

# MRC Villager

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

SUMMER 2025

## COMMUNICATIONS

ALL communication, including questions and requests for maintenance and exterior modifications must be sent to:

Association Management, Inc. (AMI)  
47200 Ven 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:** Tom Grossman

**Vice President:** Norm Golm

**Secretary:** Sharon Hiller

**Treasurer:** Dana Fidler

**Member-at-Large:** Deborah Kady

**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.



## Welcome Committee Activity

We have had a number of new neighbors coming to join us at Maple Ridge Creek Village during the past few months. Here are those that have had a recent visit with Donna DeGennaro and her Welcome Committee volunteers:

**Linda Murray** at 1507 Ford Ct.

**Jeff Herrick** at 1941 Dunham Dr.

**George and Nancy Ye** at 1689 Maple Creek Ct.

**Theresa Bianco** at 1510 Ford Ct.

When you see any of these folks make sure to introduce yourself and offer them a warm welcome.



## Grilling Time

Summertime BBQ season is here, and many of us will be enjoying outdoor “cookouts”. Please use common sense in the use and storage of your grilling devices. Policy MRC027 identifies gas grills as the only type that can be used- no charcoal grills or smokers of any type are allowed. Outdoor storage of your grill can be on decks or approved paver areas, but not **under** decks or against the building foundation.



### **They Are Not Your Domestic Pets**

Recently some MRCV Committee volunteers have reported evidence of co-owners providing food for wild animals- probably deer. This is not only a violation of Policy MRC035, but it is also potentially harmful to the animals.

Deer have a unique digestive system, and introducing foods which are high in carbohydrates (carrots) can result in digestive issues.

Feeding deer can cause them to congregate in unnatural numbers, increasing the likelihood of disease spread.

Deer can become dependent on artificial food sources, and altering their natural foraging behavior could impact their long-term survival.

The deer can become less wary of humans, and potential damage to landscaping is frequently the result.

These should be enough reasons to resist feeding Bambi.



### **Bird Feeders**

Remember we also don't have any bird feeders except for hummingbird feeders, no more than two, on the deck or sun porch according to Policy MRC004.



### **Dryer Vent Cages- Another Reminder**

Now that the warmer weather invites us to spend more time outside, make a point to visit the dryer vent at the back of your unit. Many of us have removable plastic "cages" as a part of this vent. They do a great job of discouraging birds from making a home in your venting, but they also capture lint which can block the exhaust. The result is a decrease in dryer effectiveness and an increase in fire risk, so please clean out the lint buildup and make it a point to do a periodic visual inspection.

In addition, all units within Maple Ridge Creek Village have a significant "run" of dryer vent pipe along the basement ceiling. The buildup of lint inside of this pipe not only affects dryer performance but also represents significant risk for home fires. The U.S. Consumer Product Safety Commission reports that a lack of attention to this maintenance requirement causes over 15,000 fires annually. Within MRCV this is a co-owner responsibility. There are a number of companies which can handle the task, so this is not an "endorsement", but Fresh Air Dryer Vent Cleaning has reached out to Maple Ridge Creek Village co-owners in the past ([Fresh Air Dryer Vent Cleaners](http://www.freshairdryerventcleaners.com) [www.freshairdryerventcleaners.com](http://www.freshairdryerventcleaners.com) or 586-224-6520.)



## A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



### **MRCV Annual Summer Picnic**

This is your chance to gather with the neighbors!

Saturday, August 23, 2025 from 12:00-3:00 pm

On the Maple Creek Court Grass Island

Please bring a dish to share, your own beverage, and your own chair.

Paper products will be provided.

We are looking for some lightweight tables and some people to help set them up. We could also use a few more people on our committee. If you can assist, please contact Marilyn McGahey at 586-413-0263.

Hope to see you there!

Picnic committee—Marilyn McGahey, Mary Ann Avery, Sandy Kondos, Sharon Hiller



### **Social Calendar**

#### **Weekly Men's Breakfast-**

Wednesdays 9:00 AM at Kerby's Koney, 25 Mile and Dequindre

#### **Weekly Ladies Coffee-**

Thursdays 9:30 AM at Panera, Livernois South of University

#### **Weekly "Tavern on the Green"- Thursdays**

4:00 PM  
at the Maple Creek Ct. Island

#### **Monthly Dinner-**

2<sup>nd</sup> Tuesday of every month at 5:00pm (except December)  
at The Detroit Grill House,  
55161 Shelby Road , North of 25 Mile

#### **Summer Picnic-**

Saturday, August 23<sup>rd</sup> 12:00 Noon  
at the Maple Creek Ct. Island

#### **Christmas Season Dinner-**

Tuesday, December 2 at 6:00 PM at  
DaFrancesca's Restaurant

### **Please Stop Beating Me Down**

During the irrigation start up this year, our contractor replaced 121 gear driven sprinkler heads that were damaged or inoperable. A significant number of these were located along the sides of driveways, where the damage is frequently caused when we enter and exit with our cars. These repairs are costly, and damaged sprinklers also result in water being sent into storm sewers instead of on our lawns. Please make an effort to "square off" your turns instead of punishing the sprinkler heads.







