

MRC Villager

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: Dana Fidler

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 ...



Here we are once again saying goodbye to Summer, which always seems to go more quickly than all the other seasons! With fall comes ideal planting season and that includes for Maple Ridge Creek.

Hopefully you have noticed 20 more new trees were planted in September. Many of you have been asked to help water any new trees planted near your condo, and we THANK YOU!! New trees need extra water and unless we are having an extremely rainy season, they need help getting established. Those of you that were asked to help new trees last fall, we thank you and ask that you please water them as well during this dry fall season.

Besides new trees, some condos will be receiving some updated DEB landscaping this fall. If your unit is one of them, we ask that you also help the new plantings with extra water.

We have wrestled with the irrigation of our lawns during September's unusually warm, dry spell. While lawns may not look as lush as we like, they have received continuous watering within our budget and will survive to be green another year.

On another note, unfortunately due to a very busy schedule, Carl Smith felt he was unable to properly fulfill the position of Board Treasurer and tendered his resignation. We appreciate the effort he made. However, Dana Fidler agreed to step in and the Board has appointed him to fulfill Carl's unexpired term as Treasurer. Thank you Dana!

As this newsletter goes to print, we are about to begin the annual cement repairs. Caulking has been completed. We are in the process of lifting some areas and concrete replacements are about to begin. Those affected are receiving information and instructions via email.

Last, many of you attended August's Concert on the Green and/or Annual picnic. Both were a lot of fun, and thank you all who helped make them happen! We look ahead to the annual Holiday Party on December 10th and hope to see you all there!



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

Fall Is Here!

We hope you've had a great summer filled with friends, family and lots of fun! Some of you may be prepping to leave for the winter while others are using this fall weather to prep for winter here. Home or away, here are a few Association reminders.

• Storage

As summer winds down, many residents will be putting their deck furniture, grills, gardening supplies, etc to bed for the winter. Please remember...NOTHING may be stored under decks. Not in the winter nor at any other time. Thank you for your cooperation.

• MRCV Directory Update: Our Community Directory is once again being updated for 2025. There is still time to be included. The Directory is intended for the private use of our residents only.

If you are already in the directory, please take time to look at your entry and make sure everything is still accurate. If you are not presently in the directory but would like to be, this is the time to make that happen. Or, if you are a new resident to Maple Creek Village (since October 1, 2023) then you are NOT in the directory, and now is the time to be added.

Please contact Gayle Suddick by email, phone or letter prior to October 1st. with your name, address, landline phone, cell phone, and email. (Your phone and email as well inclusion are optional).

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

• 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.

• Modification Requests: A updated Modification Request form is now on the our website www.amicondos.com/mapleridge. We would appreciate you using the new form when making any requests. As always, please provide as much detailed information as possible regarding your desired

modification. This helps the Board when reviewing your request and responding in a timely manner.

Note: we have had a very busy year for Modification Requests. To date the Board has reviewed 59 requests.

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 THE DATE —

- Tuesday, December 10th -
MRCV Annual Holiday Party



MRCV VOLUNTEERS ARE BUSY AGAIN!

MRCV volunteers perform a variety of task that help 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 some projects continue throughout the year. If you have an interest in volunteering for any of the tasks listed below, email or call a Board Member and we'll add your name.

Irrigation System Refurbish • Entrance Plantings

L&B (landscape beautification) • Occasional Easy 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

Keeping Our Windows Looking Consistent

It has been brought to the attention of AMI that a number of condos have the muntins (grilles) removed from windows or doorwalls on the rear and side of the unit. It is clearly stated in your Bylaws (Article VI, Section 3, A. and Policy MRC025) that all the windows must remain the same as the original with muntins installed. This was established at the time the community was developed, and they are part of the architectural design of the development. As with many aspects of Maple Ridge Creek Village, consistency in appearance is a priority for helping retain value.

At this time, all condos have muntins in street-facing windows. **Starting January 1, 2025, AMI will enforce our Bylaws and Policy regarding muntins in all windows and doorwalls on ALL sides of your condo.** This allows all co-owners ample time to re-install required missing muntins.

The only exception is for windows in enclosed porches on Ranch style units. Enclosed porch windows are governed by a different set of policy requirements set forth at the time of developemnt. They may have muntins in windows containing muntins, but they are not required.

We appreciate everyones compliance with the Bylaws and Policies set forth in order to keep MRCV a highly desirable place to live.

Welcome Dana — Our New Board Member and Treasurer

Dana Fidler, a retired global financial executive with over 35 years of broad-based experiences, worked in various business sectors for General Electric, Lockheed Martin, Rubbermaid, and Delphi Automotive.



