

# ***THE MAPLE CREEK VILLAGER***

SEPTEMBER 2021

*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: 800-821-8800 ... 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: Tom Grossman

Vice President: Donna DeGennaro

Treasurer: Rick Hailer

Secretary: John Smyntek

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

### Changes in Board Positions

Maple Ridge Creek Village Residents should know that there will be a couple of changes in your Board's structure beginning October 1. At that time Tom Grossman and John Smyntek will be switching positions- John will assume the title of President and Tom will fill John's current role as Board Secretary. Many of you will recall that John has experience as a past President of this Association, so he is well prepared for the switch.

### Care for the Carriage Lights

Damage from the Sun has faded the black trim of the carriage and front porch lamps at many of our units. A few co-owners have rubbed the metal in these lamps with Armor All Original, a product available in many stores, and have reported that the treatment does substantially darken the color of the metal. The application will need to be repeated occasionally, but the process is not time consuming. Spray the towel with the product and take care to limit the amount of product that you may accidentally apply to the glass.

### Contractor Delays

We mentioned in June that wet spring weather was contributing to work backups for a number of our preferred contractors. The sometimes frustrating delays have continued, but as you might have guessed, in many cases the reason is the inability of the contractors to attract and retain skilled workers. 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.

### New Directory

The 2021 Directory will be updated and printed in October. Please contact Gayle Suddick by e-mail at [gsuddick1@gmail.com](mailto:gsuddick1@gmail.com) or by phone 248-330-2155 if you have any changes from the information which appears in the current directory. Don't forget to update your e-mail address if that has changed. If you are new to the community and wish to be included, you must contact Gayle to provide both the information and your permission. **If Gayle does not hear from you by October 15 your information will be printed as it appeared in 2020.**

### Fresh Air Intake

Our co-owner neighbor Doug Olstyn recently reminded us that, in addition to the vents that provide outside air to our gas fireplaces, furnace fresh air intakes have also been installed on either the side of our units or on the chimney. These intakes basically provide a path to introduce fresh outside air to your unit. If such a vent did not exist, conventional "80 percent" furnaces would draw air from attics, dryer vents or other unconventional spaces that reduce the quality of the air that we breathe. High efficiency "90 percent" furnaces have a dedicated pipeline that runs from the outside wall to the furnace. While they technically do not require a separate fresh air intake, the vent still has value since it seems to allow for a better escape of the moisture that can build up on windows and cause mildew.

We suggest that you take a little time to locate and inspect the fresh air intake vent on the outside of your unit. If you find that the vent screen is partially blocked by such things as dirt and lawn clippings, make an effort to brush and clean the screen so that this device can do a better job.

### **Maintenance and Modification Requests**

Occasionally AMI receives a **Maintenance Request** as either a phone or e-mail message. This kind of request to Paula or Amy Davis is encouraged **if it relates to an emergency issue** such as water intrusion at your unit. Otherwise it can confuse the process and actually slow the response. Please complete and submit the official Maintenance Request form for all non-emergency requests. Much of the work that involves outside contractors will be combined with similar work so that the cost can be better controlled.

**Modification Requests** are designed to be used when a co-owner wishes to make a change that requires Board Approval (e.g. anything that can be seen by others from the outside of your unit). This kind of request assumes that, after Board approval, the cost will be the responsibility of the requesting co-owner. Many of these can be addressed quickly without the need for review at a Board Meeting, but if a request does require Board discussion the co-owner should expect some delay before receiving a response.

Our current web-site platform does not allow a co-owner to complete and submit these forms electronically- the form must be filled in manually and submitted as a scanned document or by US Mail. A planned software update by AMI should address this shortcoming in the future.

### **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

### **A Caution for Winter Walkers**

A substantial amount of repairs have been completed on both our north and south paths this summer. Please remember, however, that 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

### **Winter Window Protection**

Many of you will recall previous write ups that suggested the application of a bead of clear silicone caulk to the outside of our Pella windows where the glass meets the aluminum siding. One of our contractors reported that a compromised seal in that area could cause a deterioration of the wood window core. This fall might be a good time to do this at your unit before the winter weather arrives. The caulk should be used along the bottom area of the windows and also up several inches on each

side. Don't forget the door walls- they are expensive to replace, and remember that windows and door walls are a co-owner responsibility

### **Driveway Plowing**

While we are still expecting some beautiful fall weather, we also know that snow is a guarantee this winter. 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 Sweeping**

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.

