

SPRING 2025

# 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](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.amicondos.com/mapleridge](http://www.amicondos.com/mapleridge)

## Board of Directors

**President:** MaryBeth Wolocko

**Vice President:** Melinda Hill

**Secretary:** Donna DeGennaro

**Treasurer:** Dana Fidler

**Member-at-Large:** Tom Grossman

**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 ...

**HELLO SPRING!**



Spring has sprung! And as usual MRCV is waking up and activity is ramping up. Soon we will all be out and about after a long cold winter. The grounds clean up and prepping for summer will begin. This time of year always seems to bring a renewal of energy and interest in our community's upkeep.

By now you've probably received the Annual Meeting Notice. The date is Monday, May 5. Please take note of the new meeting location indicated in your Meeting Notice as well as the article in this newsletter.

One of the highlights of our Annual Meeting is the election of officers. There will be 3 positions open on the Board this year. This is an excellent opportunity to give back to your community. You can be involved in making sure MRCV maintains its high standards and desirability! As Uncle Sam says..."We Need You!"

Per earlier notification, the Board has updated a few of our MRCV Policies. Please remember to always check the Policies before undertaking any changes around your condo, specifically outside. All current Policies are on our website [www.amicondos.com/mapleridge](http://www.amicondos.com/mapleridge)

Also on our website is the recently Amended and Restated Master Deed and Bylaws, and an updated Responsibility's Chart. These are a culmination of three years hard work by the Board.

Lawn irrigation will start up in mid May. The irrigation company always checks the complete system when performing the annual start up. However, once up and running, if you notice a malfunctioning sprinkler head please notify AMI.

Also, a new three-year power washing program planned to start this spring. We are looking forward to getting everything spiffed up! Affected residents will be notified prior to any work taking place on their unit.

On a final note, this winter brought about the sale of several condos. We would like to welcome all our new neighbors and hope to meet you soon!



### 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](http://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](mailto:kterrell@amicondos.com)

Per the above Reminder of the Rules, MRCV's recently *Amended and Restated Master Deed and Bylaws* went into effect on January 3, 2025. They are posted on the website. The Board has also been updating a number of Policies as well as the Responsibilities Chart, and they too are on the website. Again, our website is an excellent source of helpful information.

### Trash Pickup

Trash pickup is being handled by Priority Waste. 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.

Remember, please place trash containers on the driveway away from sprinkler heads during watering months.

### 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](mailto:soccra@soccra.org) **Website:** [www.soccra.org](http://www.soccra.org)

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

### Insurance Information

If you haven't already done so, please submit a copy of your unit's 2025 insurance "Declaration Page," either by mail or email to AMI at [kterrell@amicondos.com](mailto: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 2025 building/dwelling coverage: Ranch Style units \$227,000, Cape Style \$255,000.

### 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](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 / 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 9:00am at Kerby's Koney, 25 Mile & Dequindre, 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* - Presently On Hold
- *Tavern On The Green* - Thursday at 4:00pm on Maple Creek Court Island - (weather permitting) Special June 19th Surprise Entertainment!

#### SAVE THE DATE!

#### MRCV Holiday Party

Tuesday, December 2, 2025 @ 6:00pm

### Annual Meeting

Be sure to mark your calendars for this year's MRCV Annual Meeting — Monday, May 5. Registration will open at 6:30pm, and the meeting will start at 7:00pm.

**NOTE:** This year's meeting is being held in the Calf Barn at the Rochester Hills Museum at Van Hoosen Farm just off Tienken in Stoney Creek Village. A map will be included in the Annual Meeting mailing.





MRCV volunteers perform a variety of tasks 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.

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**

## Spring Walk Aroun

Some time in late April through mid-May volunteers will be out performing our annual building Maintenance Walk Around. And, mid to late May the L&B Committee will be out inspecting the DEB (Developer Established Beds).

The purpose of the Maintenance Walk Around is not to uncover "violations," but to help identify building issues that may require attention by volunteers, co-owners or outside contractors. The L&B inspection of DEBs helps identify plantings that may be failing or have become overgrown and unsightly.

