

MRCVillager

DECEMBER 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

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 our website:
www.amicondos.com/mapleridge

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 ...



As we find ourselves drawing to the close of 2023, we look back at a busy year filled with quite a few accomplishments.

Finally post pandemic, we caught up with 3-years of lingering L&B projects, and started the Tree Removal & Replacement Program of our Commons trees. We had professional tree trimming done, and then a group of our residents stepped up to the plate and completed some additional grounds trimming! Kudos to them. We'll start spring 2024 with a new slate.

While we're saddened some of our residents moved or passed, other new neighbors joined the MRCV community, keeping the Welcoming Committee busy. Numerous Modification Requests were approved, Work Orders fulfilled, our Deck Policy MRC08A&C revised, our website enhanced, and the Association Handbook updated. The Board is currently completing a Bylaws update to be presented to you for approval this spring.

Many residents enjoyed summer's "Tavern on the Green," as well as attending the wonderful August music concert. The weather was beautiful, and it was great fun listening to talented residents play!

Annual concrete replacement and lifting was completed. Unfortunately, there were some complications with the caulking and it will now have to wait 'til 2024. However, our fall cleanup is finished, except some gutter cleaning... mostly those gutters affected by our infamous River Birch trees.

The five-year Reserve Fund study was updated, and the Annual Budget has been prepared for mailing early December along with the new MRCV Residents Directory.

Our "Little Library" is a great success, our mail boxes have their holiday decor, and we anxiously await the installment of our new street signs to guide us into a new year. (Woodpecker proof!!)

It's truly been a full year. We wish you and your families a safe, healthy and happy holiday season, and a bright New Year!

MaryBeth Wolocko
MRCV Board President



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 www.amicondos.com/mapleridge. 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

Winter is Upon Us

Whether we like it or not, the winter season is descending upon Michigan! We would like to take this opportunity to remind everyone of some winter guidelines.

• **Under Deck Storage:** As we close up our outdoor areas for the winter, please be mindful NOTHING may be stored UNDER your deck. Examples are: grills, outdoor furniture, deck storage boxes, gardening supplies, etc. This is expressly prohibited in our Bylaws. This kind of storage is unsightly as well as attracts critters.

• **Trash Containers:** During the summer months we ask that you place trash receptacles on the driveways so as to avoid the sprinkler heads. Now it's time to consider the snowplows and salt trucks. From this point on, when you take your weekly trash out, please place your containers on the lawn next to the driveway, or on the very edge of the driveway. They should not be placed in the street. At all other times trash containers must be inside your garage.

• **Snow removal:** Maple Ridge Creek Village Bylaws and Policies do not require that cars be removed from driveways during snow removal season. However, cars parked on driveways present a real challenge for snow removal crew. Due to this challenge, they are not required to complete a driveway plowing if they feel there is a risk of damage to a parked car or surrounding property. They also will not return to complete the job when cars gone. If you must leave a car in the driveway, please park it as close to one side of the drive and as close to the garage door as possible.

• **Salt Application:** We all know how corrosive salt can be. Unfortunately, dispersal of salt is not a precise procedure, and you may find some salt accumulating along the edge of your garage door. If you are able, it's a good idea to sweep any excess salt away from the door to help reduce corrosion of your door. Remember, if needed, garage door replacement is a co-owner responsibility.

Your walkway/frontdoor steps may only be salted under serious ice conditions. You're advised to use caution in these areas. We suggest keeping de-icing salt handy for your own desired use. Don't hesitate to ask a neighbor to assist if you need help purchasing salt or salting.

• **The Walking Path:** While we encourage use of the walking path in the winter, keep in mind that it is not salted, and not a perfectly smooth surface. There are many irregularities as well as low spots that may accumulate ice. Please use caution.

• **Snow Emergencies:** The City of Rochester controls winter street parking with a "Snow Emergency Ordinance." Notice of Snow Emergencies are available through local radio and television stations, as well as the city web-site. An emergency can be declared while there is a snowfall in progress, or whenever 4" or more has been forecast. Be aware during a Snow Emergency all cars must be off the street. Remember MRCV roads are "City Streets."

