

# MRCVillager

AUGUST 2023

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](mailto:kterrell@amicondos.com)

Lynn Burns [workorders@amicondos.com](mailto: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 our website:

[www.mapleridgecreekvillage.com](http://www.mapleridgecreekvillage.com)

## Board of Directors

**President:** MaryBeth Wolocko

**Vice President:** Melinda Hill

**Secretary:** Greg Richards

**Treasurer:** Mic Shaeffer

**Member-at-Large:** Donna DeGennaro

**Board meetings are usually held on the third Monday of the month at AMI.**

The first 30 minutes are reserved for up to five co-owners (5 minutes each) to share concerns, information and ways to improve our community. Please notify Kelly Terrell at least the week before the meeting if you wish to address the Board.



## Board Note ...



Hard to believe we are nearing the end of summer! It is always such a busy time for the Association. A lot has transpired since the last newsletter.

The new Board is working hard to meet all the challenges we face to keep our community a great place to live. Once again we welcome Kelly Terrell, our new AMI Manager, to the team. She is doing a great job, and believe me we've put her to the test!

We've lost a number of much-beloved, longtime residents, but are welcoming many new residents as well. As usual, summer brings about many Modification Requests, and decks have been at the forefront. As new materials and building practices have evolved the Board revised the Deck Policy to meet your deck design preferences. Considering a new deck, make sure to check out the Policy first!

Thanks to Board member Greg Richards, our website now has some new photos that are much more reflective of our neighborhood. Be sure to check it out along with our Master Deed, Bylaws, Minutes, Newsletters, Maintenance and Modifications Forms and more. It's all on our website [www.mapleridgecreekvillage.com](http://www.mapleridgecreekvillage.com) for your convenience.

Thanks to all the great MRCV volunteers who helped with the annual L&B, Maintenance, and Concrete Committee walkarounds, as well as those who helped out on special projects. You help the Board make appropriate decisions in order to maintain and enhance our community.

We had Owen Tree Service preform a complete tree survey of our property, and are embarking on a tree revitalization program. It's important to keep our beautiful tree canopy.

Please enjoy this new edition of the *Villager*. Board member Melinda Hill volunteered to provide a new design and produce the edition. We hope you find it informative.

MaryBeth Wolocko  
MRCV Board President



## A TRIBUTE TO RICK HAILER

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Over the past 25 years Maple Ridge Creek Village (MRCV) has been fortunate to have very competent and dedicated co-owners serve on the Association Board. Two board members stand out for their service: Steve Bakoyini who set an initial direction for the Association and Rick Hailer who helped in the development of our fiscal principals and was subsequently elected Treasurer for 7 consecutive terms serving 13 years until his health failed.

As a retired Plante Moran partner, Rick brought his years of accounting experience to the Board, but his ability to listen, to problem solve and work effectively with his colleagues were equally important skills he shared. To honor Rick, some of his fellow Board members shared their thoughts on the significance of his contributions.

Thank you, Karen for sharing Rick with us these many years.

*Jim Varty Don Viles*

### **Jerry Miller**

I knew Rick as a neighbor, fellow Board member, and a friend. He was intelligent, service oriented, and possessed a great sense of humor. He had a loving family and will be sorely missed by all who were fortunate enough to have known him. Our prayers are with Rick, Karen and their Family.

### **John Smyntek**

In my almost four years of serving as MRCV Board President, I greatly appreciated Rick Hailer's foresight, judgment and patience. A true master of non-profit volunteerism---his service to the old Children's Hospital Foundation was acclaimed---we all benefitted from Rick's ability to wade through knotty financial problems and come up with an answer that worked.

### **Ann Dinan**

Rick went above and beyond what was expected of an Association Treasurer. In addition to his exceptional accounting skills, he had integrity, commitment, and humor. At monthly Board meetings, he would identify any item that was going over budget and suggest where a cut could be made to keep the budget on track. At Annual Association Meetings, he inserted humor into his comprehensive presentation. Thank you, Rick, for leaving MRCV on sound, stable financial ground.