### **Security Cameras**

After the recent break-in within our community, a number of co-owners have expressed an interest in video capture devices at their unit, and are concerned about some of the restrictions in our current Policy MRC038 which is dated May 18, 2020. The Board understands the desire to live in a "safe" community, and to efforts to reduce the risk of unlawful entry at our individual units. Our plan, therefore, is to re-visit this policy in the near future and consider revisions. In the meantime please note some of the security suggestions listed under the "We All Need to Be Aware" article below.

### **We All Need to Be Aware**

Following is a repeat of two e-mail messages that were sent to all residents where AMI has current e-mail information. We are repeating them here as important security reminders.

#### ***September e-mail***

*We recognize and appreciate the fact that we live in a "safe" area as it relates to street crime, but no community can guarantee total safety. This was brought into focus yesterday (9/16) when a break-in was reported at a Maple Ridge Creek Village unit. The incident occurred during daylight hours when the residents were gone, and the intruders took various personal items of value. Rochester Police have undertaken a full investigation.*

*This is not an attempt to alarm MRCV co-owners, but rather a reminder to take necessary precautions at your unit:*

- *Lock your doors when you leave.*
- *Use light timers if you will be gone until after dark or during overnight trips.*
- *Let trusted neighbors know when you are going to be out-of-town.*
- *If your unit has an installed security system- use it!*

*The Rochester Police also suggested that all of us be alert for activity which appears unusual, and for people who are unfamiliar, and they encouraged us to use the 911 system if we feel uncomfortable with either of these situations.*

### **August e-mail**

*Some of our co-owners have recently been solicited by a door-to-door sales representative from a company that does insect and pest extermination. This person indicated that “a number” of residents had signed a three month contract for their service.*

*Please understand that the Maple Ridge Creek Village Association does have an existing contract for this kind of work, and that no arrangement exists with other companies who may attempt to solicit business directly with co-owners. If you have issues with insects or other critters at your unit please submit a Maintenance Request form to AML.*

**Note- if you did not receive either of the above messages please contact Paula Granowitz and give her your current e-mail address.**

### **Voting Rights Limitations**

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. 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

### **There is Waste, and Then There is Waste**

A co-owner recently reported the evidence of dog waste in back of his unit. Most of you do not need to be reminded of this requirement, but remember that MRCV by-laws require that dogs must be leashed and accompanied by an owner whenever outside, and that all waste from the animal be immediately removed.

The kind of waste from our kitchen is another matter. 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.

### **Winter Preparation**

Here is a repeat of some reminders and suggestions as we prepare for winter weather:

- Most of you have made an effort to keep waste containers off of sprinkler heads during the watering season. By the end of October, however, we would make the opposite request- please try to position your containers on the grass areas so that snow removal can be more easily done at your driveway.
- We have been told that our outside faucets are designed to be self-draining, but as an additional precaution you might also elect to shut off the water to these faucets by turning off the controls in your lower level. If you do that, the outside faucet should then be left in an open position.
- 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.
- The end of daylight savings time can be a reminder for you to change the batteries in your smoke detectors. Remember too that the National Fire Protection Agency advises that the

detectors themselves be replaced every 10 years. Most of our units have detectors that are powered by both battery and house current, so you may choose to have replacements done by a licensed contractor.

- 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.

### **Community Spirit at Maple Ridge Creek Village**

This past summer co-owners Linell Slater and Jan Tevlin organized a fund raiser to provide a memorial bench in honor of our neighbor and good friend Nancy Viles. Many of you know that Nancy passed away in February of this year after a lengthy battle with cancer.

Over 40 co-owners responded with donations, and the Board approved the placement of the bench along the south walking path.

Thanks to the generous donations, the entire cost of the bench and installation was covered. Excess contributions have been donated to the Beaumont Hospice which provided care for Nancy for almost a year prior to her passing. The bench is now available for all to use and take a break while enjoying our walking path

Linell and Jan thank you for your support to this effort, and the entire Viles family are most appreciative of the positive response from the Maple Ridge Creek Village community

### **Holiday Decorations**

This reminder may be coming a little too early, but December may be a little too late. We do appreciate the Holiday decorations that many of you choose to add to your units. They reflect the spirit of the season and they enhance the appearance of our community. Remember, however, that these decorations cannot be attached to the roofing, gutters or siding of your unit

