

MAPLE RIDGE CREEK VILLAGER

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

COMMUNICATIONS

ALL communication, including questions and requests for maintenance and exterior modifications must be sent to:

Association Management, Inc. (AMI) 47200 Van Dyke; Shelby Twp., MI 48317-3376

MRCV Manager: Kelly Terrell kterrell@amicondos.com

Lynn Burns workorders@amicondos.com

Phone: 586-739-6001 ... FAX: 586-739-6006

Modification Request Forms MUST be submitted to AMI for Board approval before changes are made to the exterior of your unit. Forms can be found at: www.amicondos.com/assoc/maple-ridge-creek/

Our website is www.mapleridgecreekvillage.com

Board of Directors

President: John Smyntek

Vice President: Donna DeGennaro

Secretary: Greg Richards

Treasurer: Mic Shaeffer

Member-at-Large: MaryBeth Wolocko

Board meetings are usually held on the third Monday of the month in a small conference room at AMI. You are invited to share information and ways to improve communications. If you wish to address the Board, please notify Kelly Terrell at least the week before. The first 30 minutes are reserved for up to five co-owners (5 minutes each).



NEWS AND INFORMATION FROM THE BOARD OF DIRECTORS

ANNUAL MEETING REMINDER

While all co-owners will be getting a separate mailing with essential documents, please plan on attending the MRCV annual meeting May 8 at the Rochester Community House, 816 Ludlow Ave, Rochester. Sign-in begins at 6:30 p.m. and the meeting usually ends at 8 p.m. The most important part of the meeting is the election of three members to the board of directors.

Donna DeGennaro and MaryBeth Wolocko are up for re-election; Melinda Hill is a candidate for the seat being vacated by John Smyntek. After three non-consecutive terms (six years total) on the board--- approximately four years-plus as president (2010-2013 and 2022-2023)--- Smyntek is retiring from condo governance.

It is possible for other candidates to be nominated as write-ins from the floor the night of the meeting. After the annual meeting and before the May monthly meeting (May 15), the board then chooses a new set of officers for 2023 through May 2024.

A REMINDER ON THE RULES

Over the past two years, we have many new co-owners---many of them newcomers to condominium living. Perhaps the biggest change for a newcomer is the realization that there are rules on many facets of living in our association that a traditional individual home owner might be unaware of. Your board highly recommends that whenever you contemplate any change that affects the outside of your unit, you should consult the policy and bylaw portion of our webpage at mapleridgecreekvillage.com. You should do this before you embark on any changes to avoid disappointment and in some cases, fines. Ignorance of our policies is not an excuse for doing something against the rules. (FYI: We also have some policies that regulate things like pet ownership, parking and assorted other non-installation or building change issues.) Unclear about something? Contact our association manager Kelly Terrell at kterrell@amicondos.com before you purchase any material, sign any contracts or begin any project to make sure what you are contemplating follows the rules.

NEW BYLAWS BEING WORKED ON

The MRCV is approximately 23 years old and, of course, the world has changed a great deal during that time. And so have condo laws of the state of Michigan. And there is the need to address other issues, such as legalization of marijuana use, the dawn of drones for surveillance and/or small package delivery plus the advent of Electric Vehicles and the inherent safety hazards caused by their batteries. There's other stuff too. Our law firm has reviewed our current bylaws and has recommended changes to the Board of Directors. Once the board approves the changes, another ratification process begins. This is a bit more complex but will be spelled out in detail as the process continues. Depending on what the board and attorney decide, it is possible another meeting of the co-owners may be called to explain the changes and make any suggestions for alterations, additions and subtractions. So stay tuned!

ON DRYER VENTS AND VENT COVERS

Your clothes dryer vent---especially in the cape units---is a lurking fire hazard. Lint in the long run from your dryer vent pipe to the outdoors is extremely flammable and could cause a serious fire if ignited. The MRCV maintenance committee used to be able to clean dryer vents but several years ago, the association was advised to cease these cleanings because of liability issues. A sign that your vent is clogged is poor performance of your dryer. What to do? Right now, there are services that you can find via web search you can hire. There are websites that rate the performance of these firms so you can make a confident choice.