## **Cement and Caulk**

Maintenance Committee volunteers and contractors have inspected drives and walkways throughout the community and have identified addresses in need of cement or caulking repairs. Safety concerns are a priority, followed by cosmetic issues. Approved work will be scheduled as soon as possible, and you will be notified of any temporary access disruptions to your driveway.

A separate list which reports a need for sidewalk or “gutter pan” repair will be sent to the Rochester Department of Public Works.

## **Our Green Canopy**

The Association’s effort to identify diseased or declining trees will continue. Many of our Austrian Pines are particularly unhealthy. Some trees will need to be removed, but for a number of reasons, not all will be replaced. A Reserve Fund line item has been established for the project, and we will work within that budget. As a result, not all “candidates” will be included in 2025.



## **For Your Own Safety**

You may have read a recent article in the Spring/ Summer City of Rochester newsletter which details requirements of the Michigan Safe Drinking Water Act. This applies to the back flow testing on our irrigation system, but might affect individual home owners if vacuum breakers are not attached to outside spigots. Please check those at your unit and make sure they include this device. The breakers are readily available (ACE, Home Depot), are inexpensive and easily installed by hand.

## **Committees At Work**

Earlier this spring 14 MRCV volunteers completed the annual Maintenance Committee inspection. This effort is designed to identify a wide range of maintenance issues that require attention. The Board will review all reports and determine a course of action. In most cases the required work will be addressed by Maintenance Committee volunteers or by outside contractors. Some issues, however, will be the responsibility of individual co-owners. In those cases you will receive a notification from AMI which details the required action. These notices use the word “violation”. Please do not take offense at the terminology- it just means that you are responsible to address a particular issue.

The Landscape Committee has also completed a spring inspection of all Developer Established Bed areas within our community. These are the areas where the Association has responsibility for maintenance, and the locations are described in Policy MRC003A. The Committee will advise the Board as to plantings that they feel are in need of removal or replacement.

Maple Ridge Creek Village is unique in having a dedicated group of Committee volunteers who help keep this community a “destination of choice” within the Rochester area. Their efforts also result in significant operating cost containment.





## Deck Maintenance and Replacement

Winter weather takes a toll on wooden decks, and they do require periodic maintenance for both appearance and structural integrity. This responsibility exists even if you do not use your deck on a regular basis.

If you elect to clean and refinish your wooden deck this summer remember that MRCV Policy **MRC008A** requires a transparent, semi-transparent or solid stain which will result in a darker “cedar tone” finish. We realize that the look of cedar tone stains will vary by manufacturer, and that the final appearance will also be affected based on previous applications. Just stick to the manufacturer’s “cedar” designation and all should be fine. Other colors are not permitted. In addition, deck resurfacing products which are designed to fill large cracks (e.g. Deck Over from Behr, Rescue It from Olympia and Deck Restore from Rust-Oleum) are not allowed as a deck resurface option.

If your deck has survived 20 plus Michigan winters it may require more attention than just cleaning and re-staining. A Modification Request is not needed if you are replacing wood flooring sections as long as they are identical in size to the original, or for repair or replacement of railing sections. **All total deck replacements, however, do require a Modification Request, and a City of Rochester permit may also be necessary. Consult with Policy MRC008A for specific requirements.**

If you are considering deck replacement with a composite material please refer to Policy **MRC008B** for specific requirements as to design and color, and remember that the footprint of the deck must be identical to the original. **This Policy has been updated, so refer to the version on the MRCV website. Co-owners must submit and receive an approval AMI before work can be started.**



## Thank You to Our Former Board Members

We all owe a debt of gratitude to MaryBeth Woloko, Melinda Hill, and Donna DeGennaro for their diligent work in serving on the board. There are so many decisions to be made every day. These ladies gave their time and effort to make sure that all the changes made in our community were in keeping with a beautiful place to live. They made sure that our common areas and grounds were well kept. Their attentiveness in noticing what needed to be repaired, listening to the ideas, yes, and complaints, from others has been so helpful to all of us.

As the new board came into place, MaryBeth took time to write out many things that would help them understand contracts that were in place, our vendors, the modification request and work order request process, the invoice payment process, the various committees, tree replacement program, and many other important items so everything in process would continue to move forward. Melinda shared the newsletter and modification request information with the new secretary. Donna took time to share the way she worked as secretary. These ladies have done much to make the transition smooth.

Many thanks!