He operated his own financial consulting business following retirement, providing operating and strategic support to several global companies for 6 years. Then for several years he was CFO for a nonprofit health care services

company providing services to the Department of Health & Human Services as well as state governments.

Dana and his wife Nancy have been part of the MRCV community since 2019 and live on Boulder Court.

Completed and Upcoming Tasks

A number of units were power washed which has not happened in quite a few years. The Board is looking into implementing an ongoing annual or biennial program of power washing that will fit budget constraints while helping to keep unit exteriors clean.

Driveway caulking has been completed for 2024, and will be inspected again next spring for 2025 needs. Concrete slab lifting and replacement will occur toward the end of September.

Some tree trimming as well as DEB enhancements are scheduled to take place in early October. Our irrigation system is schedules for shutdown the week of October 21st.

As always, you will be notified by AMI when any type of work is scheduled to be preformed on or around your unit.

Enjoy a Halloween Jack-o-Lantern

While it's not a pumpkin-flavored cocktail, it certainly looks like one. This pleasant drink consists of a little cognac, orange liqueur, and orange juice topped with ginger ale.

A slice of orange and lime garnish are all you need to take this Halloween-worthy cocktail from ordinary to extraordinary!





NEWS FROM THE BOARD

Bylaws Update

By the August 30 voting deadline, 2/3rds of all MRCV co-owners approve the changes to the *Amended and Restated Master Deed and Bylaws*. We are now in the process of seeking approval from those lenders holding first mortgages on units in the complex. They 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.

Many House Numbers Visible Again

In the spring the Board reviewed house number visibility. Some overgrown shrubs were trimmed while others in bloom will still be trimmed this fall. And then there are shrubs that require being removed. A replacement may or maynot take place. Lawn trees are not being removed.

Some co-owners have added separate house number signs in their front beds close to their driveway to supplement house number visibility. 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 signs require no Modification Request.

Our Trees Are Thrifty- Please Water Them

As many of you have already noticed, 20 new tree were planted on September 5 supplanting the 20 new trees planted last fall. as part of our ongoing Tree Removal & Replacement program. We thank all residents who have volunteered to water these new trees. A slow trickle of water for 20 minutes once a week at the roots will help to ensure good future growth. Our irrigation system DOES NOT provide the water these new trees need. If you have a new tree from last year near you, please keep giving it some water throught the fall.



Pest Control

The Board would like to eliminate any existngn confusion over Pest Control practices. Neither MRCV Bylaws nor Policies address the control of insects either internal or external to your unit. As part of your HOA fee the Board provides a complete foundation spraying twice a year in order to reduce insects issues. However due to budget constraints, MRCV will **no longer provide insect extermination within a unit, on a deck or porch exterior**. We will continue to provide wasp/hornet nest control on the building exterior, other than decks and porches, as well as in the ground. AMI will assist in providing insect extermination services for these excluded areas, but the cost will be billed back to you.

This summer's Concert on the Green and Annual Picnic were a super success! Great weather, people, food and fun. Thank you Murial, Molly and all assisting!



Trash Pickup

Your trash pickup is now being handled by a new provider, Priority Waste. Trash pickup is included in your City of Rochester property taxes. They handle the trash contract. If you have issues or questions with your pickup please contact the City of Rochester DPW at (248)-651-5165.

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) Troy
Phone: 248-288-5150 **Email:** soccra@soccra.org **Website:** www.soccra.org
Hours: Mon – Fri: 9 am – 5pm • Sat: 7am – 1pm • Sun: Closed



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 260

Monday, July 15, 2024

Call to Order: 1:19 p.m. Place - AMI

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

Absent: Carl Smith

Old Business:

- Approval of minutes: Motion to approve June 2024 Minutes, Motion by Donna, 2nd Melinda - All approved
- Approval of June 2024 Financial Statement: Motion by Melinda, 2nd by Marybeth - All approved
- Open List of Work Orders: Board Reviewed and approved
- Review Board Calendar:
 - Evaluate Need for Fall/Winter Tree Trimming: Rich Ruggiero to review
 - RFQ For Lawn Treatment: Contract in effect until 2025
 - RFQ For Pest Control: Reviewed
 - Review CD Renewal Rates: Motion by Marybeth to reinvest maturing CD at LiveOaks for 12 months at 5%
2nd by Melinda, All Approved

Items to Monitor:

- Violation letters: Reviewed and approved AMI taking next step
- Adam Oaks December Birch Gutter Cleaning Bid - Previously approved - changed to be done in November