COMMUNICATE QUICKLY & EASILY

We continue to remind co-owners that any emergency or otherwise, should be immediately given to AMI via phone 586-739-6001 or e-mail 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. **Check the website for all current information, Policies and Forms.**



MRCV EVENTS CALENDAR

Weekly:

- **Mens Breakfast** - Wednesday at 8:00am at Marcus Restaurant, 55690 Van Dyke, Shelby Twp
- **Womens Coffee** - Thursday at 9:30am 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)
- **MCRV Senior Singles Activity Group** - 3rd Wednesday at 5:00pm at Rochester Mills Beer Company, 400 Water Street, Rochester
- **Tavern On the Green** - Thursday at 4:00pm on Maple Creek Court Island (summer season weather permitting)



A BIG THANK YOU TO MRCV VOLUNTEERS!

As we run through our daily routines, it's easy to overlook the small things that make Maple Ridge Creek Village a great place to live. While we each do our part to keep our homes looking nice, there's a group of volunteers that spend their spare time adding that extra special polish to our community.

This year Richard Ruggerio stepped up to the task of heading the Maintenance Committee and helped organize a number of other committees under its umbrella.

The Board would like to take this opportunity to recognize our great community of volunteers, and say **Thank You!** Your efforts truly make a difference.

Irrigation System Refurbish Committee - assisted in keeping our system components safe and in good working condition
Rich Ruggerio Tom Grossman
Doug Olstyn

Tree Trimming Committee - trimmed up numerous trees and shrubs throughout the community
Tom Grossman Greg Richards Rich Ruggerio
Matt Wolocko Carl Smith

Lamppost Committee - gave our lampposts a nice touchup of black paint
Rich Ruggerio Tom Grossman
Doug Olstyn Carl Smith

Coach Light Committee - cleaned and polished all garage and front step fixtures
Rich Ruggerio Jim Aitken
Tom Grossman Denny Slater
Jim Steimel Carl Smith
Roland Maki Matt Wolocko

Concrete Committee - inspected all driveways and walks for safety hazards, needed repair, replacement, lifting and or caulking
Jim Aitken
Mel Magreta
Tom Grossman

Mailbox Holiday Decor - annual decoration
Marilyn & Mike McGahey
Mary Ann & Bob Avery

Entrance Plantings - seasonal maintenance of flower beds
Sandra Kondos Maureen Petrucci

Maintenance Walk Around Committee - preformed the annual inspection of all buildings in accordance with Association Bylaws and Policies
Rich Ruggerio Greg Richards
Tom Grossman Jim Aitken
Mark Powell Matt Wolocko



Welcome Committee - continuously meets and greets new residents
Donna DeGennaro Marilyn McGahey

L&B Committee - annual inspection of all the front DD Beds
Bev Aitken Kathy Doyle

L&B Followup - inspected owner planting areas at rear/side of condos
Bev Aitken Barb Ruggerio
Cherie Powell Dorothy Grossman

Finance Committee - annual Reserve Fund & Budget review
Mic Shaffer - Board Treasurer
Jim Varty Dana Fidler
Sharon Cukras Tom Grossman

MRCV Holiday Party Committee - planned & organized our annual holiday dinner
Co-Chairs: Ruth Richards & MaryBeth Wolocko
Marcia Giera Cherie Powell
Alice Shaffer Faye Steimel
Sandy von Berg

MRCV Directory - Gayle Suddick

We hope we haven't missed anyone in the above recognition, but if we have, thank you for your contribution. Keep being involved.

In 2024 MRC Villager issues we invite you to share your interests with the community. So, if you have a short story or poem you've written, a recipe, a picture you've taken, a painting you've done, or great travel or restaurant recommendations you'd like to share, please contact hillm18@gmail.com. Space permitting, we'll share you're interests with MRCV readers.