Several co-owners have received violation notices over the past three years about the need to replace vent covers for the gas fireplaces. (The original were plastic and often collapse with a mere touch.) Replacements were metal but the company that did these repairs---at co-owner individual cost---is no longer in business and other vendors have declined the work. Be advised the AMI is looking for a new vendor and enforcement will obviously be delayed until we find a firm that will do this work.

POLICE PATROLS UPDATED

On the evening of April 1 between 6-10 p.m. (during a major windstorm!), there was an attempted break-in at a unit on Dunham Drive. The co-owner was away and didn't notice the damage on the ranch unit entry door until the next morning. Then a couple of weeks later, a co-owner on Boulder Ct. reported a disturbance at 1:30 a.m. outside his unit that was captured on his surveillance camera, which was turned over the Rochester Police. Three young men were photographed.

The board has again asked for increased patrols from the Rochester Police and units have made a more frequent appearance on our streets since then. But repeating advice previously given when two other break-ins were reported: Use and arm your burglary alarm system if you have one. Keep an eye out for suspicious people and cars in the neighborhood and don't hesitate to ask the Rochester Police to investigate. They have promised to respond to any such calls promptly. This is the third and fourth incident in the past two years after none in the first 21 years of the association. So vigilance needs to be increased.

ON SERVICE LINE WARRANTIES

First a reminder and then a disclaimer: None of the following constitutes board approval of, or a legal advisory on, service line warranties. The following discussion is presented for informational purposes only, in an attempt to answer several co-owner requests about a City of Rochester circular in 2022-23 selling service line warranties.

The board consulted legal counsel and our insurers about the service line feeds (those which run from the water or sewer main to the home – not the mains, just the service lines that branch off to the homes). We discovered they are not covered by Association insurance. The lines are still general common elements and general common elements generally are covered. Nevertheless, the risk of insurable damage to any of these lines is pretty negligible unless someone is doing excavation work and hits one. Those lines just don't often fail, thanks to modern PVC piping. And the city offer might have been aimed at much older and perhaps obsolete sewage and water lines in older parts of the city.

Because damage to any of those lines is an Association responsibility, a co-owner likely does not need this coverage. Indeed, if one bought it and an "emergency" happened and they use this coverage and heavy equipment shows up to start digging, the co-owner was supposed to get prior written approval in advance ---just as any other request to modify a common element.

Using that reasoning and the fact that co-owners have no obligation to pay for repairs to these lines at all (unless the co-owner damaged them somehow) makes coverage superfluous. But again, nothing written above is an official opinion; just a discussion of the dilemma at hand.

IN THE WORKS

Your Board has been working hard to address the knotty issue of the health of many of our trees. Some trimming, spraying and removal of ailing trees have been delayed due to problems with a contractor and the Covid 19 business slowdown. But we now have a new vendor that has begun such work and we face some difficult decisions. Some trees need to come down immediately, others can be treated for two to three years but are unlikely to survive much longer and many are still OK. Among the challenges: Removing trees before they can be replaced; making decisions about the varieties of replacements; removing trees that provide privacy between units and culling trees that protect units from Washington Road dust. In the next couple of months, the board will be putting together a plan for moving ahead on these issues to come up with a solution that is financially doable, maintains the natural beauty of our association and satisfies the great majority of co-owners. .

COMMUNICATE WELL!

We continue to remind co-owners that any maintenance requests---emergency or otherwise-- should be immediately given to AMI via phone call or e-mail. DO NOT CALL BOARD OFFICERS; IT ONLY DELAYS THE RESPONSE. Those situations which do **not** represent an emergency must be submitted using the MRCV Maintenance Request form on our web site. 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. Another option --- AMI has suggested that you may wish to submit your request electronically at workorders@amicondos.com. This is the best way to have your request addressed. For emergencies, just call the AMI phone number (on Page 1) and listen to the answering machine prompts that will guide you to the appropriate emergency number. Again, calling a board member will only delay a response.

