

JUNE 2024

MRCVillager

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: Donna DeGennaro

Treasurer: Carl Smith

Member-at-Large: Gary Shallop

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 ...



Whew! Summer comes on us SO fast! Seems like Spring flew by with a blink of an eye. We scrambled to get irrigation started, Spring clean up done, mulch down, and Maintenance, Concrete, and Landscape committee surveys completed, not to mention reviewing numerous resident Modification Requests. Understandably everyone is anxious to make improvements at their condos once nice weather arrives. The Board can hardly catch it's collective breath!

With surveys completed, the Board is busy reviewing and sorting all the results into appropriate categories. Some of you may have already received notices about items around your units that need your attention. The remainder of survey projects are being directed to various contractors for quotes, all the while trying to keep things within our working budget. This may mean having to be prioritized projects for this year while waiting until the next year for others. Also Maintenance volunteers attack other projects that they feel are within their scope. Bless the volunteers!!!

Added to all this activity is the completion of the proposed Master Deed and Bylaws revision process. The Board would like to thank everyone who attended the Informational Meeting on May 29. It was well attended, there was good discussion and highly valued input from many of you. We received emails following the meeting with additional, greatly appreciated opinions. The Board has had a lot of discussion with our attorney regarding your input, and shortly you will see the final changes to the suggested Master Deed and Bylaw revisions (see June's article *Bylaw Updates* regarding next steps).

We have 4 condos that have sold in the last few months. There are new residents in two on Boulder Ct. and two on Dunham Dr. Not everyone has moved in, but I'm sure they will be warmly welcomed as they are seen around the neighborhood. We hope they will enjoy living here as much as the rest of us do.





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 web page www.amicondos.com/mapleridge. They will generally tell you what approvals and paperwork you may need. The City of Rochester has code requirements as well as permit requirements for electrical, plumbing and other alterations. 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

Summer Is Here!

What ever your summers plans hold, we hope they're filled with friends, family and lots of fun! Whether you're at home or away, here are a few Association reminders.

- **Insurance Information:** If you haven't submitted a copy of your current 2024 insurance "Declaration Page," please send/email a copy asap to AMI at kterrell@amicondos.com

Your insurance coverage must be done in accordance with our Bylaws, Article IV, Section 1A. Remember the following represent minimum requirements for 2024 building/dwelling coverage: Ranch Style units \$198,000, Cape Style \$222,000.

- **Trash Bins:** During the summer months we ask that you place trash receptacles on the driveways so as to avoid the sprinkler heads. Watering will probably not commence until May. This is just a "heads up" to sprinkler heads.

- **Deck Replacement:** The recent Maintenance Inspection revealed that a number of decks are showing signs of needing major repair or replacement. Many of our decks are going on 25-years old. We suggest you take time this summer to look carefully at your deck, and make a plan for remedying the situation.

Whether you consider replacement or maintenance of your existing deck, please carefully read Policies MRC008A & C completely before submitting a Modification Request. The Board is still tweaking the post cap requirements and other minor issues involving newer construction methods and materials. We appreciate your patience. Please don't hesitate to ask questions, we want you to be happy with the end result.

- **Brick Breather Spaces:** You may have noticed that every so often there appear to be gaps between your building's exterior bricks, as if mortar is missing. It's NOT. These gaps or spaces are there for a purpose, to allow moisture to weep from the brick. Bricks are porous, and moisture can build up inside the wall cavity without these spaces. Please do not attempt to fill these spaces with mortar patch, foam, or any other substance.

- **Garage Doors:** Another item the Maintenance Inspection revealed that garage doors and/or weather stripping is showing signs of age and wear, specifically rusting. Again, take a look at your door, and consider the possibility of replacement. These doors are now 25 years old, and the Association will not paint garage doors with signs of rust.