Here's a holiday morning muffin you might enjoy —

Morning Glory Muffins

Preheat oven to 350°

Ingredients:

2 cups flour	½ tsp salt (optional)
1-½ cups sugar	2 tsp cinnamon
½ cup raisins	½ can (15 oz) drained
½ cup chopped nuts	crushed pineapple
2 cups grated carrots	½ cup coconut
2 tsp vanilla	3 eggs beaten
1 cup oil	

Mix together and spoon into greased muffin tins (or use paper liners). Bake for 20 minutes or until toothpick comes out clean.

Yields: almost 2 doz.



NEWS FROM THE BOARD

Please Attend to Your Pet

As much as we all love “man’s best friend,” there is no denying that it comes with responsibilities.

First, please remember that your pet’s waste must be collected and disposed of immediately. This applies even if it is outside your own door. All green spaces are common areas.

Also, please remember that when outdoors, our dogs (or cats for that matter) must be leashed and always attended by their owner.

Our By-laws (Article VI Section 5, 5A and Policy MRC037 are very clear on these matters.



Tree Removal & Replacement Program

As mentioned in the August Newsletter, our community is aging and with age we now are losing some of our beautiful trees. 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.



Upon completion of a total Tree Survey preformed in the spring of 2023, the Board made the decision to embark on a major Tree Removal & Replacement Program. It may take 3-4 years to revitalize our grounds. This year 21 trees were selected for removal (the worst first), and 13 trees were planted. Due to overcrowding of trees in some areas, the number of replacement trees was less.

Replacements weren’t always in the same spot nor the same species as optimal species and spacing were considered.

A major challenges for the survival of new trees is weekly watering, beyond what is provided by our irrigation system. We were fortunate in most instances that co-owners agreed to water a tree that was planted adjacent to their condo. However, in order to have a successful survival rate for our new trees, the Board will continue to need your help watering replacement trees planted close to your condo.

We hope you’ll have patience with the program, and appreciate the revitalization of our beautiful MRCV landscape.

Water & Sewer Line Warranties

First a disclaimer: None of the following constitutes Board approval of, or a legal advisory on, water and sewer service line warranties. The following is presented for informational purposes only, in an attempt to answer co-owner requests about a *Service Line Warranties of America* mailing selling these warranties.

The Board consulted legal counsel and our insurers in 2022 about the service line feeds (lines 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. **However, the lines are a general common element and an Association responsibility.**

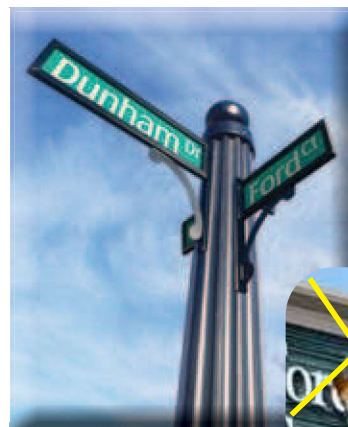
The risk of insurable damage to any of these lines is pretty negligible unless someone is doing excavation work and hits one. Thanks to modern PVC piping, these lines just don’t often fail.

Using this reasoning and the fact that co-owners have no obligation to pay for repairs to these lines (unless the co-owner damages them somehow), makes coverage superfluous. But again, nothing written here is an official opinion; just a reporting of the information gleaned by the Board in 2022.

If one has purchased the service warranty and an “emergency” happens and they use this coverage, the co-owner is responsible for obtaining prior written approval per any modification of a common element in advance of any repair taking place.

New Street Signs!

Our new street signs are to to be installed any day now. So, if you see activity on our street corners or entrance, it won’t be from those busy Woodpeckers (Tom Grossman spent too many years trying to repair the unwanted holes left each year by these crazy creatures).



Keep your eyes open for our community’s new, updated, bird-proof signs. An all new direction for 2024! Mailboxes may follow suit in a few years.