### **Snowbird Reminders**

Some of you may be planning to leave Michigan this winter to enjoy some warmer weather. If you are one of those who will be leaving us, here are some early “snowbird reminders”

- If you choose to have the City turn off your main water shutoff, remember to turn off the gas or electricity to your hot water tank so that the pilot light or heating element does not boil off the water inside that tank. This could lead to a fire and result in real trouble for you and your roof mate.
- Unplug your television, sound system, computers and other devices to save energy and also to protect these expensive items from power surges. Many electronics draw power even when they are turned to an “off” mode.
- Turn off the water to your washing machine- don't rely of the hose to protect against leaks from water pressure.
- Lower your thermostat to 60 degrees and close the fireplace flu to reduce the amount of warm air exiting the chimney.
- If you turn off your refrigerator make sure that you clean it out completely and leave the door propped open.
- Make sure that AMI has a current emergency contact on file.

## TREASURER UPDATE



With the arrival of the fall, the Finance Committee will begin to develop the 2022 budget. The starting point, of course, is a projection of where 2021 will finish.

While some expenses from the summer months work is still outstanding, and with another 4 months to go, it is difficult to accurately predict our 2021 results. Here, however, is how I see it right now:

1. The operating fund revenue looks to be on target.
2. While 2020 weather resulted in excess spending in our irrigation budget, this year was just the opposite, so it looks like our operating fund is on course to finish the year with a surplus.
3. The Reserve Fund is growing as planned, with an expected year-end balance in excess of \$380,000.

So at this point the 2021 financial picture at Maple Ridge Creek Village looks to be in good shape

## MAINTENANCE



The results from the spring maintenance inspection were organized and addressed. Much of the work was directed to outside contractors, while other tasks, including painting and caulking, were completed by volunteers. Some maintenance work was the responsibility of individual co-owners, and notifications were sent from AMI.

Asphalt replacement was made at several locations within our walking path, and crack sealing was completed along the entire path.

Cement replacement and driveway caulk requirements were identified and that work has been approved for completion this fall.

*Jim Aitken, Chairperson*

## LANDSCAPE AND BEAUTIFICATION



### Plantings Within Maple Ridge Creek Village

Adam Oaks will soon be removing overgrown or declining bushes from Developer Established Bed areas throughout our community. Many of these will be replaced in early October, so if you see new plantings at your units this fall please make an effort to help them with some additional water during the first few weeks.

Our irrigation system has already been shut down for the season, but even if it was running understand that our sprinklers were not designed to provide the amount of water required by new plantings.

## WELCOME



The following co-owners have joined our community and received a Welcome Committee visit this summer:

Greg and Ruth Richards  
1501 Ford Ct.

Fall meetings have been scheduled with additional new neighbors.

*Molly Morrison, Chairperson*



## SOCIAL ACTIVITIES



Mary Ann Olstyn and Muriel Laidlaw joined to organize a very successful annual picnic at the Maple Creek Island. Over 35 co-owners came together on a very warm August afternoon and had a great time.

Our monthly Hamlin Pub dinner gatherings have also resumed. Because of staffing issues, the Pub requested that we move to a 4:30 start time, but that has not seemed to discourage attendance.

The Ladies coffee is back in full swing, and the new Panera location has now reopened for dine-in. Time remains at 9:30 AM every Thursday.

The Men never change, so their breakfast gathering remains at 8:00 AM every Wednesday at Marcus Grill.

You all received an early notice for the Annual Holiday Party on December 7 at DaFrancesca's Ristorante. More information from Mary Ann Olstyn will follow.

### SCHEDULE

**Weekly** Men's Breakfast Wednesday at 8:00 AM Marcus Restaurant  
55690 Van Dyke

Lady's Coffee Thursday at 9:30 AM Panera Bread  
177 South Livernois

**Monthly** MRCV Dinner 2<sup>nd</sup> Tuesday of each month (except December) @4:30 PM  
Hamlin Pub  
25 Mile and Van Dyke

**Summer** MRCV Picnic at the Maple Creek Ct. Island

**Winter** Annual Holiday Party Tuesday, December 7 at DaFrancesca's Ristorante

## BOARD OF DIRECTORS

### Summary Minutes – No. 228 June 22<sup>nd</sup>, 2021



#### MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

Board Minutes Meeting No. 228

TUESDAY, JUNE 22, 2021 (delayed one day by power outage in the community)

Meeting was called to order at 2:05 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

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PRESENTATION OF PROPOSAL FOR A PARK BENCH ALONG THE MRCV TRAIL BEHIND 1880 Dunham by co-owners Linell Slater and Don Viles. 10-minute presentation for a memorial to the late co-owner Nancy Viles. Cost would be totally covered by donations from interested co-owners. (See further action below.)