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 and/or the contractor quote be attached. These requests should be emailed to kterrell@amicondos.com for a faster response time.

DUST IN THE WIND

MRCV president John Smyntek e-mailed the Road Commission of Oakland County about the appalling condition of Washington Road regarding potholes and dust and received the following response on Monday, March 27 at 9:19 a.m.

"Thank you for contacting the Road Commission for Oakland County. Your concern was sent to our Maintenance Department. Their response is as follows:

The anti-dust program will be starting in the coming weeks."

Well, the dust controller arrived the week of April 17. Here's the deal: We urge MRCV co-owners to complain to the Road Commission (via online <https://www.rcocweb.org/> and leave a comment on the excessively dusty conditions on Washington Road which imperil our trees and make life miserable for MRCV co-owners, especially those on Ford Court and Boulder Ct. The Rochester Post recently ran a story saying that residents of Oakland County **townships** living on gravel roads can pay extra for

dust control. We are in the process of checking with the City of Rochester as to their participation in this program and will advise co-owners of the city's reply.



MRCV Events

Weekly: Mens breakfast – Wednesday at 8 AM at Marcus Restaurant,
Dyke, Shelby Twp.

55690 Van

Womens coffee- Thursdays at 9:30 at Panera on Livernois near University, Rochester Hills.

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

AND BACK ON THE SCHEDULE: Tavern on the Green Thursdays at 4 p.m. on the Maple Creek Court Island. Weather permitting. See the picture from the April 13 gathering!



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 244

Monday, January 16, 2023

Call to order 12:55 pm Adjournment 3:50 pm Place AMI Office

Present: Board- John Smyntek, Donna DeGennaro, MaryBeth Wolocko,
 Mic Shaeffer, Greg Richards

 AMI- Kelly Terrell

Co-Owner Open Forum:

- Bev Aitken – L & B walk around is scheduled around April, weather permitting.
 - Bev is looking for co-owners willing to help out with the L& B walk around. The time frame is about 8-9 hours over a 2 day period. It involves inspecting the landscape, creating a list of all common areas landscape that needs to be addressed and submitting said list to the AMI & the board for review and action. Interested parties should have some interest and experience in landscaping. Kelly Terrell AMI is the point of contact for anyone interested.
 - Landscape requested for 1670 Maple Creek Ct. Motala and 1952 Dunham Dr. Westley to be completed this year, pending a review of a new tree vendor.
 - Entrance Beds – A lot of plant material died this past season at the condo entrance on Washington Blvd. This was due to heavy road dust and lack of sun and Bev was inquiring about monies in the budget to re-landscape. The board stated that it is open to accepting bids/plans designs.
- John Boyd of Dunham Drive addressed the board concerning the cut down tree done by Arbor Tree Service behind their condo this fall.
- Penny Sakis Dunham Drive addressed the board concerning the cut down tree done by Arbor Tree Service behind their condo this fall.
- Both co-owners want this issue resolved quickly with a new tree planted behind their condo and the board is committed to doing just that as soon as the planting season starts. The tree will have to be an acceptable tree from the association's list and the position of the tree will have to be positioned so that it is acceptable by all parties and it meets policy 3B requirements.

Old Business:

- Approved November 2022 board meeting minutes.
- List of current Work Orders –
 - W/O # 1603-1 Eberlein, Association responsibility completed. AMI to follow up on completion of co-owners responsibility.