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 / Work Order 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)

— SAVE THESE DATES —

- **Thursday, August 8th** - Concert On the Green
- **Saturday, August 24th** - MRCV Summer Picnic On the Green 3:00-6:00pm (flyer in early August)
- **Tuesday, December 10th** - MRCV Annual Christmas Party



MRCV VOLUNTEERS ARE BUSY AGAIN!

MRCV volunteers are out in full swing. Our winter months are relatively quiet, but spring and summer keeps volunteer residents busy with a variety of task in order to keep this community a great place to live.

Whether you're a new resident or have been here awhile, you might consider volunteering for one or more of MRCV's community projects. It's a great way to meet your neighbors while spending a little spare time helping Maple Ridge Creek Village.

Some committees have already completed their tasks while others have not, and many projects continue throughout the summer and fall season. If you have an interest in volunteering in items listed below, email or call a Board Member and we'll add your name.

Irrigation System Refurbish • Entrance Plantings

L&B (landscape beautification) • Occasional Tree Trim

Lamppost Painting • Coach Light Upkeep • MRCV Directory

Driveway & Walkway Inspection • Maintenance Walk Around

Welcome to New Residence • Finance Planning

Holiday Decor • Holiday Party Planning

Spring Inspections Completed



The L&B, Driveway & Walkway, and Maintenance Inspections have just been completed. The Board is receiving and compiling information from these committees and will then acquire bids for work that needs to be performed. A number of tasks will be completed throughout the summer and fall months. You will be notified by AMI when any type of work is scheduled to be performed on or around your unit.

Tree Removal & Replacement Program

As mentioned in the last newsletter, survival of new trees or shrubs requires weekly watering beyond what is provided by our irrigation system. Spring rains have provided fairly decent water for our trees. However, if summer day become hot and dry, we greatly appreciate your help watering through the summer and fall any new trees or shrubs planted adjacent to your condo last fall or this spring. A slow trickle of water for 20 minutes once a week at the roots will help keep it a healthy tree.

As our 2024 Tree Removal & Replacement Program moves forward, the Association will contact affected co-owners prior to any upcoming proposed tree removal or replacement.



Super Refreshing & Fun!

Summer Corn & Blueberry Salad

Prep: 30 minutes

Ingredients:

4 ears fresh Sweet Corn, husked

1 Cup fresh Blueberries

1 Medium English Cucumber, sliced

1/4 Cup fresh Cilantro, chopped

1/4 Cup chopped Red Onion

1 Jalapeno Pepper, seeded and finely chopped (opt)

2 Tb fresh Lime juice

2 Tb extra virgin Olive Oil

1 tsp Honey

1/2 tsp ground Cumin

Salt & Pepper to taste

Cook Sweet Corn and allow to cool. Cut corn from cob and place in a serving bowl with blueberries, cucumber and cilantro.

Dressing: Combine lime juice, olive oil, honey and cumin in a bowl or dressing jar, whisk or shake well. Add to salad and toss. Salt and pepper to desired taste. Cover and refrigerate 30 min or overnight, serve.



I know you're bright, talented, interesting, and creative group of people. And, I'm absolutely positive you have something you're able to share with the your community. If it's a short story, poem, recipe, photo, painting, or great travel or restaurant recommendations, please contact hillm18@gmail.com. Space permitting, we'll share you're interests with your fellow MRCV readers.



NEWS FROM THE BOARD

Bylaws Update

In May all MRCV co-owner received via mail and email copies of proposed updates to the *Amended and Restated Master Deed*, the *Restated Condominium Bylaws*, and the *Articles of Incorporation*. And on May 29, 2024 an informational meeting was held with our attorney to review the proposed amendments, take input, and explain next steps in the process. AIM immediately sent a followup email requesting any further co-owner input to be submitted by June 12, 2024.

At its June 17th meeting, the Board reviewed input and approved final revisions to the proposed amendments. After attorney review, a copy of only the final revisions to the complete proposed amendments, you previously received, will be sent out via mail and email. Along with these revisions, you will receive a ballot allowing you to vote on the collective proposed amendments to the *Amended and Restated Master Deed*, the *Restated Condominium Bylaws*, and the *Articles of Incorporation*. Voting will be held open for up to 90 days, and you will be able to return your ballot by mail or email to AMI.