Both inspections help the Board to better identify and plan for needed building repairs or replacement shrubs that are Association's duty to maintain. Keeping our community well maintained helps keep property values up, and MRCV a great place to live.

Again, if you have an interest in helping, let a Board member know.



## Consider Becoming a MRCV Board Member

Any day you should be receiving the 2025 Annual Meeting packet which includes a Candidate Questionnaire for those interested in running for the MRCV Board. Whether you've served in prior years or new to serving, consider helping the Association.

Three seats out of five are going to be open for a two-year term. The Board meets once a month except for December. Yes, it takes a little time and commitment, however if you have an interest, apply! Good community leadership helps keep MRCV a great place to call home.

## Another Successful Holiday Party!



## A Big Thank You to



Our  
Holiday Party Planners!



## NEWS FROM THE BOARD

### Power Washing Program

The Board has entered into a three year program/contract to power wash all 62 building, 1/3 each year. You will be notified each year when your building is due to be washed, and your outside water spigot must be on and available for use by the vendor.

After the completion of the program, the Board will determine if this should be a continuous three year program or can be incrementally spaced over a longer time frame. Yes, your unit may be in need of cleaning, but be assured it will happen at some point over the next three years. The Board feels this is the most efficient and cost effective manner of keeping our building looking fresh.

### Dryer Vents

An item that always comes up during building inspections is dryer vents. Now that the weather is nicer, we encourage you to take a look at your dryer vent exterior outlet at the rear of your unit.

Many have a small “cage” over the outlet that can become clogged with lint. It’s good to occasionally remove accumulated lint from the cage. Your dryer will run more efficiently and the risk of fire will be reduced.

You also may want to consider having a professional clean your total dryer vent, tube and outlet. It’s good to have done annually, and help improve efficiency and reduce fire risk.



### Thirsty Trees & Shrubs

A big thank you to all residents who have been watering new trees and shrubs. We hope you will continue watering this spring and summer any trees and shrubs that were planted last year, they still need extra water to help them mature.

A slow trickle of water for 20 minutes once a week at the roots will continue to help to ensure good future growth. Our irrigation system DOES NOT provide the water these new trees and shrubs need.

If we have a dry summer, please give a little extra water to all young trees and shrubs near your unit.

### Tree Removal & Replacement Program 2025

Approximately 40 new trees have been planted over the past two years through our Tree Removal & Replacement program. 2025 will be the third year of this process to revitalize our beautiful Commons Area green canopy.

Unfortunately the past 25 years had taken its toll on many of our now mature trees. We have trees under duress, diseased or dying. The cost to remove and replace our trees is not inexpensive, thus the process is being expensed over a number of years from our Reserve Fund.

If you have input regarding a tree(s) near your unit, please let a Board member know or send an email to [AMIKterrell@amicondos.com](mailto:AMIKterrell@amicondos.com). The Board considers all input when compiling its annual list of trees for removal. Please DO NOT submit a Work Order as part of this program. We appreciate your patience and cooperation as we remove and replace where appropriate the worst trees first.

### Lighting Policies

The Board recently updated the original Lighting Policy by separating it into two policies, Exterior Lights MRC06 and Decorative Landscape Lights MRC40.

Exterior Lights pertain to any lighting attached to the exterior of the building, garage, porch, deck. Decorative Landscape Lights pertain to all lighting placed in beds or used to spotlight building house numbers.

In both cases, any change or addition to the exterior of your unit requires a Modification Request and approve of the Board. Both policies have requirements for types and sizes of fixtures. The Decorative Landscape Policy allows one house number spotlight, and a maximum of 8 landscape lights along the front of Capes or front and side of ranches. Please read each policy thoroughly before submitting your lighting request.

### Mulch Moves to Biennial Schedule

Over a number of years MRCV had mulch put down every other year. For reasons unknown, mulching our beds became an annual practice. However, due to significant cost increases over the past few years and present budget constraints, the Board has decided to return to a biennial mulching program.

It’s a much healthier practice to avoid over-mulching plants. Excessive mulch can suffocate roots by reducing oxygen and water flow, leading to plant decline. Thus, this seemed a good year to start biennial mulching since our beds have an abundance of mulch from last year. The existing mulch will be turned, fluffed and spread within the beds. Once the shrubs and flowers are in their full bloom, our beds will be as attractive as ever!