### **Barbara Ruggerio**

They say a legacy is etched into the minds of others, and the stories they tell about you. Well, if you attended any Annual Association Meetings when Rick gave his financial statement, you will probably have memories of his jokes, pictures, and well-presented financial statements. I had the privilege of sitting on the Board with Rick for 8 years. Though he served as Treasurer, he did not offer us a

dry academic approach to the financials; instead he kept things simple, understandable and also provided valuable advice on complicated budget matters. One thing I appreciated was his emphasis that every Board member had a voice, and every opinion was worthy of consideration. Rick was a friend who I deeply respected; he will be missed.

### **Tom Grossman**

My first Maple Ridge Creek Village Board Meeting in the spring of 2012 was also my first contact with Rick Hailer. During the next 10 years I was privileged to work with him and value him as a trusted friend. As a Board Member Rick was unique—exceptionally talented and knowledgeable in his role and a solid voice of reason in every situation. Although his convictions were strong, he listened carefully to his colleagues' opinions, and was never too proud to modify his position based on sound reasoning and logical thinking. He was my frequent "life-line" during challenging issues and I always felt more comfortable after one of our "kitchen table" discussions. I was never very effective at controlling the length of Board Meetings, but when Rick pulled out his cell phone and pretended to become distracted, that was my cue to wrap it up. My only true sadness during my 10 years of service on the Board was the day that Rick decided that he was no longer able to participate.

### **Dennis Slater**

Rick was a true professional, personable and dedicated to the Maple Ridge Creek Village Association. During his 13 years on the Board of Directors, he was the voice of reason with great knowledge regarding the history of MRCV and he always applied logic and rational thinking to his decision-making process. He was regarded as the senior statesman on the Board. That combined with his keen sense of humor made him a joy to work with. His jokes sprinkled into his financial presentations at the Annual Co-owners meeting became legendary.



### Bev Aitken

It was sad news learning of the passing of our neighbor and long-time Board member Rick Hailer after a long and valiant health struggle. Through his many years of service on the Board, Rick carefully shepherded the business side to make it the strong and efficient community it has become. He shared his accounting knowledge and expertise, softening it with his corny jokes at the Annual Meetings, to produce reports we all could understand. We all extend our sympathy to his family.

### Mic Shaeffer

It is an honor to pay tribute to Rick Hailer, my predecessor as MRCV Association treasurer. Very few worked harder than Rick during his 13 years of volunteer service. He will be

remembered for his honesty, humor and giving personality. For that, the Association is forever grateful.....

### Don Viles

Rick Hailer helped to set this community on a sound financial path with his deep understanding of accounting principles and practices. This was coupled with his incredible ability to communicate in a manner that made everyone understand, and he possessed a wonderful sense of humor. Rick's presentations at our Annual Meetings assured that a quorum was achieved so that business could be conducted. Rick's leadership helped make our Association what it is today. A wonderful place to live.



### A REMINDER ON THE RULES

If contemplating any improvements inside or outside your unit, start by checking the MRCV bylaws and policies located on our webpage [mapleridgecreekvillage.com](http://mapleridgecreekvillage.com). They will generally tell you what approvals and paperwork you need. The City of Rochester has code requirements as well for electrical, plumbing and other alterations that may require permits. Ignorance of the law or condo rules is not an excuse for a violation. So if you have a question, please contact our AMI Manager Kelly Terrell at [kterrell@amicondos.com](mailto:kterrell@amicondos.com)

### DRYER VENTS AND GAS FIREPLACE VENT COVERS

To help avoid any potential fire, please make sure your dryer vent pipes and exterior lint trap are clean. Co-owners with gas fireplaces should make sure their vent covers are in good condition.

### COMMUNICATE QUICKLY & EASILY

We continue to remind co-owners that any **Maintenance Requests**, emergency or otherwise, should be immediately given to AMI via phone 586-739-6001 or e-mail [kterrell@amicondos.com](mailto:kterrell@amicondos.com). **DO NOT CALL BOARD OFFICERS; IT ONLY DELAYS THE RESPONSE.** Non-emergency situations must be submitted using the MRCV Maintenance Request form on our website. Again, calling a board member will only delay a response.