NEWS FROM THE BOARD *continued*

Our Finances

These past few months have been very hectic. You probably noticed a considerable amount of contractor work completed such as tree removal/replacement, concrete work, and the Street Sign project.

In addition, the Finance Committee and Board finalized the 2024 Operating budget. The final decision about 2024 fees will be mailed to you early December as in the past by AMI.

The Board approved the Finance Committee's updated Reserve Fund Study. The RFS acts as a financial guide in assessing projects to receive Reserve Fund monies over the next 20 years. A big thanks goes out to all Finance Committee members for providing this update. Good planning helps to insure against unexpected expense surprises. The goal is to guard against any unexpected assessments.

Overall, the MRCV Association continues to maintain a strong financial position.

For anyone interested, the 2023 Financial Report presented at the Annual Meeting is available for review at the Association's website www.amicondos.com/mapleridge under Board Members, Meeting & Minutes.

Go Paperless, Receive It Via Email

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

If you would like to try receiving the newsletter via email, please email Kelly Terrell at AMI kterrell@amicondos.com and let her know "Add me to the newsletter email list." Going paperless and receiving the MRC Villager via email is easy, saves the Association time and money for printing and delivery, plus you can enjoy the full color version versus the black and white printed version. And, if you're away for the winter, you can still keep up with what's happening at home by receiving the MRC Villager via email. Again, we encourage you to try it... you might like it.

P.S. If you know your neighbor is away, and a newsletter has been placed in their box, please remove for safety purposes.

Inspection Letter

If you received an *Inspection Letter* this fall and have not yet addressed the issue(s) mentioned, the Association would greatly appreciate you addressing any matter before the holidays and winter set in. When we each do our best to abide by the MRCV Bylaws and Policies to maintain our property, it truly helps keep Maple Ridge Creek Village a desirable place to live.

MRCV SENIOR SINGLES ACTIVITY GROUP

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.

MONTHLY GATHERING

3rd Wednesday at 5:00pm
Rochester Mills Beer Company, 400 Water Street,
Rochester



August Concert on the Green



A few final shout-outs —

Thanks to Ann Dinan's newsletter delivery team! Without you we wouldn't be reading all these great MRCV updates.

Thank you to our special upper Boulder Ct secret trash can elf!





BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 251

Monday, Aug 21, 2023

Call to order 1: 25 pm Place – AMI

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

Old Business:

- Motion to approve July minutes Mic, 2nd Donna, unanimously accepted.
- Motion to approve July financial statement Melinda, 2nd Donna, unanimously accepted.
- List of current Work Orders –
- 17 W/O's were reviewed
 - 1 already on L&B work list, 1 part of Adam Oaks contract, 3 assigned, 1 getting estimate, 3 investigating, ½ of W/O completed ½ denied, 2 are tree issues and are placed on wait list, 5 on spring list.
- Board Calendar Review
- Review RFQ for snow/ice removal. Kelly to request RFQ from Adam Oaks and 2 other vendors.

Committee Reports

- Financial
 - Chase Bank checking account has been closed and monthly fee refunded
 - Live Oaks CD that matured 7/30/23 was renewed for 12 months at 4.39%.
 - First Internet CD maturing 9/5/23 will be renewed for 12 months.
 - Reserve Fund Study update to be reviewed in September and finalized at the October Board meetings.
 - Operating budget 2024 to be presented to the Board during the October meeting.
- Website
 - Complete and to be removed in next minutes.
- Social
 - Music on the Green this past Friday August 18th was a complete success with over 55 of our fellow co-owners attending.
 - MRCV Senior Singles first meeting to meet Wednesday September 20 at 6:00 p.m. at Rochester Mills Beer Company.
- Maintenance
 - Street Signs – Newly purchased street signs to be installed in early October.
- L & B
 - First round of tree removal is completed. Second round of trees are to be worked by Adam Oaks. MaryBeth and Melinda are currently working the issue.
 - 12 trees will be replaced from the original trees cut down and 12 sites will be selected. A short list of acceptable trees is to be used.
- Welcome Committee
 - New Co-owner at 1635 Boulder Court, no contact information yet.