## BOARD MINUTES

### MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 265

**Monday, January 20, 2025**

Call to Order: 1:16 PM Place - AMI

**Present:** Board – Marybeth Wolocko, Melinda Hill, Donna DeGennaro, Dana Fidler, Tom Grossman  
AMI – Kelly Terrell

#### **Old Business:**

- Approval of minutes: Motion to approve November 18, 2024 Minutes, Motion by Dana, 2nd Melinda - All approved
- Approval of November 2024 Financial Statement: Motion by Melinda, 2nd by Marybeth - All approved
- Approval of December 2024 Financial Statement: Motion by Dana, 2nd by Melinda - All approved
- Open List of Work Orders: Board Reviewed
  - 1606 Boulder - will be done when weather permits
- Review Board Calendar:
  - Reservation for Annual Meeting: Board is looking at May 1, May 5, or May 6. Melinda is checking VanHoosen Farm
  - Eliminate “Close books for prior year, etc” on calendar
  - Review of Cd Renewal Rates: First Internet renewed on 1/16/25. Move to Prime Alliance at 4.36%

#### **Items to Monitor:**

- Violation Letters: Discussed in Executive Session
- Muntin Policy Petition: Discuss in Executive Session
- Bylaws: Should be recorded by County and finalized in the next several weeks.
- Prepaid Assessments: Per Dana, there are 29 prepayments at the end of December. Sixteen represented payments of new \$355 fee. Thirteen are for different amounts and need to be investigated. AMI to follow up on the 13 cases.

#### **Board Approvals Prior to Meeting**

- Three invoices approved.
- Discussed lack of work/update on window repair at 1692 MC. AMI holding AO Invoices, awaiting update.

#### **Committee Reports:**

- Financial - Dana - None
- Web site - Donna - Policy revision for storm door policy has been posted.
- Social - Donna - None
- Maintenance - Tom Grossman has volunteered to be the Maintenance Liaison. Also It was reported that one of the street lights is flickering. Tom will check it.
- L&B - Marybeth - None
- Welcome - Donna - Discussed visits

#### **New Business:**

- Reviewed Green Tree spraying bid. AMI to follow up with vendor on several questions. Board to continue review next month.
- Concerns Regarding Salting Walks. Two people expressed concerns. Board discussed and contract stands as is.
- Discussion of Lighting and Deck Policies: Board reviewed revised Policy 006 now split into two separate policies. Garage, Porch and Deck 006” and Decorative Landscape Lights 040. Both approved.

**Adjournment of General Session** - Motion by Dana, 2nd Donna at 3:35 PM

Next Meeting: February 17, 2025 at 1:15 PM



## BOARD MINUTES

### MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 266

**Monday, February 17, 2025**

Call to order 1:20 PM Place – AMI

**Present:** Board – Marybeth Wolocko, Donna DeGennaro, Dana Fidler, Tom Grossman  
AMI – Kelly Terrell

**Absent:** Board – Melinda Hill

#### **Old Business:**

- Motion to approve October 2024 Minutes Motion Gary; 2nd Marybeth - All approved
- Approval of October 2024 Financial Statement: Motion Dana, 2nd Donna - All Approved
- Open List of Work Orders: One complete, the other will be complete 11/22
- Board Calendar Review:
  - Financial End of Year Adjustment: Discussed at October meeting.
  - Delivery MRCV Directory: Completed
  - Review of CD Renewal Rates: Board reviewed and approved moving Live Oaks to Flagstar 13 Month CD.

#### **Items to Monitor:**

- Violation Letters: Discussed in Executive Session
- Adam Oaks December Birch Gutter Cleaning Bid Previously approved - to be done in November
- Muntins in Windows and Door Walls: Reminder letters to be sent to co owners
- Bylaws: On track. Mortgage companies have until Dec 16 to respond

#### **Board Approvals Prior to Meeting**

- Three invoices approved.