#### OLD BUSINESS:

APPROVAL OF MINUTES from the May 2021 Board meeting. Motion approved.

APPROVAL OF MAY 2021 FINANCIAL STATEMENT. Motion approved. Treasurer Rick Hailer reported budget is on track.

BOARD OFFICERS ELECTION verified. (Offices as listed in “members present” section above).

LIST OF OPEN WORK ORDERS was examined and updated.

WALKING PATH REPAIR PROJECT: The repairs of blacktop were done the week of June 14. Contractor damaged the concrete approach along the Dunham entry way. Contractor repaired with blacktop without additional charge to MRCV. Tubing at the site was non-essential to irrigation system. Discussion whether concrete replacement was required. Board voted to repair sidewalk cement but leave the apron blacktop.

BOARD WALKAROUND: Tom Grossman agreed to arrange a date for new board member walkaround.

JUNE NEWSLETTER was delivered June 23 to newspaper slots and to AMI for online distribution.

DISCUSSION OF COMMITTEE FUNCTION AND MISSION for new board members.

## COMMITTEE REPORTS

MAINTENANCE COMMITTEE: Board, following up on MC walkaround report, voted to set Labor Day as deadline for mandated repairs. Letters to be sent following the meeting.

SOCIAL COMMITTEE: Dec. 7 set for annual MRCV Holiday party at Da Francesco on Van Dyke in Shelby Twp. SUMMER PICNIC SET FOR AUG. 28. Details to be firmed up at July board meeting.

L&B: BOARD: See board general approvals below.

DIRECTORY, FORD WOODS, HISTORICAL, WELCOME committees had no reports.

CONTRACTOR REVIEW: June newsletter carried advisory about co-owners being argumentative and rude to contractors. Appreciation and respect were called for.

### NEW BUSINESS:

BOARD VOTED TO approve Adam Oaks quotes totaling \$18,900 for 2021 planting removals and replacements in DEB areas at 44 units.

BOARD VOTED TO APPROVE Adam Oaks bid to clean out underground rain drainage pipes on all units. Cost is \$30 per unit or \$3,720

BOARD VOTED TO UPDATE MRC POLICIES 008A and 008B to clarify some language on composite materials for deck replacements. Update to be published after July meeting

BOARD ALSO approved to update MRC019 re: roof fans. Model mentioned in current policy is obsolete and current replacement is quieter, and is powered by a small solar panels. Update to be published and distributed after July meeting. Board approved a co-owner request to install the unit prior to the policy change.

BOARD APPROVED \$26,000 of concrete repairs bid by Luigi Ferdinandi Cement.

Board agreed to study co-owner proposal about drafting a policy regarding in-garage electric charging stations. Board member will contact DTE Energy for detailed information. Generally garage modifications would be a total co-owner responsibility but the board wants to make sure how more of these installations might affect the MRCV DTE power grid and therefore all co-owners.

BOARD HELD A DISCUSSION on river birch tree debris and persistent co-owner complains about the tree. Possible options will be considered again at the July meeting.

Board agreed to reconsider the Slater/Viles bench proposal at the July meeting pending more information on the bench itself, installation requirements and any liability issues.

AMI informed the board that it has new software for the condo association web pages it services and send info to the board as to updating the MRCV site. Board will discuss at July meeting. Cost is about \$700.

EXECUTIVE SESSION: Confidential.

MEETING ADJOURNED at 5 p.m. Next meeting is July 19, 2021 (Zoom format likely).

## BOARD OF DIRECTORS

### Summary Minutes – No. 229 July 19<sup>th</sup>, 2021



MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

Board Minutes Meeting No. 229

TUESDAY, JULY 19, 2021

Meeting was called to order at 1:01 p.m. on Zoom.

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

ABSENT: Rick Hailer, Treasurer.

#### OLD BUSINESS:

APPROVAL OF MINUTES from the June 2021 Board meeting. Motion approved.

APPROVAL OF JUNE 2021 FINANCIAL STATEMENT. Motion approved.

LIST OF OPEN WORK ORDERS was examined and updated.

REVIEW OF WALKING PATH REPAIR PROJECT: Discussion whether concrete replacement was required.