- W/O # 1745-1 Cuttle, Maintenance committee to review porch concrete dis-figuration and report back to board.
- W/O # 2431-1 Powell, Co-owner is responsible for digging repairs and will be charged accordingly.
- 2694-1 Eberlein, sprinkler head needs to be done in the spring.
- Kelly will reevaluate and publish an updated list of current work orders.
- Financial Statement
 - Approved November and December 2022 financial statements.
- Board Calendar Review
 - Annual members meeting to be held on May 8th with a backup date of May 1st. Both rooms to be reserved with audio and visual hookup.
 - RFQ for tree and shrub maintenance- John to look at new vendors before RFQ goes out.
 - RFQ for irrigation system maintenance- Instant Maintenance Inc. quote was approved at November 2022 board meeting. Spring turn on is \$2,250 and fall weatherization is \$2,100 with \$110 hourly rate for any mid season repairs.
 - Fertilizer application has already been approved for a period of 3 years.
 - Gutter cleaning to be reviewed in February.
 - All business operation is a continuance motion for 2022 and 2023. Some discussion with Tom Grossman needs to be done before closing prior years books.
- Website
 - New website has been implemented. Old website has been shut down.
 - New policy on enclosing deck on ranches needs to be addressed and incorporated into the website.
 - Donna to receive all the boards input and suggestions concerning the new website and is to consolidate them to one page for discussion during next months board meeting.

Committee Reports

- Financial
 - Dick Scott is stepping down from the Finance committee and he is not being replaced. The Board wishes to thank him for the many years of service as a past Treasurer and Financial Committee member.
- Maintenance
 - Spring walk around will take place sometime this spring. John to get together with Jim Atkins to set up a meeting and discuss.
 - Street Signs – New signs are being investigated and RFQ's have been sent out.
- L & B
 - Shrubs that were planted in the fall of 2021 were damaged thru the winter months and removed by Adam Oaks this past spring. They were to be replaced this past fall but were not, a note in the newsletter requesting the co-owners that were affected to notify Kelly at AMI and get on a list so Adam Oak's can replace them in the spring of 2023.

New/Old Business:

- Amendment to the by-laws for limited renters is being incorporated into the updated/revised by laws being written and the addition will be included in the estimated cost of \$7,500. The new by-laws should be ready for review sometime in April or May.
 - With the higher interest rates upon us, the board is looking at re-investing the CD's at the best interest rate available. The first CD coming due is Flag Star Bank 01/26/23 and it is being moved to a 6 month CD at Live Oak Bank with an interest rate of 4.35 %. CIT Bank CD comes due in February and will also be move to a better interest rate.
 - Arbor Tree Services is being dropped and other tree services are be investigated.
 - Ice Dam request at 1825 Dunham Petrucci has been repaired and other ice dam issues will be handled on a case by case basis.
 - Radon Issue at 1672 Maple Ridge Ct. – on hold.
 - Minimum insurance levels have been updated.
 - All association insurance policies are current and the renewal date is 12/01/2023
 - Acceptable front door paint colors will be posted in the upcoming newsletter.
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MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 245

Monday, February 20, 2023

Call to order 1:04 pm Adjournment 4:01 pm Place AMI Office

**Present: Board- John Smyntek, Donna DeGennaro, MaryBeth Wolocko,
 Mic Shaeffer, Greg Richards
 AMI- Kelly Terrell**

Old Business:

- Approved January 2023 board meeting minutes.
- List of current Work Orders –
 - W/O # 1603-1 Eberlein, Association responsibility completed. AMI to follow up on completion of co-owners responsibility.
 - W/O # 1745-1 Cuttle, Porch was reviewed and Kelly to contact Luigi cement for professional opinion.
 - W/O # 2431-1 Powell, Co-owner is responsible for digging repairs and will be charged accordingly.
 - W/O 2694-1 # Eberlein, sprinkler head needs to be done in the spring.
 - W/O 3279-1 # Franz, in system and to be look at in spring walk around.
- Financial Statement

- Approved January 2023 financial statement.
- Board Calendar Review
 - Flag Star Bank CD has been moved to a 6 month CD at Live Oak Bank with an interest rate of 4.35 %.
 - CIT Bank CD due to mature in March will be move to the First Internet Bank for better interest rate.
- Website
 - Next newsletter will be on line and published in March.
 - Jim Varty letter addressed to the board was reviewed by the board and is being taken under consideration.
 - Board suggestions concerning the new website were discussed and some implemented. It was agreed that another picture was to be taken in the spring/summer time frame to replace the current front cover page picture. This would allow for a better representation of our community. Addresses are not to be visible in the picture.