Board Approvals Prior to Meeting

- Adam Oaks invoice 627, 630, 631 - All Approved
- Elite Pest Control: 78000 - Approved
- CJB Bat removal approved

Committee Reports:

- Financial - Melinda Reviewed
- Web site - Donna - Updated contact information for Priority Waste Management
- Social - Donna - Reviewed Picnic, Concert and Singles Group
- Maintenance - Rich Ruggiero mapping all downspouts and putting together the tree trimming list.
- L & B Marybeth - List to go to Joel
- Welcome - Donna - Discussed visits and pending visits

New Business:

- Review Bylaw changes and discuss time frame for next step for votes and steps to be taken by AMI
Mailing will go out to co-owners by 7/22/24
- Maintenance Report - None
- Review Cement Bids: Reviewed - Proposal still being adjusted to fit budget
- Follow up of Maintenance letters sent: Maintenance Committee will conduct follow up and check to make sure maintenance items have been addressed
- Corporate transparency Act: Discussed - tabled action for 1-2 months
- Adam Oaks Bids: Reviewed - Already approved bids for tree removals

Adjournment of General Session - Motion by Melinda, 2nd Marybeth at 3:09 PM

Next Meeting: August 19, 2024 at 1:15 PM



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 261

Monday, August 19, 2024

Call to order 1:20 pm Place – AMI

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

Old Business:

- Motion to approve July 15 2024 Minutes Motion Motion Gary; 2nd Donna - All approved
- Approval of July 2024 Financial Statement: Motion Marybeth, 2nd Carl - Approved
- Open List of Work Orders: Board Reviewed and Approved
- Board Calendar Review: Review and Approved

Items to Monitor:

- Violation Letters - Completed
- Power Washing - In process
- 2024 Tree R & R - In process

Board Approvals Prior to Meeting

- All Approved and Completed

Committee Reports:

- Financial - Carl Reviewed
- Web Site - Donna Reviewed
- Social - Donna No updates
- Maintenance - Nothing new
- Welcome - Donna discussed visit

New Business:

- Review Bylaw Update: Discussed ballots returned and next step
- Tree Trimming: List out for quotes
- L & B Quote: Still waiting
- Review of Cement Bids: Waiting for work to begin
- Follow Up To Maintenance Letters Sent: In process
- Corporate Transparency Act: Discussed and on hold until November
- Adam Oakes Snow Removal Bid: In process

Adjournment of General Session - Motion by Gary, 2nd by Donna, All approved at 3:19 PM
Next meeting September 16, 2024 at 1:15PM



BOARD MINUTES

MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 262

Monday, September 16, 2024

Call to order 1:22 pm Place – AMI

Present: Board – MaryBeth Wolocko, Melinda Hill, Donna DeGennaro, Dana Fidler
AMI – Kelly Terrell

Absent: Gary Shallop

Old Business:

- Motion to approve August Minutes - Donna, 2nd Melinda , all approved
- Motion to approve August Financial Statement Donna, 2nd Dana, all approved
- Open list of Work Orders - Reviewed - 1671 MCC still open
New:
 - 1934 DD send to Critter Control
 - 1608 BC needs brick and mortar repair
- Board Calendar - Reviewed and approved
 - Board priorities for following year
 - . Need a different plan for Power Washing in the future
 - . Need a review of Driveway budget and repairs
 - . Mulching - Consider biennial
 - . Mailboxes - Review next year

Items to Monitor:

- Violation Letters: Rich R will do walk around to see if work is done
- Tree R & R: Done
- Address and Coachlight Visibility: Will be completed in September or October

Board Approvals Prior to Meeting: Reviewed

Committee Reports:

- Financial - Dana - Performance through August in line with budge
- Website - Donna - One correction made regarding trash hauler
- Social - Donna
 - Christmas party December 10 (correction)
 - Potential Lunch at Hamlin Pub in process
 - Suggestion of Community Shredding Day Reviewed
- Maintenance - Nothing New
- L&B - Irrigation - additional day added while dry conditions continue
- Welcome - Donna - No new Co-owners

New Business:

- Bylaw Vote - Attorney Reviewing and preparing for mortgage company approval
- Tree Trimming - Will be done September or October
- L & B Quote - approved
- Maintenance Letters Sent - Follow up shortly
- Corporate Transparency Act- Under Review
- Adam Oaks Bids - Approved for Snow removal, Reviewing Lawn Maintenance
- Responsibilities Chart Update - Board review and update by year end
- Responsibility of Exterior and Interior Pest Control - Reviewed

Adjournment General Session: Motion by Marybeth, 2nd by Dana, All approved at 4:05 PM
Next Meeting October 21, 2024



Awfully Nosy!