REQUEST FOR MEMORIAL BENCH: Approved was a request by two co-owners to fund a bench on the walking path (behind Don Viles' residence at 1880 Dunham) as a memorial to the late Nancy Viles. Cost of the bench, installation, maintenance and any repairs will be funded by donations. (After the meeting, Rick Hailer reported that the association's liability coverage will apply to the bench area at no increased cost.)

BOARD WALKAROUND: Members Grossman, Smyntek, DeGennaro and Wolocko did a walkaround on July 27to familiarize themselves with ongoing physical plant issues.

DTE TELECONFERENCE: Board members Grossman, Smyntek and Wolocko scheduled a teleconference with DTE Energy about the effects of more electric cars (and therefore chargers) to the Association's power grid. The meeting was scheduled for July 29.

WEBSITE UPDATE: Discussion of the need to change the look of our webpage to accommodate software advances. AMI is checking to make sure all the features of our current page will be maintained, in addition to new features with the new software. Review will occur at the August meeting.

GARAGE DOOR POLICY: Discussion of need to review because of approved model updates and updated vendor performance information. Review of revision will occur at the August meeting.

MONTHLY DINNER: After poor service at the July dinner at the Hamlin Pub, Tom Grossman discussed options with restaurant management to improve performance. Proposal was to move the event to a 4:30 p.m. start time. Work in progress.

#### COMMITTEE REPORTS

FINANCIAL: Rick Hailer provided his written monthly treasury report. No surprises so far and expenditures remain on target. July rains and the city's recommended watering limits indicate the water bill will be substantially lower.

MAINTENANCE: Lifting and concrete repair lists were reviewed. Algae removal was tentatively scheduled. TV antenna policy to be updated now that analog TV is obsolete. Walking path liability was discussed. (Board subsequently approved a request to our attorneys about the need for risk signage at trail entry points.)

SOCIAL: SUMMER PICNIC SET FOR AUG. 28. Details to be firmed up in early August.

L&B: Discussion of staffing as Janet Tevlin indicated a desire to reduce her activity.

DIRECTORY, FORD WOODS, HISTORICAL, WELCOME committees had no reports.

CONTRACTOR REVIEW: Discussion of need by Comcast to remedy deterioration of their cable/internet control boxes due to rust and ground movement. AMI reported initial attempts to contact appropriate Comcast officials were difficult; further attempts promised.

#### NEW BUSINESS:

BOARD VOTED TO approve revision to policies 008A, 008B and 008C and 019. (relating to decks and power attic fans) Finals version to be posted ASAP on the web page.

BOARD WILL BEGIN SYSTEMATIC REVIEW OF ALL POLICIES. Division of assignments to come at August meeting.

BOARD HELD A DISCUSSION on river birch tree debris and persistent co-owner complains about the tree. Possible options will be considered again at the August meeting. Ribbons of trees (for branches to be trimmed not tree removal) were explained.

EXECUTIVE SESSION: Confidential.

MEETING ADJOURNED at 4:15 p.m. Next meeting is AUGUST 23, 2021 (Hybrid in-person/Zoom format being considered.)

## BOARD OF DIRECTORS

### Summary Minutes – No. 230 August 23<sup>rd</sup>, 2021



MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

Board Minutes Meeting No. 230

MONDAY, AUG. 23, 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.

**DISCUSSION OF A BAT CONTROL “BILL” PROVIDED BY A CO-OWNER:** What appeared to be an invoice was only an estimate. Co-owner was informed that the Association via AMI provides this service. Board also approved an E-Blast and forthcoming newsletter notice reminding co-owners that pest control service is covered by monthly dues and that work with outside contractors will not be reimbursed.

**DISCUSSION OF WIND DAMAGE LIABILITY:** A co-owner’s air conditioning unit may have been damaged by a felled tree during the recent storms. He made an inquiry if any repair costs would be covered by the Association. Paula Granowicz made an inquiry during the meeting to our insurer, who advised AC damage should be covered by the individual’s condo insurance policy.

MINUTES from the July 2021 Board meeting. Motion approved.

APPROVAL OF JULY 2021 FINANCIAL STATEMENT. Delayed. Treasurer Rick Hailer instead provided a report that July was normal for budgeted revenue and expenses. Budget is on track. Report will be emailed to board members for approval when complete.

LIST OF OPEN WORK ORDERS was examined and updated.