**Modification Requests**, for any alteration on the outside of a co-owner's unit require Board approval. Requests of this type are primarily the co-owner's responsibility, and must be submitted using the MRCV Modification Request on 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](mailto:kterrell@amicondos.com).

### TRASH PLACEMENT & SPRINKLER HEADS

As the summer winds down, and our sprinkler system is still on, please avoid placing your trash, recycle and compost containers on sprinkler heads adjacent to your driveway or curb.



### MRCV EVENTS CALENDAR

#### Weekly:

- **Mens Breakfast** - Wednesday at 8:00am at Marcus Restaurant, 55690 Van Dyke, Shelby Twp
- **Womens Coffee** - Thursday at 9:30 am at Panera on Livernois south of University, Rochester Hills

#### Monthly:

- **MRCV Dinner** - 2nd Tuesday of each month (except Dec) at 5:00pm at Detroit Grille House, 55161 Shelby Rd (NW corner of 25 Mile & Shelby)
- **Senior Singles** - 3rd Wednesday at 6:00pm at Rochester Mills Beer Company, 400 Water Street, Rochester (starting 9/20/23)
- **Tavern On the Green** - Thursday at 4:00pm on Maple Creek Court Island (weather permitting)

**SAVE THE DATE**  
Tuesday, December 5th  
**MRCV Annual Christmas Party**  
More to Come...





## A BIG THANK YOU TO MRCV VOLUNTEERS!

### New Little Library

You may have noticed a new structure on Dunham Drive next to the retention pond. MRCV has its own “Little Library”! The idea behind “Little Libraries” is to have a convenient place in your own community where you can pick up something at the spur of the moment new to read or drop off a book you enjoyed and would like to share with others. You can drive over to it or make it a stop on your daily walk. Please check it out! And feel free to add books if there is room.

The library is the carpentry work of resident Matt Wolocko. But he couldn't have done it without the help of many neighbors! It was a group effort whether it was knowledgeable carpentry advice, loaning of tools, securing donated materials, actually donating the materials themselves, or helping with the installation. We would like to specifically thank: Matt Wolocko, Bob Avery, Harry Kunnath, Marilyn and Mike McGahey, Mary & Doug Olstyn, Greg Richards, Carl Smith and Home Depot on Avon in Rochester Hills.



### MCRV Coach Light Restoration

The maintenance team took on the project of revitalizing the coach lights on all of our MCRV condo's. The volunteers split into four groups as with our Association complex. The teams took about two weeks but it appears that from the feedback it was well worth the work. The coach lights look almost as good as new and the maintenance group believes they should last for some time.

The volunteers consisted of, Jim Aitken, Tom Grossman, Roland Maki, Denny Slater, Carl Smith, Jim Steimel, Matt Wolocko, and Rich Ruggerio. We will continue to monitor the lights and will be glad to refresh any of them if they begin to show additional oxidation.



### MRCV Washington Road Entrance

If you have used the Washington Road entrance this summer, you have probably noticed how beautifully manicured both sides of the entrance are looking. We have two residents to thank: Sandy Kondos and Maureen Petrucci. Thank you, ladies, for keeping everything around our entrance sign, the island, and on the other side of the street so attractive. Your volunteered time and work has not gone unnoticed!





## NEWS FROM THE BOARD

### Maintenance Committee Walkaround

Our Maintenance Committee volunteers completed this year's walkaround in the heat this summer! Thanks to all who participated. We now have a list of items that need attention on the exterior of many condos. They have been categorized into items that are the Associations' responsibility and Co-owners' responsibilities.

The Association responsibility list has been assigned to the appropriate contractors. As for the Co-owners' responsibility items, either co-owners have been notified or will be shortly. Co-owners can be pre-emptive by looking around the exterior and see what might need attention and begin to address it.