New Business:

- Ruggerio – Rich, the maintenance committee chair, met with the board to discuss several topics. Ideas Rich presented to the board were:
 - Combining committees under one umbrella, L&B, Cement, maintenance and irrigation.
 - Committee chairs would copy maintenance on emails.
 - Modification Request – Once board approved, the maintenance committee would monitor request at various stages checking to make sure the modification is following MRCV policy. Upon completion the committee would notify the board or acceptance i.e. new decks.
 - Maintenance Request – The maintenance committee would monitor requests at various stages checking to make sure the vendor is completing the task as contracted. Upon completion the committee would notify the board.
 - Irrigation – A 3 man committee would be in charge of watering the lawns. This would allow for constant monitoring of lawns in case of vacations or illness. Start up and shut down would still go to the vendor but broken heads, head repairs or extensions would be handled by the committee. The system could periodically be turned on during the day and each zone could be checked to make sure it is working properly.
- MaryBeth to get the irrigation keys to be handed over to the irrigation committee.



Board Meeting Minutes No. 251 *continued*

- MRCV Villager completed and distributed for August.
 - Present distribution to remain the same at this time.
 - A lot of good feedback on the new format.
 - Suggestions for others to write articles to be placed in the newsletter.
 - Recipes and book recommendation could also be placed in the newsletter.
- Tree Landscape Budget – The finance committee will need to come up with a 4 year program to finance \$20,000-\$25,000 per year for tree removals and replacements.
- By laws modifications. Additional note to be added for AirBnB rentals. To be reviewed in November.
- Detention Pond – Was not completely cleaned up as needed and the board will approach the maintenance committee for completion. The W/O needs to be updated.
- Work Order 6013-1 Brick repair approved.
- Welcome Handbook – To be reviewed in November.
- Orkin Pest Control – Kelly to get with Orkin and develop a planing chart as to what condos are to be serviced and when.
- Garage Door Painting – Board needs to update the bylaws as to limit the responsibility of the association in painting the exterior of garage doors.

Adjournment 4:07 pm

The next meeting is scheduled for September 11th, 2023, at 1:15 pm; at AMI **Monday, June 19, 2023**

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 252

Monday, September 11, 2023

Call to order 1: 21 pm Place – AMI

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

Old Business:

- Motion to approve August minutes Donna, 2nd Melinda, unanimously accepted.
- Motion to approve July financial statement Melinda, 2nd Donna, unanimously accepted.
- List of current Work Orders –
- 30 W/O's were reviewed
 - 17 assigned, 6 completed, 1 getting 2nd estimate, 3 will be in next years budget, 1 denied as it is a co-owner responsibility, 2 were duplicates.
- Board Calendar Review
 - Develop next year priorities
 - ~Tree Remove and Replace 4 year plan to be reviewed.
 - ~Work on completing updated bylaws, readdress in December.
 - ~Update responsibility sheet.
 - Get bids on fall gutter cleaning and blowouts.
 - Next newsletter to be published December 1st.
 - ~Send out email blast request for winter recipes or MRCV related stories.
 - Send out email blast requesting updated information for phone directory.

Committee Reports

- Financial
 - Reserve Fund Study update was distributed to the board for discussion and will be finalized at the October board meeting.
 - The 2024 Operating budgeting process has started. The Board will be presented with a proposal for discussion and approval at the October board meeting.
- Website – No discussion.
- Social
 - Christmas party scheduled for Tuesday Dec. 5th at 6:00 p.m.