#### **Committee Reports:**

- Finance - Dana - Higher maintenance and repair costs than budgeted with most property upkeep projects completed through October resulting in a manageable net loss YTD. Reserve Funds continue to be invested in laddered CD's Although interest rates are coming down.
- Web site - Donna - Updated Responsibility Chart is now available on the website.
- Social - Donna - Mens breakfast moved to Kerbys Koney at Dequindre and 24 Mile. They will meet on Wednesday at 9 am. An e-blast will be sent out. The Singles Social Group has temporarily suspended meetings.
- Maintenance - Care of weeds under decks will be discussed in the spring
- L & B - Marybeth - None
- Welcome - Donna - Discussed visits and pending visits

#### **New Business:**

- Review Bids: Bids for Extermination and Insurance were reviewed and approved. Motion Gary, 2nd Dana, all approved
- Need Bids/Costs for: Tree Spraying, Power Washing - Still waiting for quotes
- 2025 Budget Discussion: Draft 2025 Operating Budget was completed and submitted to the Board from the Finance Committee. Following discussion on preventive maintenance needs and ongoing community upkeep requirements some minor changes to draft were initiated. Final 2025 Operating Budget was approved and submitted to AMI. As a result of increasing vendor pricing for services, a monthly increase of \$15 for 2025 was discussed and approved. Motion by Dana, 2nd Donna, approved
- Suggested Minimum Insurance Numbers: After discussion, it was decided that a minimum insurance for Capes will be \$255,000 and for Ranches \$227,000. Motion to accept by Dana, 2nd Donna, all approved

**Adjournment of General Session** - Motion by Dana, 2nd by Donna, All approved at 3:33 PM

Next meeting January 20, 2025 at 1:15PM



## BOARD MINUTES

### MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 267

**Monday, March 17, 2025**

Call to order 1:16 PM Place – AMI

**Present:** Board – Marybeth Wolocko, Donna DeGennaro, Tom Grossman, Melinda Hill  
AMI – Kelly Terrell

**Absent:** Board – Dana Fidler

#### **Old Business:**

- Motion to approve February 2025 Minutes, Motion by Marybeth, 2nd Donna - All approved
- Approval of February 2025 Financial Statement: Motion Donna, 2nd by Melinda - All Approved
- Open List of Work Orders:
  - 1610 Boulder Court - Pending
  - 1678 Maple Creek Ct - Boulder Wall repair pending weather
  - 1898 Dunham - Completed by First Choice
  - 1507 Ford Ct - Completed by First ChoiceMotion by Melinda, second by Tom to approve both 1st Choice invoices for work at 1898 DD and 1507 FC  
All approved
- Board Calendar Review:
  - Newsletter - Add request for new board members, and reminder to water new trees and shrubs
  - Policy Review - Corrected spelling error in Policy 041
  - Association Tax Return Due 4/15/2025 - Being addressed
  - Detention Pond - Work order to be sent to Joel to clean out trash/debris in and around pond
  - CD Renewal Rates: Board voted to move Flagstar CD - \$52,245 to Live Oak at 4.3 - 12 mo Motion by Melinda, 2nd by Marybeth - All approved

#### **Items to Monitor:**

- Prepaid Assessments: AMI will call co-owners to advise them of their status and make recommendations
- 1629 Boulder Ct Storm Sewer Cover - Will wait for warmer weather and re-evaluate

#### **Board Approvals Prior to Meeting**

- Four Adam Oaks invoices 208, 218, 220, 228 approved

#### **Committee Reports:**

- Finance - Dana - None
- Web site - Donna - None
- Social - Donna - TOTG had March 13 kickoff due to warm weather
- Maintenance - Tom - None
- L & B - Marybeth - None
- Welcome - Donna - None

#### **New Business:**

- 1509 FC Sale pending - Marybeth asked Kelly to contact realtor regarding Arborvitaes and bushes
- Q Electric Estimate - We are on their list for work to be done
- 1961 Dunham Dr - Tom suggested blowing out downspout drain. Work Order will be sent to Joel to fix connection.

**Adjournment of General Session** - Motion by Marybeth, 2nd by Tom - All approved at 2:44 PM

Next meeting April 21, 2025 at 1:15PM