

MRC Villager

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

SUMMER 2026



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: Sharon Hiller

Vice President: Cherie Powell

Secretary: Tom Grossman

Treasurer: Dana Fidler

Member-at-Large: Harry Kunnath

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.



Annual Meeting Recap

This year's May 18th Annual Meeting at the Calf Barn on VanHoosen Farms was attended by close to 100 co-owners. President Tom Grossman spoke with those in attendance and summarized a year of progress and accomplishment in several areas including maintenance of our buildings and grounds. Sharon Hiller shared social activities and asked for volunteers for a policy committee. Kelly Terrell and Lynn Burns shared information on websites where we can get personal information and community information. Treasurer Dana Fidler then presented a financial report which confirmed the strong financial position of our Association. Tom Grossman fielded the question-and-answer session before we adjourned.

There were four candidates for the board election. Dana Fidler, Cherie Powell, and Harry Kunnath will serve two-year terms. It was determined at May 27th that Tom Grossman will serve a one-year term.

The Association owes a debt of gratitude for the positive contribution of outgoing Board Members Norm Golm and Deborah Kady.

Thank you to all who took the time to come. The people in this community are wonderful.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Committees Walk Aroun

This spring MRCV volunteers completed the annual Maintenance Committee inspection. This effort is designed to identify a wide range of maintenance issues that require attention. The final reports are being compiled. The Board will review all reports and determine what needs to be accomplished. Some of the required work will be completed by Maintenance Committee volunteers. Other issues will be handled by outside contractors. Some issues are the responsibility of individual co-owners. If that is the case, 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 simply means you are responsible to address a particular issue and contact AMI when the work is completed.

The Landscape and Beautification (L & B) 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 L & B Committee will advise the Board of plantings that they feel are in need of removal or replacement. There may be issues that need attention in the Owner Maintained Beds as well. These are the responsibility of the co-owner.

The board is grateful to have a dedicated group of volunteers who help keep this community a “destination of choice” within the Rochester area. Their efforts result in significant operating cost containment. Thank you!

River Birch Trees

The board has been hearing from many co-owners that we need to do something about the river birch trees. At the annual meeting, we promised to give you a report on our progress. We know these trees are self-pruning which causes many branches to be blown here and there. They need to be picked up regularly. They also provide excellent shade and give us mature trees in our community.

Two of our board members, Dana and Tom, independently looked at the trees and the lawns beneath them rating them 1-3 for how the roots are showing and how the grass is growing beneath them. We are considering options at this point. We may choose to try to improve the grass in a couple of places if our contractors—Adam Oaks, Branch, and Country Club—feel that is possible. We may have an arborist take a look at the trees to get an opinion on how to go forward. No decisions have been made. Our discussion will continue at the next meeting.



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Grass

Adam Oaks planted grass in the spring to help the areas that were damaged during the snow removal. It didn't really take root and grow. There may be some patchy areas left from the winter. We are hoping some of the current grass will spread.

Several people have been asking about getting grass planted under their pine trees. It is nearly impossible to get grass to grow in these areas because the soil is acidic and lacks nutrients needed for grass.

Grass under River Birch trees is also difficult to grow because the shallow roots compete with the grass to get water and nutrients. We are grateful that we do have some grass that grows under them. We will see if there are things we can do to help it grow better.



Tree Requests

Several co-owners have requested to have trees trimmed or removed or new trees planted. Please know that we will look at this in addition to the recommendations of the Landscape and Beautification Committee. We will need to prioritize changes based on our budget.



Watering New Plantings

During the summer and fall, several new trees and shrubs will be planted throughout the community. If there is one near your condo, we would appreciate it if you could give it a bucket of water a couple of times a week. Water around the root ball. When given additional water they have a better chance to grow. New plants and trees take about three years to really become rooted well and be comfortable where they are planted.

Year 1 Plants sow
Year 2 Plants grow
Year 3 Plants show

We want plants and trees to be beautiful and appreciate your help to make that happen.