Committee Reports

- Financial
 - Discussed above
- Website
 - Discussed above
- Social
 - Volunteers for the Christmas Party chair or co-chair are needed.
 - Two tables of co-owners attended the monthly dinner at the Detroit Grill. John to send out a reminder a couple days before next months dinner.
 - The Ladies have recently changed their weekly breakfast venue to Panera Bread at 177 South Livernois Road at the corner of Walton Blvd.
- Maintenance
 - Spring walk around - John to get together with Jim Atkins to set up a meeting to discuss. Volunteers are needed.
 - Street Signs – An invitation for Signs and More to attend next months board meeting at 2 pm has been requested. The board has questions concerning permits and legality of traffic and street signs included as one. An estimate of \$15,000 from the reserve fund will be used to cover the cost.
- L & B
 - Co-owners need to contact Kelly at AMI and get on the list to replace damaged shrubs that were planted in the fall of 2021. Adam Oaks will replace them in the spring.
 - Spring walk around is needing volunteers.
- Welcome Committee

- Janis Pyc Boulder Ct. has been welcomed into our community.
- The welcoming committee has reached out to contact Kristin Christ Maple Creek Ct. but no response.
- The welcoming committee has reached out to contact the new owner of 1622 Boulder Ct. but no response.

New/Old Business:

- An amendment limiting renters to a quantity of 5 is to be discussed at a separate bylaw meet for incorporation into the upcoming bylaw changes.
- The Radon reimbursement cost of \$800 was discussed and tabled at this time.
- Minimum insurance levels have been updated and the approved letter is to be sent out March 1st.
- All association insurance policies were reviewed and approved.
- Country Club Fertilization is up to date.
- Acceptable front door paint colors were posted in the January newsletter.
- Spring gutter cleaning quotes were received by U&S companies and My Quality Construction and discussed by the board with a decision to be determined.
- Entrance to MRCV
 - A \$500 budget has been approved to do a softscape to the entrance of MRCV. MaryBeth to talk to Sandy Kondos concerning the particulars.
 - The board is investigating a hardscape to be included in next years budget.

MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 246

Monday, March 20, 2023

Call to order 1:04 pm Adjournment 4:14 pm Place AMI Office

Present: Board- John Smyntek, Donna DeGennaro, MaryBeth Wolocko,
 Greg Richards
 AMI- Kelly Terrell

Invited Guest:

- **Todd Skowronski from Maglaw 1:00 pm – Was invited to the board meeting to discuss several topics**

- Service warranty mailers/fliers.
- Chronic late payer of co-owner monthly association fees.
- Existing violations upon the purchase of the condo must be brought back into compliance at the time of the sale, buyer beware.
- Molly & Larry from Signs & More 2:00 pm – Were invited to the board meeting to discuss new street signs and the discussion included.
 - Permits – All city/county permits will be pulled by Signs & More
 - Posts – All posts are aluminum and spray painted black powder coating.
 - Size of Posts – Posts come in two sizes 3 inch and 4 inch.
 - Attaching Hardware – All attaching hardware is stainless steel and will not rust.
 - Miss Dig – Signs & More will contact Miss Dig directly.
 - Post Anchorage – There are two types of anchorage V-Loc system for 3 inch post only and the preferred anchorage, direct burial base.
 - Washington Road maybe regulated by the county.
 - Once a purchase order is issued, it takes about 3 months for approvals and production of the signs.
 - Installation will take about 2 weeks.
 - Sign lettering must follow City of Rochester rules and regulations.
 - Material warranty is 3 years for any material defects and turn around replacement time is minimal.
 - Installation warranty is 1 year with no charges.
 - Signs & More will not be responsible for sprinkler heads or lines when digging.
 - Molly to get back to us with updated quote.