Also noted on the walkaround are items which are clearly prohibited by policies and bylaws. These may be things like items stored under your deck (furniture, grills, garden utensils, tools, etc.) Nothing may be stored there. Also, bird feeders, too many ornamental objects in your landscape beds, electrical extension cords lying on the ground outside are other examples. It would be wise to take the initiative to correct these items before you receive a notice from Ami. If in doubt, please go to our Maple Ridge Creek Village Condos website and read the appropriate policies.

These walkarounds and your willingness to adhere to our policies and bylaws are what keep our grounds beautiful and our property values high!

### Tree Revitalization

When our condos were built, Pulte made sure our grounds were as attractive as the condos themselves. Over time,



we've lost some trees and planted more. However, with age we now are losing trees at a faster rate. Some trees were planted too close together or too close to buildings, thus interfering with their health and growth. Some species have become vulnerable to disease that could not be foreseen. And others have suffered storm damage and never recovered.

The Board has made the decision that it's time to embark on a major Removal & Replacement Program. It may take 3-4 years to completely revitalize our grounds. Each summer you can expect to see a number of trees being taken down with replacements in the fall. Replacement

trees may not be the same number, species or in the same spot. Optimal species and spacing will have to be considered.

This year we are starting with the removal of 21 trees. Dead and the least healthy trees on the Tree Survey list have been selected. We have been working closely with a professional arborist from Owen Tree Company along with our budget constraints to help make these decisions.

As the next couple years go by, we hope everyone will have patience and appreciate the revitalization of our beautiful MRCV landscape.



### New Street Signs Coming Soon!

As most of the co-owners know, the maintenance committee has been battling a never ending situation with woodpeckers. After years of repair and painting, it has been decided to replace the signs with a more modern design. This past July the Board approved the purchase of new signs, similar to the picture to the left, to be installed this October.



### Revised Deck & Porch Landing Policy

Due to the age of our original decks and porch landings, the Board felt Deck Policy MRC008A & C needed updating to help assist co-owners contemplating deck repairs (MRC008A) or complete deck replacement (MRC008C). Both A & C pertain as well to making repair or replacement to enclosed porch landings or stairs.

The updated policy provides better guidance for completing the required Modification Request Form for making a repair or replacement. It contains enhanced diagrams to better understand the requirements that must be followed in repair or replacement. And in an effort to accommodate your deck preferences, the policy provides more flexibility in the type of materials allowed in order to keep pace with current deck building practices, composite decks and metal railing systems.

Please make sure you read the complete policy, now online, before submitting a Modification Request to Kelly Terrell at AMI via email, [kterrell@amicondos.com](mailto:kterrell@amicondos.com), or via the mail. If you have questions, please don't hesitate to contact Kelly.



## NEWS FROM THE BOARD *continued*

### Our Finances

The Finance Committee has been actively supporting the Board with suggestions to rebalance Reserve Funds in higher interest rate CDs. They are also updating the 20-year Reserve Fund study generated in 2008. The group is working to have the study completed late September prior to kickoff of the 2024 Budget process. The committee's input will be helpful for the Board in determining whether any adjustment to the monthly Association fee might be required for 2024.

Our 2023 budget remains on track even though many costs have risen for summer maintenance. Overall, the MRCV Association remains in a strong financial position. The Board remains committed to a policy of responsibly providing all financial resources required to keep our community a safe and attractive place to live.

For anyone interested, the 2023 Financial Report presented at the Annual Meeting is available for review at the Association's website [www.mapleridgecreekvillage.com](http://www.mapleridgecreekvillage.com) under *Board Members, Meeting & Minutes*.

### Go Paperless, Receive It Via Email

We hope you've enjoyed the new look of this edition of your MRC Villager. We've tried to incorporate more stories, photos and color (for those who have agreed to receive our newsletter via email).

Although the prior Board's decision was to deliver the newsletter strictly via email, however due to feedback, the current Board is both emailing and providing printed black and white copies to those not wishing to receive the newsletter via email.