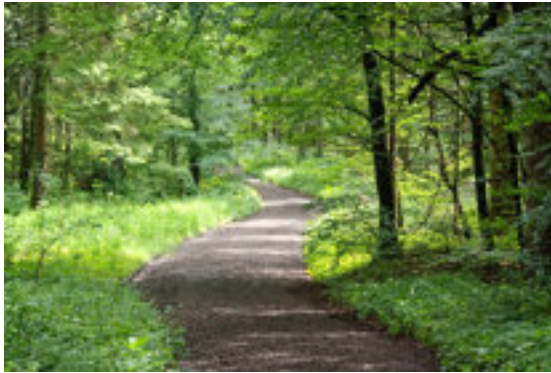
Critters and Ants

There are times when we get animals in the community that we would prefer weren't here. If you see them in your area, please report it with a work order so they can be trapped.

We spray around the buildings a couple of times a year to keep the ants and small insects out of your home. We hope it doesn't happen, but if they do get in, they are your responsibility.



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Seal Coating the Walking Path

Last year we had Rose Paving fill the cracks on our walking path. We hope this will help the pavement last longer.

This year we are planning to have Rose Paving seal coat the path. We generally let you know when this is happening through an email blast. If you are walking on the path, make sure that it is dry before walking on it. It takes about three days.



Buried Drains

Last year we had our buried drains blown out. This is not a process we will do every year. If you see a cap has come off after mowing or after a heavy rain, it would be helpful if you could place it back where it belongs. It will make the grounds safer for people who are walking in the common areas.

At this time, there are a few drains that need to be buried again. If yours needs this, please send a work order through the website at <https://amicondos.com/mapleridge/>. If you don't have internet access, you may contact Lynn Burns at AMI at 586-739-6001.

Welcome Committee Activity

We are always happy to welcome new neighbors to our community. Here are a couple of new people that have received a visit from Donna DeGennaro and the Welcome Committee:

Rita Ahee Daboul at 1965 Dunham Dr.

Mary Johnson at 1983 Dunham Dr.

When you see them, please introduce yourself and offer them a warm welcome.



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" when the weather is 60 degrees or higher- Thursdays 4:00 PM at the Maple Creek Ct. Island

Monthly Dinner-

2nd 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 22nd from 12:00-3:00 pm
at the Maple Creek Ct. Island

Christmas Season Dinner-

Tuesday, December 8 at 5:00 PM at
DaFrancesca's Restaurant

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Concerts on the Green

Join us for music on the Maple Creek island at 4:00 pm on the following dates. Bring your chair and your own drink if you'd like. Invite a friend to come along.

Stephan Pawl—Friday, June 19—**SUCH FUN!**

Mike Lawless—Saturday, July 4 picnic

Scott McCarty and his friend, Larry—Thursday, August 20



July 4th Picnic

Let's celebrate the 250th anniversary of the United States of America together! Please join us on the Maple Creek Island at 3:00 pm on Saturday, July 4th. We will have hamburgers and hot dogs along with a potluck. Please contact Gayle Suddick at 248-330-2155 or Molly Morrison at 248-652-7240 to get on the potluck sign up sheet. If you are around, come celebrate with us!



MRCV Annual Summer Picnic

This is your chance to gather with the neighbors!

Saturday, August 22, 2026

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 Sharon Hiller at 810-305-8716.

Hope to see you there!

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Committees

The community of Maple Ridge Creek Village is unique because we have organized committees that help make the work lighter and help to save us a little from maintenance costs. We also get acquainted with our neighbors. We hope you will choose to get involved with one of the committees and use your skills to make a difference here. Please call or email the contact person to lend your help.