Old Business:

- Approved February 2023 board meeting minutes.
- List of current Work Orders –
 - W/O's were reviewed and vendors assigned. Some need to be addressed in the spring walk around.
 - Kelly to assign address column to the W/O report.
- Financial Statement
 - Approved February 2023 financial statement.
- Board Calendar Review
 - Newsletter – John to work on newsletter this week. Newsletter to include date, time and location of Annual Association meeting.
 - Policy review completed.
 - Review of the by laws completed and submitted to lawyer for input.
 - Association tax return due 03/15/23 and the tax accountant is currently working on it.
 - Letter to go out in April for annual meeting and a call for candidates.
- Website
 - Board recommendations and changes were reviewed on the website.
 - Board approved that 6 months of current board minutes will be added to the website.

- 1 or 2 pictures will be taken in the spring/summer time to replace the current front cover page picture giving more description to the ranch/cape facade.

Committee Reports

- Financial
 - In order to keep the CIT Bank reserve money market account under FDIC insured limits, the board approved the purchase of two CD's for \$80,000 each. One at Bank of America for 7 months at 3.51 % and one at Chase Bank for 12 months at 4.5 %. It will still leave a money market balance of approximately \$88,000 at CIT bank.
- Website
 - Discussed above
- Social
 - Christmas Party co-chair tentatively set and will be announced at next board meeting.
- Maintenance
 - Spring walk around - John to get together with Jim Aitken to set up a meeting to discuss. Volunteers needed.
 - Street Signs – Discussed above.
- L & B
 - Spring walk around is needing volunteers.
- Welcome Committee
 - Not discussed this month.

New/Old Business:

- Owen tree service – 6 bids were approved for a total of \$24,740. The work to be done includes tree trimming, spraying for disease, pest control and spraying all spruce trees throughout the association to control disease.
- Adam Oaks – Kelly to send letter to A/O to explain Priority 1 & 2 list in detail.
- Adam Oaks – Proposals for stump removal, rock work, pine tree and shrub removals approved for \$3600.
- Adam Oaks – Proposal for mulch for \$10,400 was approved and is to be installed by May 1st.
- U&S companies – Spring gutter cleaning quote for \$7,099 was approved. Work to be done includes cleaning gutters and downspouts of all units.
- Adam Oaks – Bid to clean gutters in the fall for individual units with heavy tree activity has been approved for \$900.
- Entrance to MRCV
 - MaryBeth talked to Sandy Kondos about \$500 budget approved to spruce up the entrance of MRCV.

- The board is investigating a hardscape to be included in next year's budget.

MAPLE RIDGE CREEK VILLAGE

Board Meeting Minutes No. 247

Monday, April 17, 2023

Call to order 1:01 pm Adjournment 3:55 pm Place AMI Office

**Present: Board- John Smyntek, Donna DeGennaro, MaryBeth Wolocko,
 Mic Shaeffer, Greg Richards
 AMI- Kelly Terrell**

Old Business:

- **Approved March 2023 board meeting minutes.**
- **List of current Work Orders –**
 - **23 W/O's were reviewed**
 - **15 completed, 6 vendors assigned and 1 new at review time**
 - **1 removed from the W/O list and placed on the tree replacement list**
- **Financial Statement**
 - **Approved March 2023 financial statement.**
- **Board Calendar Review**
 - **Spring mulch completed.**
 - **1st annual meeting mailing and a call for candidates was mailed.**
 - **LPS plumbing to be contacted for opening of the irrigation system and the checking of the back flow valve and evaluate any repairs.**
 - **Cement committee and maintenance committee to be combined as one and volunteers needed. John to post an open invitation in the up coming newsletter.**

Committee Reports

- **Financial**
 - **CPA completed the End of the year 2022 financial closeout report.**
 - **Association Taxes were signed and are to be submitted this week.**