Board Meeting Minutes No. 252 *continued*

- Maintenance
 - Street Signs – Newly purchased street signs to be installed in early October.
 - Maintenance and L&B walk around lists have been tabulated and letters addressing co-owner responsibility will be submitted to co-owners via AMI.
 - Identified issues need to be addressed within 60 days.
- L & B
 - Adam Oaks provided quotes on L&B 22/23 items and work on these items will take place starting in September and continue into October.
 - Tree Removal & Replace – A total of 12 new trees are to be planted in the upcoming month. A number of trees are being removed by Adam Oaks by the end of this week. An email blast is to be sent out to impacted co-owners stressing maintenance of the newly planted trees.
 - 1652 Boulder Court w/o to remove pine cones has been denied.
- Welcome Committee
 - Committee to set up welcoming for new Co-owner B. Aprahamian at 1635 Boulder Court.

New Business:

- Policy # MRC -024, outside decorations needs to be reviewed and updated.
- Bylaws modifications. Additional note to be added for AirBnB rentals. To be reviewed in November. MaryBeth to check with John as to bylaw status.
- Special December board meeting to be set up to discuss only bylaws i.e. Rentals, AirBnB, garage door painting.
- Detention Pond – Adam Oaks, Joel working the issue.
- Orkin Pest Control contract – the board is not happy with the current contract which will end shortly. The contract needs to be rewritten in a more firmed up format rather than randomly spraying 16 units at a time.
- Reviewing contract renewal time line.
- Irrigation – October 15th will be the scheduled water shut off date, with blow out of the sprinklers to be week of the 18th.
- 1889 Dunham Drive concrete crack per concrete walk around does not meet trip hazard requirements at this time and will be re-evaluated next year.
- Association Welcome Handbook – Marybeth motion to approve, Greg 2nd, approved unanimously with one minor correction to be fixed by Melinda. Handbook is to have a box link on the website under bylaws and policies.
- Handbook – Newsletter article to be written on updated Association handbook.

Adjournment 4:39 pm

The next meeting is scheduled for October 23rd 2023, at 1:15 pm; at AMI.

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 253

Monday, October 23, 2023

Call to order 1: 25 pm Place – AMI

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

Old Business:

- Motion to approve September Minutes - Mic, 2nd Donna, unanimously accepted.
- Motion to approve September Financial Statement - Melinda, 2nd Greg, unanimously accepted.
- Open List of Work Orders –
 - 11 W/O's were reviewed - 7 assigned, 2 completed, 1 moved to next years budget, 1 denied as it is a co-owner responsibility.
- Board Calendar Review
 - Winter RFQ's for snow/ice removal and salt to be moved up from September to July.
 - Summer RFQ's for grass cutting, lawn treatment, landscape maintenance and pest control to be moved up from November to August.
 - Review and approval of association insurance policy has been pushed to November meeting as insurance policy



Board Meeting Minutes No. 253 *continued*

has not been submitted to us yet.

- Minimum insurance levels – Kelly to check with insurance company for recommendations.
- Phone directory ready for delivery December 1st.
- Detention Pond
 - MaryBeth to review landscape maintenance contract and notify Adam Oaks of anything on the list that concerns detention pond maintenance.
 - Move detention pond review to March calendar review.
- Irrigation system – The system was shut off on October 16th and blown out on October 19th.