Maintenance—

Matt Wolocko 734-718-4788
mwolocko@yahoo.com
Board rep—Harry Kunnath



Concrete—

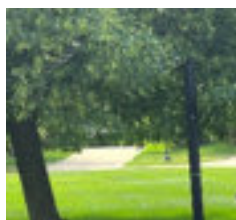
Greg Richards 586-873-0435
Gregruch2@gmail.com
Board rep—Harry Kunnath

Sprinklers—

Tom Grossman 248-652-9566
tanddg@comcast.net
Board rep—Harry Kunnath

Landscape and Beautification—

Helen Jositas 248-766-2300
Hjositas@gmail.com
Board rep—Cherie Powell



Finance—

Dana Fidler 248-606-5386
Fidlers4us@yahoo.com
Board rep—Dana Fidler

Welcome—

Donna DeGennaro 248-709-0136
degennarofinancial@gmail.com
Board rep—Cherie Powell



MRCV History—

Tom Grossman 248-652-9566
tanddg@comcast.net
Board Rep—Tom Grossman

Directory—

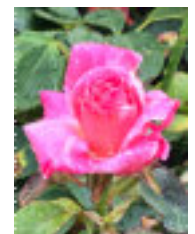
Gayle Suddick 248-330-2155
Gsuddick1@gmail.com
Board Rep—Sharon Hiller

Newsletter—

Sharon Hiller 810-305-8716
sharonhiller@comcast.net
Board Rep—Sharon Hiller

Policy—

Sharon Hiller 810-305-8716
sharonhiller@comcast.net
Board Rep—Sharon Hiller



Social—

Board Rep—Tom Grossman

Christmas—

Sandy Kondos 586-924-4403
Sandra_kondos@yahoo.com

Tavern on the Green—

Molly Morrison 248-652-7249
Mollymo06@yahoo.com

August Condo Picnic—

Sharon Hiller 810-305-8716
sharonhiller@comcast.net

Ladies Coffee Contact—

Mary Beth Wolocko 313-702-0270
mwolocko@yahoo.com

Men's Breakfast Contact—

Mic Shaeffer 248-515-5960
micshaef@comcast.net



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MRCV Treasurer Report – June 2026

We are almost half way through the year and our MRCV committees are walking the grounds to assess our community for maintenance efforts needed. It includes review of the DEB's, trees and shrubs, and our driveways.

Through May, total expenses are over budget by \$17,000 due mainly to the cost of removing trees damaged by the March windstorm, higher grounds expense associated with this year's DEB mulch and additional irrigation repairs. Grounds and maintenance costs continue to increase as our community ages. The committee's feedback will help determine maintenance plans over the next few months. The board will prioritize improvement plans as well as manage our expenses to keep in line with our 2026 overall budget.

Our Reserve Fund continues to grow with the balance at the end of May totaling \$862,000. Our tree removal and replacement efforts this year will replace approximately 15 trees. We will continue with our power washing efforts across needed units as the key projects this year. Interest rates on our investments have come down and CD renewals are in the 3.75 % range. We continue to invest with banks that have FDIC insurance up to \$250,000.

-Dana Fidler, Treasurer



Maple Ridge Creek Village Condominium Association **Board Minutes No. 276** **Monday, February 16, 2026 – 1:15 p.m.**

CALL MEETING TO ORDER: 1:15 pm

Present—Kelly Terrell, Tom Grossman, Dana Fidler, Sharon Hiller

OLD BUSINESS:

Approval of minutes from the January 2026 Board Meeting, Motion by Dana, 2nd by Tom, All approved.

Approval of January Financial Statements,

- January 2026 expenses were in line with budgeted levels. Two CD's matured in January and were rebid with banks bringing our Reserve Fund balance to over \$824,000.
- MRCV insurance coverage was finalized with our agent which resulted in updated coverage and reduced our ongoing expense saving over \$4,000 this year.
- Prepaid condo assessment balance increased almost \$6,000 in January due to several additional units prepaying and one unit advancing amount for the entire year. There were 31 units with prepayment balance in January. We encourage homeowners to view their balance on the AMI website and check for overpayments.

Motion to accept the financial statement by Sharon, 2nd by Tom, All approved.

Open list of Work Orders- All open work orders were reviewed. For invoices under \$500, contractors go ahead and do the repairs. We had two invoices for work from First Choice. Motion to approve by Dana, 2nd by Tom. All approved.



P. 2 Minutes from Monday, February 16, 2026 – 1:15 p.m.

Board Calendar review

- CPA Review of previous year's books will happen in the next month. We will have a report next month.
- CD renewal—none this month
- Letters on insurance—in new business

TEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email:

All of our salt that was prepaid has been used with the snowy winter. Salt will now be \$371 per ton. We will pay as it is used.