Many of you responded to the Board's e-blast survey asking if you would be willing to receive our newsletter via email. However, there were a number of non-responses. If you were one of the non-responders or change your mind about responding NO, and are willing to receive the newsletter via email, please email Kelly Terrell at AMI [kterrell@amicondos.com](mailto:kterrell@amicondos.com) and let her know "Add me to the newsletter email list."

The Board, with your help, would like to completely deliver the newsletter via email. One, it will save the cost of printing, the time to prepare for print, and printing and delivering. Two, the email version is in full color! And lastly, the email version could be produced more often and provide you more timely news.

If the newsletter is sent only via email, the Board would consider printing a half dozen editions to be placed in our new Little MRCV Library. This way, you could borrow a print copy and then replace it for others to enjoy. Remember, a color digital copy can be found on our website along with all the other pertinent MRCV information and forms.

Again, we encourage you to go paperless and receive the MRC Villager via email.

### NEW SENIOR SINGLES EVENT

Are you single and looking for an opportunity to socialize with other MRCV Senior Singles?

Denny Slater and Friends have created a new singles social group. The goal is to provide singles with the opportunity to socialize and attend events with other singles in the community. If you are interested, join us monthly at the Rochester Mills Beer Company.

#### *FIRST MEETING:*

September 20 at 6:00pm at Rochester Mills Beer Company

#### MONTHLY MRCV SENIOR SINGLES

3rd Wednesday at 6:00pm  
Rochester Mills Beer Company, 400 Water Street, Rochester



## BOARD MINUTES

### MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 249

**Monday, June 19, 2023**

Call to order 1:02 pm Place – AMI Office

**Present:** Board – MaryBeth Wolocko, Donna DeGennaro, Melinda Hill, Mic Shaeffer, Greg Richards  
AMI- Kelly Terrell

#### Old Business:

- Approved April and May 2023 board meeting minutes and yearly minutes accepted.
- Approved April and May 2023 financial statements.
- Ann Dinan addressed the board at 1:15 concerning the reinstatement of the hard copy newsletter. She stated that it is a good communication tool for MRCV and that we would be alienating about 10 to 15% of the co-owners that don't do emails. The board is reviewing the issue.
- List of current Work Orders –
  - 33 New W/O's were reviewed
  - 7 completed, 8 assigned, 2 getting estimate, 14 investigating, 1 duplicate, 1 denied
- Board Calendar Review
  - Gutter cleaning completed
  - RFQ for buried drain being reviewed by Adam Oak's
  - Awaiting maintenance committee review

#### Committee Reports

- Financial
  - Kelly to check with Chase Bank to find out why they are charging a monthly fee
  - Mic to check with financial committee concerning moving some of the monies out of CIT bank checking and money market accounts
  - Live Oak CD is coming due on 07/30/23 and will need attention at the next board meeting
- Website
  - Greg to present to the board for approval new pictures representing more description to the ranch/cape facade. These pictures will replace the current front cover page and additional pictures will be added to the catalog
- Social
  - Tavern on the green on Thursday at 4 pm is getting a very good turn out
- Maintenance
  - Maintenance committee spring walk around is complete and documentation is being tabulated before being turned over to the board for its review
  - Street Signs – The board is working with the vendor on the final estimate details
- L & B
  - Spring walk around – Completed, tabulated and submitted to the board for review
  - Tree removal – Approximately 21 trees to be removed but all 21 may NOT be replaced. That will be decided upon evaluation after the removals. We still have a large credit with the city of Rochester and we are planting 6 trees this week that are being credited to our property account.
  - AMI has received several irrigation work orders and the board realizes there is a problem with irrigation and it is currently looking into solutions.
- Welcome Committee
  - Donna to meet with two new co-owners

#### New Business:

- Deck Policies –008a and 008c were revised to include Composite Deck Modifications. Melinda put together revisions for both policies to include Maintenance and replacement of wood and Composite decks. This includes the design of railings and spindles along with allowable materials, colors, updated deck illustrations and a new deck specification check list.  
Board approved Revisions to both policies.
- My Quality Construction –Board approved estimates for W/O's 4229-1 & 6013-1
- Newsletter – Board to consider reversing decision within the next week on publishing electronic copies only.