If 2/3rds of all co-owners approve the changes to the *Amended and Restated Master Deed and Bylaws*, we will also need to seek approval from those lenders holding first mortgages on Units in the complex. When you return your ballot, it is imperative you return the completed mortgage registration form (provided in your mailed packet) as well.

Then, a special ballot will be sent to the first mortgage companies, which will have 90 days to vote. If the mortgage companies fail to vote in 90 days, they are deemed to have voted in favor of the amendments.

Following the mortgage company vote, the *Amended and Restated Master Deed and Bylaws* will be recorded with the Oakland County Register of Deeds. The amendments take effect upon recording and will be posted to the Maple Ridge Creek website. You will be notified of the effective date.

Go Paperless, Receive Your Newsletter Via Email

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." Enjoy the full color version!



Washington Road Entrance

Our MRCV entrance from Washington Rd has just received a face lift. The trees were trimmed, old plantings removed, the stone pillars and sign washed, and new planting added to enhance the entry. The Board appreciates everyone's efforts in helping create this fresh, new beautification for MRCV.

Household Hazardous Waste

We are frequently asked by co-owners how they can get rid of waste materials that will not be picked up by our regular waste removal company. These items are known as Household Hazardous Waste or "HHW," items like paint, chemicals and electronics. HHW can be taken to SOCCRA in Troy. It requires a City of Rochester voucher which can be purchased at Rochester City Hall. Earlier this year the cost of the voucher was reduced to \$10 (previously was \$38).

The HHW Drop Off Program is by appointment only.

Location: 995 Coolidge Rd (between 14 Mile and Maple) in Troy
Phone: 248-288-5150

Email: socra@socra.org **Website:** www.socra.org

SOCCRA Hours:

Mon – Fri: 9 am – 5pm • Sat: 7am – 1pm • Sun: Closed

House Numbers Being Addressed

The Board is presently reviewing the house number visibility issue. Where feasible overgrown shrubs will be trimmed. Other shrubs may need to be removed, and perhaps replace with something smaller. Poor visibility due to a front lawn tree, may be resolved through trimming, but the Board does not intend to remove lawn trees.

Some co-owners have added separate house number signs in their front beds close to their driveway. Presently placing a house number sign in the ground does not require a Modification Request as long as the sign is not a hard-wired illuminated sign. Solar illuminated require no Modification Request.



NEWS FROM THE BOARD *continued*

August On The Green Events

It's going to be a busy August with two great events scheduled for Maple Creek Ct "Tavern On The Green." **First**, a concert featuring Scott McCarthy and Larry Aubuchon on Thursday, August 8th at 4:00pm. Scott and Larry promise to bring you upbeat, popular and fun 60s and 70s tunes for everyone's enjoyment. Plus, Maple Creek's own Mike Lawless will be adding some good tunes to the mix.



Mark your calendar, bring your own chair, your desired beverage, and most of all bring a new friend, neighbor or, music loving pet!



Second, the MRCV Annual Summer Picnic is returning on Saturday, August 24th. Watch for a flyer with all the details in your paper box in late July.

Remember, for both events please bring your own chair and desired beverage. Save the dates, don't miss the fun!

Updated Modification Request Form

You may have already noticed that AMI recently updated the Modification Request form. Although not much has changed, a few additional items have been added to the area to check off your "Requested Modification."

As always, please carefully read the Policy related to your request, and provide as much information as possible in order for the Board to accurately review your request. Many times insufficient information delays review while AMI contacts co-owners for missing information.

More information is better!

Contractor Interaction

The Board is requesting you not to have interaction with contractors hired by AMI to perform work on or around your condo. They have been given instructions regarding the work they need to perform. If your input is required, they will contact you. Our contractors have busy schedules, and are trying to perform their work as expeditiously as possible without interruption.