COMMITTEE REPORTS:

Financial – Dana— No other new information

Web Site – Sharon—January minutes and two policies need to be added.

Maintenance – Tom—There have been some ice issues with leaks in two garages. Rich Ruggerio will continue to chair this committee. Tom Grossman will continue to help with concrete. Greg Richards will also help

L&B – Norm was going to talk with Helen Jositas about doing the walk around this spring. We are going to get a mulching quote itemized by entrance, common areas, and Developer Established Beds (DEB). We will get a quote for the 11-12 replacement trees prior to our March meeting.

Social – Sharon—We had two tables at the monthly dinner at Detroit Grill. The men's coffee and the women's coffee are still meeting. The Christmas Dinner will be December 8 starting at 5:30.

Welcome –No visits were made since our last meeting. There are two co-owners who haven't received a visit.

NEW BUSINESS:

- Personal Insurance Minimums were discussed. Motions made to have \$280,000 for capes and \$235,000 for ranches. People should also consider their renovations, finished lower levels, bonus rooms, and personal property as they look at their policy. Motion made by Sharon, 2nd by Dana, All approved.
- Salt applications on common walk and ranch entrance at Cross Creek and Copper Creek—Both of these associations do not salt these areas either.
- Storm Door Policy MRC001—A committee met February 2 to review the possibility of adding a full view self-storing retractable storm door. A recommendation was made to add this to the policy with brass or polished brass hardware. Motion was made by Sharon, 2nd by Tom, All approved.
- Possible Policy on Window Treatments MRC042—Tom prepared a policy which was revised to have only white or off white treatments. Motion made by Dana, 2nd by Sharon, All approved.
- Reviewing the deck policy is next. It was suggested that we have some volunteers look at it to make it easier to understand.
- Service Line Insurance—This is covered by our current condo insurance policy. Co-owners need not get this insurance.
- Algae Removal Update—Today's Construction will look at our units and give us a quote hopefully before our March meeting. We are seeking an alternate to our current vendor My Quality Construction.
- Gutter Cleaning Quote will be sought for the places with River Birch trees.
- Board Position Vacated—Motion to approve the resignation of Deborah Kady made by Dana, 2nd by Tom, All Approved.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



P. 3 Minutes from Monday, February 16, 2026 – 1:15 p.m.

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- Board Position Filled—Cherie Powell is willing to fill the remainder of Deborah's term. Motion to accept Cherie by Dana, 2nd by Sharon, All Approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Tom, 2nd by Dana at 2:52 pm. All approved.

NEXT MEETING: March 16, 2026 at 1:15 pm



Maple Ridge Creek Village Condominium Association

Board Minutes No. 277

Monday, March 16, 2026 – 1:15 p.m.

CALL MEETING TO ORDER: 1:15 pm

Present—Kelly Terrell, Tom Grossman, Dana Fidler, Norm Golm, Cherie Powell, and Sharon Hiller

OLD BUSINESS:

Approval of minutes from the February 2026 Board Meeting, Motion by Dana, 2nd by Tom, All approved.

Approval of February Financial Statements,

- Financial performance through February was on track vs. budget.
- Expenses totaled \$65,000 with slightly higher snow removal expenses offset by lower insurance costs.
- Recent wind damage resulted in the downing of various trees in our community this month, but we had limited snow so far in March
- One CD matures in March with the reinvestment rate at 4.0%.
- Prepaid condo fees—We had a handful of prepayments with balances different than the current monthly fee in February. The article in the spring newsletter provided some insight into how co-owners can review their account balance for accuracy.

Motion to accept the financial statement by Dana, 2nd by Sharon, All approved.

Open list of Work Orders- All open work orders were reviewed. Most have been completed. A few are waiting for bids.