#### OLD BUSINESS:

**REVIEW OF WALKING PATH REPAIR PROJECT:** Board agreed to order concrete to replace blacktop on city sidewalk near the walking path entry on Dunham. City is expected to pay usual 50 percent of the cost. Work will be done with other 2021 concrete work. AMI will consult with insurer on need for signage to alleviate any association risk vis-à-vis path mishaps.

GARAGE DOOR POLICY: Draft of policy update submitted and suggestion made. Need was because of approved model updates and updated vendor performance information. Draft will be updated and submitted for approval at Sept. meeting.

DTE TELECONFERENCE: Board members Grossman, Smyntek and Wolocko met with DTE July 29 about the effects of more electric cars (and therefore chargers) to the Association's power grid. Report post-poned until Sept. meeting.

WEBSITE UPDATE: John Smyntek will work with AMI to make sure all the features of our current page will be maintained, in addition to new features with the new software. Update at Sept. meeting.

COMCAST BOXES: AMI reports that Comcast finally responded to a co-owner complaint about a faulty junction box and that it now has a Comcast contact who can handle future instances of junction box problems.

MONTHLY DINNER: Tom Grossman reported the new 4:30 p.m. start time seemed to help Hamlin Pub service at the Aug. dinner. It remains a work in progress.

TV ANTENNA POLICY: Needs updating now that analog TV is obsolete. Draft to be presented at Sept. meeting. A co-owner proposal for over-the-air digital antenna sharing policy was deemed beyond the jurisdiction of the board because the bylaws limit policy rules to outside-the-condo issues. But the board will look into a newsletter article on the proposal to serve all interested co-owners.

#### COMMITTEE REPORTS

FINANCIAL: See previous July 2021 financial report above.

MAINTENANCE: Lifting and concrete repair lists were reviewed. Algae removal is complete.

SOCIAL: SUMMER PICNIC SET FOR AUG. 28. Because of Covid, no dishes to pass this year

L&B: Renewal and replacement of landscaping items will continue into the fall.

WELCOMING Committee: Donna DeGennaro reported that in-person meetings were suspended because of pandemic concerns, but that attempts to schedule will be made this fall.

DIRECTORY, FORD WOODS, HISTORICAL committees had no reports.

#### CONTRACTOR REVIEW:

ADAM OAKS: Storm disposal of downed trees handled promptly.

LADUC: Contact made with vendor for updates on outstanding work orders.

COUNTRY CLUB: Performance remains stellar regarding weed control, crab grass control and advice on irrigation.

SavATree: No report

INSTANT MAINTENANCE: With less wear-and-tear on the system because of plentiful precipitation and City of Rochester's sprinkling limitations, not much work has been required by Instant this summer with one month left in the normal irrigation season.

NEW BUSINESS:

DOG WALKING POLICY: Board discussed a co-owner complaint about dog walkers failing to “curb” their pets on MRCV property. Board deemed current policy on leashes and removal of droppings generally works well and reports of such violations have been rare.

BOARD WILL BEGIN SYSTEMATIC REVIEW OF ALL POLICIES: Assignments to come at September or October meeting, depending on agenda load. Board also agreed to include in MRC Policy 003A an exemption allowing tall landscaping at the rear of 1605 Boulder and 1831 Dunham because of privacy issues. (These units are the closest in the complex.)

GRANDFATHER CLAUSES: Board discussed the need to tag properties and enforce instances where co-owners have been given permission for variances with association policies until the property is sold. (AMI is working so its system would advise buyers that a change needs to be made before a sale can be completed, either by the seller or buyer.) Enforcement would begin this year

BOARD HELD A DISCUSSION on issue of removing stains from rust and concrete on driveways. Reports from vendors contacted on the issue said that basically these stains are indelible. The spouse of one board member tried online techniques and products and found them wanting despite online claims of success. Board also discussed co-owner complaint about varying color of concrete slabs when replaced. Because the long-standing policy is to replace concrete for liability issues and not aesthetics (not to mention the cost), the board has regularly turned down requests for total replacements because of concrete shading.

RIVER BIRCH TREES: Tree debris and persistent co-owner complaints will be considered again at the Sept. or October meeting as agenda load dictates. Board aiming to move on this in 2022.

EXECUTIVE SESSION: Confidential.

MEETING ADJOURNED at 4:45 p.m. Next meeting is SEPTEMBER 27 (changed from Sept. 20 because of board member absence) at 1 p.m. (Hybrid in-person/Zoom format being considered.)