If you have questions or concerns, please contact AMI via phone 586-739-6001 or e-mail kterrell@amicondos.com. If you require a different task preformed, please submit a Work Order or Modification Request to AMI.

Directory Update

Although, the annual Maple Ridge Creek Village Directory does not come out until October, it's never too late to start planning. We don't want you left out.

So, if you're a new resident since last October, or care to make changes to your current information, please email or send updates to:

Gayle Suddick
1668 Maple Creek Ct
gsuddick1@gmail.com • 248-330-2155

Remember, it's optional to be listed in the Directory, and your choice whether to include a phone number, and/or email address. Your information will not be sold or distributed, and is intended for use by MRCV residents only as a means of contacting you.



"Honey, I think I overfed the Hummingbirds!"



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 258

Monday, April 15, 2024

Call to order 1:22 pm Place – AMI

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

Old Business:

- Motion to approve March Minutes Mic, 2nd MaryBeth, approved by all
- Motion to approve March financial statement Melinda, 2nd Mic, approved by all
- Open list of Work Orders - Two still open
- Board Calendar Review
 - Detention Pond - Adam Oaks bid- approved
 - RFQ and Approval for Spring Mulch - approved
 - Financial Statement Mailing to Co-Owners - Included in 2nd Meeting notice
 - Irrigation System Opening - Testing will be set up
 - Cement Committee Inspection - 1st or 2nd week of May
 - Review CD renewal rates - Done

Items to Monitor:

- Damage done to irrigation at 1632 Boulder - Instant Maintenance to follow up
- Follow up to Violation Letters - 1641 Boulder sent letter
- Board considering a Policy pertaining to under-deck storage

Board Approvals Prior to Meeting:

- Adam Oaks Mulch approval up to \$11,000
- Detention Pond for \$1,200
- 1641 Boulder landscaping approved

Committee Reports:

- Financial - Taxes filed
- Website - no updates
- Social - No updates
- Maintenance - Rich did walk around of new co owners units
- Welcome - May 8 Welcome to Deborah Kady, 1644 Boulder

New Business:

- Bylaw Revision - Awaiting legal response
- Midwest Gutter Cleaning and First Choice quotes reviewed
- Asked Joel to bid to clean all downspouts and drain tubes of all units
- Mail Box Stands - On hold
- Annual Meeting - MaryBeth is organizing content and speakers
- Pursuing remedy for pine cone cleanup

Adjournment: General Session ended at 3:10 pm

Next Meeting June 17, 2024



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 259

Monday, June 17, 2024

Call to order 1:20 pm Place – AMI

Present: Board – MaryBeth Wolocko, Melinda Hill, Donna DeGennaro, Gary Shallop
AMI – Kelly Terrell

Absent: Carl Smith

Old Business:

- Motion to approve April 2024 Minutes Motion Gary, 2nd Melinda, approved by all
- Motion to approve April and May 2024 Financial Statement, Motion Melinda, 2nd Donna, approved by all
- Open List of Work Orders: Board Reviewed
- Board Calendar Review:
 - Orientation of new members completed
 - Maintenance and L & B Walk-Around completed
 - RFQ and approval for Buried Drain & Gutter Cleaning
 - Approved Newsletter - Not yet complete
 - Review of CD renewal - due in July

Items to Monitor:

- No discussion needed

Board Approvals Prior to Meeting

- Three Invoices:
 - Instant Maintenance - 2
 - LPS - 1

Committee Reports:

- Financial: None
- Web Site: None
- Social: August 24, 2024 Picnic on MCC
- Maintenance: None
- L & B: Walk Around Completed - Reviewing
- Welcome: Appointment with 1863 DD co-owners

New Business:

- Review Maintenance Report - Sorting List

Adjournment of General Session, Motion by Gary, 2nd Melinda at 2:25 pm

Next meeting July 15, 2024