Board Calendar review

- Board Review of Financial Statements—awaiting CPA review which hasn't come back yet
- Spring Newsletter was completed and sent out.
- Policy Review—Sharon will put together a committee to review all policies. We will look especially at decks, lighting, energy, electric car charging, energy policy.
- Association tax return due 4/15—we first need the CPA review
- Review Electric Vehicle Policy—Added to policy review.
- Detention Pond—Water is very low at the moment. There is a lot of garbage that is being collected there. We will have a work order for Adam Oaks to get it cleaned up.
- Remind co-owners to water the newly installed shrubs from this past fall. Kelly will send out an email.
- Review CD renewal rates—4.0% is available at MI Bank. Motion was made to move \$54,946.00 from Live Oak to MI Bank by Dana, 2nd by Tom. All approved.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



P. 2 Minutes from Monday, March 16, 2026 – 1:15 p.m.

ITEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email:

None

COMMITTEE REPORTS:

Financial – Dana—Taking care of the ten or more trees that toppled in the wind will likely come from the operating budget.

The newsletter alerted people how to look up their prepaid assessments.

Web Site – Sharon—Up to date. The February minutes and storm door update with photos and window treatment update will be added.

Social – Sharon—We had two tables at the monthly dinner at Detroit Grill. The March dinner had multiple issues. It may be time to seek another place. Cherie suggested Grand Tavern at M-59 and Adams where they have private space big enough for us. The men's coffee and the women's coffee are still meeting. The Christmas Dinner will be December 8 starting at 5:30 pm.

Maintenance – Tom—The clean up of the mess from the trees that fell will be done as soon as possible by Adam Oaks. The committee will do its walk around in May.

L&B – Norm—Helen Jositas and her committee will do their walk around this spring. We are have a mulching quote for the entrance, common areas, and Developer Established Beds (DEB). We also have a quote for the 11-12 replacement trees.

Welcome –No visits were made. There are about six co-owners who haven't received a visit yet. Cherie will be the contact for the board.

NEW BUSINESS:

- Algae Cleaning—Today's Construction provided a bid for cleaning 46 buildings that appear to need the siding cleaned. Kelly will reach out for a list of the 46 buildings they plan to clean. She will also ask about cleaning bricks. Motion to cancel our existing contract with My Quality Construction was made by Dana, 2nd by Norm. All approved. We will wait to contract with Today's Construction until our questions are answered.

- Path sealing—Rose Paving filled our cracks in the path last fall. At that time the path sealing was around \$3,300. Their quote came in at \$6,762.96 to complete it this spring. Dana will look at it again to see how it is holding up. We will request another quote on seal coating and defer a decision until next month.

- Gutter Cleaning Quote—Adam Oaks provided a quote for June and November to clean gutters for condos with River Birch trees of \$1,200. Motion was made by Tom, 2nd by Dana. All approved.

- Clean up of trees that back up to Stoney Creek North—Adam Oaks will do the work for \$500.00. Motion to approve the work was made by Sharon, 2nd by Tom, All Approved.

- Mulch bids were reviewed. We decided to go with walnut for \$15,600.00. Tom made a motion to approve this expense, 2nd by Dana. All approved.

- Tree Replacements—15 trees will be planted by Adam Oaks for \$9,250.00. Motion made by Dana, 2nd by Sharon. All approved.

- Update on meeting with Presidents/Treasurers from Copper Creek and Cross Creek—Dana shared financial comparisons and the attractive look of new mailboxes with magnetic closures. They will meet together twice a year.

- Board Positions—Our bylaws state that vacated positions will be filled by the board until the Annual Meeting. Therefore, we will have three positions open for the two year term. Next year we will have two positions open.

- Annual Meeting—Queries are to come directly to AMI. We will have Lynn explain work orders. 10

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



P. 3 Minutes from Monday, March 16, 2026 – 1:15 p.m.

- Bills from Adam Oaks for monthly plowing \$8,855.00, salt \$1,113.00 and 810.00. Motion to pay made by Dana, 2nd by Sharon. All approved.
- Window treatments—Modification was suggested to have the white or off-white window treatments apply to the front and side windows to be like the muntins. Motion made by Tom, 2nd by Dana. All approved.
- Storm door policy—A suggestion was made to add pictures of the approved doors. Sharon will add that to the policy.
- Do not prune list—Kelly will reach out to see if people still want to remain on the list.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Dana, 2nd by Sharon at 3:26 pm. All approved.