## Board Meeting Minutes No. 249 *continued*

- Maintenance letter – A maintenance letter will be sent out to each co-owner that is getting a new tree, notifying them that they will have to maintain (water) the new tree in their yard until it gets established.
- Detention Pond – Kelly is to modify the work order awarded to Adam Oak's to also include removal of weeping willow shoots along the path side of the pond.
- Little free library – Board approved with a one year review after installation. Location to be placed on the south side of Dunham Drive in front of drain basin.
- Amendment to By-Laws – Currently at lawyer for review.
- Re-write of Hand Books – Items to be added to the handbook are:
  - Check with City of Rochester website for trash pickup times
  - Check the current bylaws on the number of rentals allowable
  - New owners to go to the MRCV website for information
  - Board has a 1 week turn around to add an additional items for the handbook
  - Extra handbooks are to be ordered

### Adjournment 4:00 pm

The next meeting is scheduled for July 17, 2023, at 1 pm; This will be a zoom meeting.

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## MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 250

Monday, July 17, 2023

Call to order 1:12 pm Place – Zoom Conference call

**Present:** Board – MaryBeth Wolocko, Donna DeGennaro, Melinda Hill, Mic Shaeffer, Greg Richards  
AMI- Kelly Terrell

### Old Business:

- Motion to approve June minutes, 2nd and unanimously accepted.
- Motion to approve June financial statement, 2nd and unanimously accepted.
- List of current Work Orders –
  - 44 W/O's were reviewed
  - 18 completed, 15 assigned, 1 getting estimate, 7 investigating, 2 denied, 1 Rejected as it was submitted to MRCV by mistake, wrong city.
- Board Calendar Review
  - Policy review current as this time.

### Committee Reports

- Financial
  - Kelly still working issue with Chase Bank concerning charges of a monthly fee.
  - A clear handle on whats being done and when along with the billing by Orkin needs to be clarified by AMI and Kelly.
  - \$60,000 is to be move from the CIT bank M/M account to a CD at 1st Internet.
  - Live Oak CD due on 07/30/23 has been extended for 12 months.
- Website
  - Eight pictures were reviewed. The current front cover page will be replaced and 4 additional pictures will be added to the catalog along with removal of 2.
- Social
  - Music on the Green scheduled for Friday August 18th.
- Maintenance
  - Maintenance committee spring walk around documentation was given to the board and it is currently being reviewed.
  - Street Signs – The board unanimously approval the purchase of new street signs from Signs & More.



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**Board Meeting Minutes No. 250** *continued*

- L & B
  - Three women D. Grossman, C. Powell and B. Ruggerio have shown interest with getting involved and are to meet with MaryBeth to discuss.
  - Spring walk around – Documentation was given to the board review and approval. Presently work is being assigned.
  - Tree removal – Board approved 21 trees to be removed but NOT all will be replaced. That will be decided upon evaluation after the removals. Removal includes removal of trees, stump grinding and cleanup. Work to be divided between Owen Tree Service and Adam Oaks.
- Welcome Committee
  - Donna met with two new co-owners Golm and Jositas.

**New Business:**

- Deck Policy 008c – Additional color for composite deck spindles being discussed.
- Kelly to contact legal concerning where they are at with the by-laws modifications. Additional note to be added for AirBnB rentals.
- Newsletter – Survey was to be sent out via email asking co-owners to respond whether they would prefer delivery of the newsletter via email or hard copy. The results are to be tabulated and discussed.
- Detention Pond – Clean-up completed and non issue.
- Little free library – Board approved and construction is underway.
- Welcome Handbook – Still pending with John, MaryBeth to reach out to him.
- Tribute to Rick Hailer – Comments to be placed in the upcoming newsletter.

**Adjournment 4:20 pm**

The next meeting is scheduled for August 21, 2023, at 1:15 pm; at AMI