Committee Reports

- Financial
 - 2024 budget draft was completed by the financial committee and submitted to the board for review.
 - ~Minor recommendations to nomenclatures for better account recognition were made.
 - ~Budgeted amount in 2 categories were changed.
 - ~Recommended common Tree Removal & Replacement be placed in its own separate account category.
 - ~Budget to be approved by November 15th.
 - Reserve fund study was approved as presented. Future fund studies will be updated regularly within a maximum of four years.
 - General operating budget – An increase in the association fee is proposed for 2024 due to the increase in operating costs.
- Website
 - Board requested a change to the website concerning modification requests. Preferred delivery to AMI is to be scanned and emailed 1st or mailed 2nd.
- Social
 - Christmas party scheduled for Tuesday Dec. 5th at 6:00 p.m. Invitations go out November 1st.
 - Singles group has updated their name to Senior Single Activities Group. Eight members were at the last event held at the Rochester Mill Brewing Company. Other future events in the planning are meetings at Demarco's on Main Street and the Roxie Theater for a Motown review.
- Maintenance
 - Street signs – Manufacturing issues have delayed the installation of the signs. Scheduled shipping date from North Carolina is November 11th with a new installation dated set for November 15th.
 - The mailbox stands are out dated and will be needing maintenance in the future. During the sign installation, board members will do a walk around with the owner of Signs & More requesting ideas and quotes for replacement stands. The stands will emulate the style of the lampposts and street signs.
- L & B
 - L & B 2021/2022/2023 walk around – A proposal was submitted, approved and the work is to be completed on all items listed for all 3 years by end of this season. Requests submitted after this has been placed on the year 2024 list. Currently 10 items have been placed on said list.
 - 2024 L & B walk around – Walk around should be move up to end of May or early June. Walk around should include flower beds and plants in both front and back of condo.
- Welcome Committee
 - Donna and Marilyn had a nice visit with new co-owner Barbara Aprahamian at 1635 Boulder Court this past month.
 - No visit needed for Steele at 1871 Dunham Drive.

New Business:

- Bylaws modifications – Additional note to be added for AirBnB rentals. MaryBeth to check with lawyer as to bylaw status.
- Special December board meeting to be set up to discuss only bylaws i.e. rentals, AirBnB, garage door painting.
- Orkin Pest Control contract – The contract needs to be rewritten where all the units are sprayed at the same time and preferably 3 times a season.
- Review of AMI contract renewal time line – AMI to change contract to start on January 1st 2024 not October 1st 2023.
- Financial end of the year adjustment to be added to the November board calendar review.
- Modification requests
 - 1618 Boulder Court – Garage door replacement is approved and done.



Board Meeting Minutes No. 253 *continued*

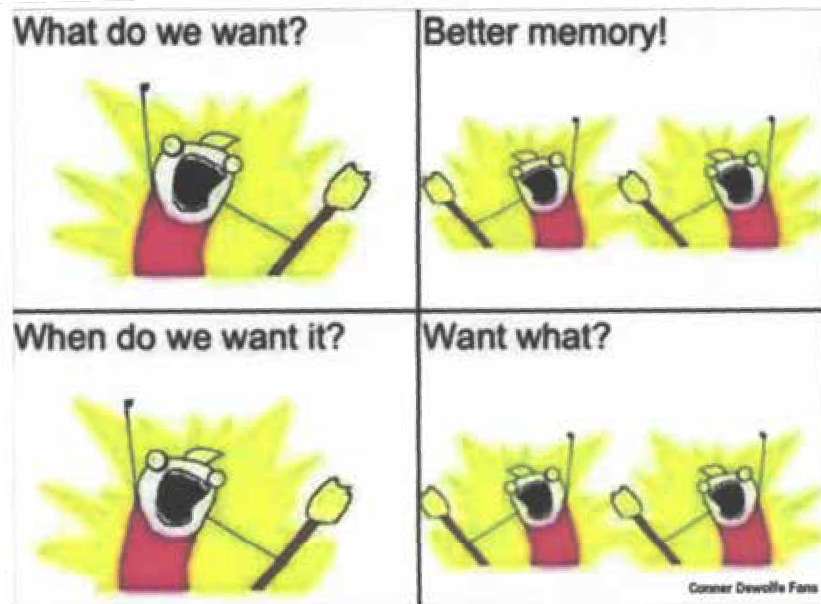
- 1934 Dunham Drive – Garage door replacement is approved and done but the gap left between metal siding and door weather strip needs a trim strip. The co-owner is aware and is working to resolve.
- Suggested newsletter articles to be written; treasury report, senior special events, remind co-owners to look at revised policies on line, guidelines on snow removal, attention to dryer and chimney vents.

Adjournment 4:24 pm

The next meeting is scheduled for November 20th 2023, at 1:15 pm; at AMI.



Enjoy a Safe and Happy Holiday Season!



Stay warm and keep smiling, winter will be over soon!