NEXT MEETING: April 20, 2026 at 1:15 pm



Maple Ridge Creek Village Condominium Association Board Minutes No. 278 Monday, April 20, 2026 – 1:15 p.m.

CALL MEETING TO ORDER: 1:13 pm

Present—Kelly Terrell, Tom Grossman, Cherie Powell, Sharon Hiller, and on Zoom--Dana Fidler

OLD BUSINESS:

Approval of minutes from the March 2026 Board Meeting, Motion by Dana, 2nd by Cherie, All approved.

Approval of March Financial Statements, Motion by Dana, 2nd by Sharon, All approved.

Open list of Work Orders- All open work orders were reviewed. Most have been completed or assigned to a vendor. A few are waiting for bids.

Board Calendar review

- Spring Mulch has been approved. We need to remind co-owners to water new plants and trees.
- Financial Statement will be shared at the Annual Meeting, then posted on the website
- First Annual Meeting Mailing and call for board candidates was sent in the mail on Friday.
- Irrigation System Opening / Back Flow Valve Testing—American Lawn Sprinkler has been working on the irrigation system. 9 of our 11 areas have been pressurized and are ready to go. The RPZ valve needs to be replaced at Washington Road and Maple Creek Ct. We will contact LPS to work on it. The city notifies us when they are doing backflow testing.
- Concrete Committee inspection—Greg Richards will ask his neighbor or Tom to help with the walk around. They will identify areas needing concrete, caulking, and lifting. A second walk with a vendor from each area will be done. We will get quotes and prioritize the work. Safety hazards will be the first concern.
- Algae Removal—We don't have a date for Today's Construction to do this yet. We will advise affected co-owners to turn on outside water.
- Review CD renewal rates will be covered in committee reports.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



P. 2 Minutes from Monday, April 20, 2026 – 1:15 p.m.

ITEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email: None

COMMITTEE REPORTS:

Financial – Dana—

- Michigan Community CPA submitted their review and report of MRCV 2025 Financial Information. No concerns or issues were noted. Dana will present the information at the May Annual Meeting.
- March Financial results indicate net earnings of \$36,000 which is on Budget with Grounds expense up slightly but offset by small underruns in other areas. Awaiting the tree removal costs from Adam Oaks following the wind storm damage. Cash on hand at the end of March totaled \$96,000 and the Reserve Fund totaled \$840,000. Finances are in good shape as we enter the grounds upkeep cycle and other maintenance efforts over the next several months.
- March Prepaid Condo Assessment balance is about the same as February with only a few apparent overpayments open.
- CD matures at MI Bank on May 8. Kelly will find rates at that time. We will approve via email.

Web Site – Sharon—Up to date. The March minutes and storm door update with photos and window treatment update were added.

Social – Sharon—We had three tables at the monthly dinner at Detroit Grill. The men's coffee and the women's coffee are still meeting. Tavern on the Green is now meeting from 4:00-around 6:00 on the Maple Creek Ct. island. The Christmas Dinner will be December 8 starting at 5:30 pm.

Maintenance – Tom—Matt Wolocko will be our chairperson. The committee will do its walk around in May. Sprinklers will start up soon.

L&B – Cherie—Helen Jositas and her committee's first walk around was rained out. We are awaiting another date. Mary Beth Wolocko, Sandy von Berg, and Cherie Powell will work on this. We talked about sprucing up the entrance off Washington.

Welcome –A visit was made at 1983 Dunham. This week, a visit will be made at 1965 Dunham.

