17, 2022

## **Maple Ridge Village Board of Directors Meeting. No. 234**

**January 17,2022**

Meeting called to order at 1:02 PM

Present: John Smyntek, President  
Donna DeGennaro, Vice President  
Tom Grossman, Secretary  
Marybeth Wolocko, Member at Large

**Old Business**

- A. Minutes from the November 15 Meeting were approved.
- B. The list of open work orders was reviewed. Adam Oaks has responded to an open work order and committed to complete the work in the spring. Paula will contact Laduc Siding and request priority scheduling of open work orders as soon as weather allows.
- C. November and December financial statements were approved. Paula offered to share specific future invoices with Tom when it appears that charges may relate to more than one account designation. Motion was made and approved to carry over any 2021 operating fund surplus into 2022.
- D. The Board Calendar was reviewed. Paula will contact the Rochester Community House in order to reserve a May 17 or 24 date for the 2022 Annual Meeting.
- E. Discussion of the new web-site status was deferred until the February Meeting.
- F. Modifications to existing Policy MRC031 (Decorative Railings) were discussed and changes were made. Final approval was deferred until requested design illustrations are received from the Iron Barn.

**New Business**

- A. New minimum insurance limits were approved- \$182,000 for ranches and \$209,000 for capes. AMI will do a mailing to co-owners.
- B. Liability insurance policy for officers and directors was approved.
- C. Suggestion was made to consider the new Hamlin Pub on Rochester Road for the monthly dinner. Tom will discuss with Pub management.
- D. Proposal from Instant Maintenance for 2022 sprinkler system maintenance was approved.
- E. Leaf guard quote from Preferred Seamless Gutters was not approved. Current plan for 2022 will include 2 gutter cleanings at the front of all buildings where large trees (River Birch) are planted.
- F. Two quotes for winter tree trimming were reviewed. The quote from Arbor Tree Service was approved.
- G. Quote from SavATree for 2022 tree care was reviewed. Decision was made to obtain a competitive bid for this work.
- H. Proposal from SavATree for Tree Inventory and Management was discussed. Decision was to decline participation.
- I. Changes to existing Policy MRC021B were discussed and approved.

Adjournment of General Session at 3:20 PM. Next meeting: Feb. 21 at 1 p.m.