- Mic to give End of the Year financial statement presentation at the annual meeting.
- Website
 - Changeover to new AMI option complete.
 - 1 or 2 pictures will be taken in the spring/summer time to replace the current front cover page picture giving more description to the ranch/cape facade.
- Social
 - Christmas Party co-chairs are MaryBeth Wolocko and Ruth Richards.
 - Tavern on the green had its first get-together on Maple Creek Ct. this past Thursday and it was a successful turnout. Picture in the newsletter.
- Maintenance
 - Spring walk around – Volunteers needed.
 - Street Signs – The board is currently investigating new street sign replacements due to woodpecker destruction of old signs.
- L & B
 - Spring walk around – Volunteers needed, committee to use last years report as baseline for this year.
 - Entrance to MRCV- The board approved a \$500 budget for Sandy Kondos to proceed on doing a soft scape to the entrance of MRCV this year.
 - The board is investigating a hardscape to be included in next year's budget.
- Welcome Committee
 - Not discussed this month.

New Business:

- Owen Tree Service (OTS) – Trisha from OTS and members of the board to do a walk around Thursday April 20th at 11:00 am. Reasons for walk around are:
 - Tree list to be sent to OTS stating present trees to be replaced
 - Address every tree on the MRCV properties
 - Identify dead and diseased trees for future removals
 - Identify ideal/desirable places to plant future trees
 - Create a possible 5 year plan
- Based on the past Breaking and Entering and attempted entering, John will contact the Rochester Police Department and invite a representative from the department to our Annual Association meeting to discuss the topic.
- Newsletter – John is working on the newsletter which will be sent out this week.
- The Non-public pedestrian pathway – Potential amendment to the bylaws. Who is responsible to maintain it? In the deed it is not clear. John to check with the housing HOA.

- Solar panels – John to check with the lawyers concerning addition to the bylaws.
- Portable Generators – To be stored inside the garage when not in use. Update policy #MRC-036 to include portable generators.
- Detention Pond – Melinda Hill wrote a letter to the board stating that the detention pond is in need of some cleanup. Kelly is to write a work order to have Adam Oaks clean up and remove trash around the perimeter.
- 1645 Boulder Ct. – Driveway and mortar needs to be reviewed by the maintenance/cement committee during the spring walk around.
- 1880 Dunham Dr. – Tree planting approved providing adjacent tree stump is removed.
- Lawn fertilizer and cutting – Fertilizer company and lawn service to coordinate with Kelly as to not overlap application and cutting on the same day.
- 1889 Dunham Dr. - WO# 5052-1 Chimney repair approved.
- 1631 Boulder Ct. - Pella windows approved.

The Annual Association Meeting is scheduled for May 8, 2023, at 6:30 pm; at the Rochester Community House

THIS EDITION OF THE MAPLE CREEK VILLAGER IS THE FIRST DISTRIBUTED ONLINE ONLY.

STARTING WITH THIS EDITION, THE NEWSLETTER WILL BE PUBLISHED ONLINE ONLY AND AVAILABLE THROUGH OUR WEBSITE. AMI WILL SEND AN EMAIL BLAST TO ALL MEMBERS NOTIFYING THEM THAT A NEW ISSUE HAS BEEN POSTED. IF YOU ARE STILL ONE OF THE FEW CO-OWNERS WHO LACK ONLINE CAPABILITY, WE URGE YOU TO ASK A NEIGHBOR OR RELATIVE TO DOWNLOAD A COPY FOR YOU OR USE THE FACILITIES OF THE ROCHESTER PUBLIC LIBRARY TO ACCESS THE NEWS LETTER AND EVERYTHING ELSE ON OUR WEB PAGE. IF YOU HAVEN'T NOTIFIED AMI WITH YOUR EMAIL ADDRESS, PLEASE SEND IT TO KELLY TERRELL at kterrell@amicondos.com.