## Treasurer Update –

It was great to see so many co-owners at the May Annual Meeting at Van Hoosen Farm. For those that missed the meeting, a brief update of our 2024 Financials were presented based on the report provided by Michigan Community CPA. In summary, revenue totaled \$526,896 with expenses of \$428,145 yielding excess revenue over expenses of \$118,751. At the end of December 2024, Operating Cash totaled \$72,107. Our Reserve Fund balance of \$729,332 ensures future maintenance and improvement projects are funded. You can access more financial details at [amicondos.com](http://amicondos.com) and click on BOARD MEMBERS, MEETING & MINUTES. Then look for 2025 Treasurer's Report.

With respect to 2025, May year to date revenues are on budget with expenses slightly higher than budget (approximately \$3,000) as higher snow removal and salting expenses from Jan & Feb are more than offset by delayed invoicing of grounds expense. Our investments total \$764,624 and continue to receive 4+% interest rates at this point.

The maintenance teams have been out assessing our property and grounds, and will begin summer maintenance projects over the next few months to keep our community shining!

MRCV continues to have a sound financial position. Have a great summer!

Dana Fidler  
Treasurer

**THANK YOU  
FOR YOUR  
SUPPORT!**



## Water, Water Everywhere

The City of Rochester has a water metering system that allows the identification of possible water leaks if a meter is running continuously within a 24 hour period. If this happens the cause is typically a leaking toilet or sink, but at one MRCV unit the culprit was actually a faulty meter. The Water and Sewer Department can detect this during their reading process, and a leak alarm notice will appear on your next bill. You can actually check for this leak indicator at any time, however, by lifting the cover on your basement meter and looking for a dripping faucet icon on the screen.

If the screen is initially blank it can be activated with a flashlight.

## Maintenance and Modification Requests- Another Reminder

Occasionally AMI receives a **Maintenance Request** delivered by way of a phone call or e-mail message. This kind of communication to Kelly or Lynn is encouraged **if it relates to an emergency issue** such as water intrusion at your unit. Otherwise it can confuse the process and actually slow the response. Please complete and submit the **Maintenance Request** form for all non-emergency maintenance issues. Much of the work that involves outside contractors will be combined with similar work at other units so that the cost can be better controlled. The **Maintenance Request form** can be found on the Maple Ridge Creek Village web site ([Maple Ridge Creek – Association Management Inc](http://amicondos.com/mapleridge) <http://amicondos.com/mapleridge>), and should be used **only for maintenance issues that are the responsibility of the Association.**

**Modification Requests** are intended to be used when a co-owner wishes to make a change that requires Board approval (e.g. anything that can be seen by others from the outside of your unit). This kind of request assumes that, after Board approval, the cost will be the responsibility of the requesting co-owner. Many of these can be addressed by the Board without the need for review at a scheduled meeting, but if the request does require Board discussion, the co-owner should expect some delay before receiving a response. The Modification Request form can also be found and printed from the MRCV web site. **Co-owners should reference the appropriate Policy requirements before submission.**





*The board would like to thank all of our wonderful volunteers.  
Our association operates much better with the help of many people.  
If you are interested in assisting with any of these areas,  
please contact the chair of the committee. Many hands make light work!*

## **MAPLE RIDGE CREEK VILLAGE VOLUNTEERS**

### **Directory**

Gayle Suddick

### **Finance Committee**

***Dana Fidler—Board Rep***

Mic Shaeffer

Jim Varty

### **Maintenance Committee**

***Tom Grossman—Board Rep,***

***Richard Ruggerio, Chair***

Jim Aitken

Donna DeGennaro

Brian Kady

Paul Kennedy

Roger LaForest, Concrete

Mel Magreta

Marilyn McGahey

Molly Morrison

Doug Olstyn

Cherie Powell

Mark Powell

Greg Richards

Alice Shaeffer

Mic Shaeffer

Carl Smith

Jim Steimel

Matt Woloko

### **Newsletter**

Sharon Hiller, editor

Ann Dinan, newsletter distribution

Marilyn McGahey, newsletter distribution

### **Landscape and Beautification Committee**

***Norm Golm—Board Rep***

***Helen Jositas, Chair***

Sandy Kondos

Denise Michalak

Cherie Powell

Sandy VonBerg

### **Social Committee**

***Sharon Hiller, Board Rep***

***Ruth Richards, chair, Christmas Party***

Cherie Powell, Christmas party

Greg Richards, Christmas party

Alice Shaeffer, Christmas party

Sandy VonBerg, Christmas party

***Marilyn McGahey, chair, Picnic***

Mary Ann Avery, picnic

Sandy Kondos, picnic

***Molly Morrison, chair, Tavern on the Green***

### **Welcome Committee**

***Deborah Kady, Board Rep***

Donna DeGennaro

Tom Grossman

Marilyn McGahey

Kathy Pappageorge



*We know there are other people who  
have volunteered to do specific tasks  
of which we are unaware. If that is  
you, please let a board member know.  
Thank you!*



**Maple Ridge Creek Village Condominium**

**Board Meeting Minutes No. 267**

**Monday, April 21, 2025 - 1:15 p.m.**

**CALL TO ORDER: 1:24 p.m. at AMI**

**OLD BUSINESS:**

Approval of minutes: Motion to approve March 2025 Minutes, Motion by Melinda, 2<sup>nd</sup> Tom, All approved

Approval of March 2025 Financial Statement: Motion by Melinda, 2<sup>nd</sup> by Marybeth, All approved

Open List of Work Orders:

- 1961 Dunham Dr - Send to Adam Oaks. Attach tube to downspout and Check underground tube regarding drainage
- Adam Oaks - Clean debris from detention pond -Done
- 1621 Boulder Court -AMI to send co-owner a list of contractors
- 1898 Dunham - Done
- LPS Plumbing - Back Flow testing required by Rochester for irrigation system. Done annually. Remind LPS to report findings to the Board.

Review Board Calendar:

Irrigation System Opening/Back Flow Testing being done this week.  
Rich Ruggiero will head the Irrigation Committee again for 2025.

Cement Committee Inspection - Tom Grossman will head concrete committee again for 2025. He has volunteers.

Review CD renewal rates - to be done in June

**ITEMS TO MONITOR:**

Prepaid Assessments:

Dana is still monitoring this.

1629 Boulder Ct Storm Sewer Cover -

No longer a problem, all level





**BOARD APPROVALS: (Prior to meeting)**

AO Invoice 331  
AO Bed Edging/Turning of Mulch Bid  
AO Cleaning of River Birch Gutters spring and fall bid  
Discount Pest Control Invoice - spring spraying

**COMMITTEE REPORTS:**

Financial - Dana

Salt usage more than the original 40 tons purchased for 2024-2025 winter season.  
Approved an additional salt purchase of 15 tons in February (\$2,862). Used only 6.25 tons (\$1,287.90). \$1,574.10 will be applied to first lawn service. Through March, expenses are running under budget due to timing of spending despite overrun of salting costs this winter.  
Overall Net \$8,000 under budget.

Website - Donna

Update complete

Social - Donna

TOTG reminder

Maintenance - Tom

Indicated that Rich Ruggerio has 14 volunteers to help with spring Building Survey Walkaround

L & B - Marybeth

Helen Jositas has volunteered to head the L & B committee for 2025

Welcome - Donna

None

**NEW BUSINESS:**

Future of River Birch

Discussed issues, complaints and potential solutions. No decision made.

Tree R & R Update

Marybeth and Melinda completed the initial survey of potential 2025 trees

Interior Pest Examination

Reminder letter to co-owners that interior insect control is their responsibility and cost. A list of possible companies included. Letter sent with second mailing regarding Annual Meeting.

Street Lights

Q Electric will send a bucket truck April 22, 2025 to check issues with light at 1612 BC.  
Invoice on hold until issue is resolved.

**ADJOURNMENT OF GENERAL SESSION – Motion by Dana, 2nd by Melinda at 2:52**

**NEXT MEETING: May 5, 2025 AT 1:15 PM**



**Maple Ridge Creek Village Association**  
**Meeting of New Board Members Minutes No. 268**  
**Wednesday, May 7, 2025 – 12:00 p.m.**

Meeting began at 12:00 Noon

Attending were the following Board Members

Tom Grossman  
Dana Fidler  
Norm Golm  
Sharon Hiller  
Deborah Kady

>Board Member Tom Grossman on the status of numerous Association activity

- Existing contracts with service providers
- Modification Request Process
- Maintenance Request Process
- Work Orders by AMI
- Committee spring inspections: maintenance, landscape and cement
- Algae power washing program
- Tree removal/replacement program

Tom also discussed the current Board decision regarding mulch, gutter cleaning and extermination. The need to review and consider the condition of mailboxes, walking path, buried drains and street lamps was discussed.

The unique Committee structure within MRCV was also reviewed

Tom also briefed the new members on several specific unresolved challenges

Dana Fidler provided a financial review, including investments, Reserve Fund position, role of the Finance Committee, invoice approval process and operating fund decisions.

The Board agreed on the following positions for the 2025-2026 term:

President- Tom Grossman  
Vice President- Norm Golm  
Treasurer- Dana Fidler  
Secretary- Sharon Hiller  
Member at Large- Deborah Kady

Liaisons will be as follows:

Maintenance- Tom Grossman  
Landscape- Norm Golm  
Finance- Dana Fidler  
Social- Sharon Hiller  
Welcome- Deborah Kady  
Newsletter- Sharon Hiller

Meeting was adjourned at 3:45 PM