NEW BUSINESS:

- Algae Removal Update—Today's Construction's inspection gave us a list of addresses where algae was found. None of the addresses included condos that were power washed last year.
- Rose Paving Sealcoating Bid came in at \$6,762.96 to complete it this spring.
- A & R Sealcoating Bid came in at \$7,250.00.
- A motion was made by Sharon, 2nd by Tom to have Rose Paving complete the sealcoating task. All approved.
- 1868 and 1870 Dunham Drive—Motion for 1st Choice Bids for drainage was made by Dana, 2nd by Tom. All approved.
- Annual Meeting Format and order of who will speak when was discussed.
- River Birches—A review will be done with the annual walk through as we assess tree removals and the city approval processes. We are also concerned about the Austrian pines. Further decisions will be made following the committee reports.
- Instant Maintenance was purchased by American Lawn Sprinkler. The same technicians are working in our area.
- Committee to review policies—We will ask for volunteers at the Annual Meeting. We will look especially at decks, lighting, energy, electric car charging, energy policy, but will examine each policy in time.
- Bills from Adam Oaks were presented for snow removal, tree removal, and stump removal. Motion to pay these bills was made by Dana, 2nd by Tom. All approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Dana, 2nd by Sharon at 2:53 pm. All approved.

NEXT MEETING: May 18, 2026 Annual Meeting at 6:30 pm at the Calf Barn



Maple Ridge Creek Village Condominium Association

Board Minutes No. 279

Wednesday, May 27, 2026 – 2:00 p.m.

CALL MEETING TO ORDER: 2:00 pm at the Hillers home, 1680 Maple Creek Ct.
Present—Tom Grossman, Cherie Powell, Harry Kunnath, Dana Fidler, and Sharon Hiller

NOTES TO THE NEW BOARD on basic information:

- Contracts in place
- Modification Request Process and Work Order Process
- Invoice Payment Process
- Walk arounds by Landscape and Beautification and by Maintenance Committees
- Power Washing
- Tree removal and planting
- Mulch
- Boulder Wall Repair
- Street lights
- Gutter cleaning and buried drains
- Newsletter—fully electronic within three years
- Welcome Committee
- Historian
- Items needing monitoring—violations, birch tree discussion in June

FINANCIAL INFORMATION:

- At the end of April, total expenses are slightly under budget creating a small surplus. However, a few invoices for work completed have not been recorded yet. The cost of the tree removals from the wind storm early this year has put cost pressure on spending for the remainder of the year. The Reserve Fund Balance ended April with just over \$850,000.
- Following the annual meeting, the Treasurer's report was posted to the MRVC website.
- Key Contracts and the reserve fund study were shared.
- We are getting nominal interest rate with First Citizen bank in the checking account and Money Market Account. Dana made a motion, 2nd by Sharon to invest \$40,000 in a CD now from the Money Market Account. Beginning with June contributions, we will invest in short-term CDs after reaching \$20,000 in funds not being used (about ever other month). All approved.
- Dana made a motion, 2nd by Harry to invest \$35,000 from the checking account in a 5-month CD with Citizen First or another bank. At the end of the term, use the funds to prepay next year's insurance policy to obtain the discount.

MAINTENANCE AND LANDSCAPING

- Mulch for DEB and Grounds get charged to the same budget line (DEB Maintenance). Need to assess after May financials appropriate amount to be used for DEB removals/ replacement.
- Tree removal—fewer than before, Adam Oaks will put in replacements and groom the area.
- Trees along Dunham berm—Harry made a motion, 2nd by Cherie, not to spend money on it. We may limb up the trees. Two owners from the subdivision would like us to deal with the trees along our path.
- Concrete—We will get quotes and then decide what we can do that will fit the budget this year.
- Reminder that all our committees are advising the board and make recommendations. It is up to the board for the final decisions.



P. 2 Minutes from Monday, May 27, 2026 – 1:15 p.m.

ELECTION OF OFFICERS

President	Sharon Hiller
Vice President	Cherie Powell
Secretary	Tom Grossman
Treasurer	Dana Fidler
Member at Large	Harry Kunnath

Tom Grossman will fill the one-year position.



RESPONSIBILITY AND LIAISONS

Modification Requests	Sharon Hiller
Newsletter	Sharon Hiller
Policy	Sharon Hiller and
Cherie Powell	
Historian	Tom Grossman
Maintenance	Harry Kunnath
Landscape and Beautification	Cherie Powell
Finance	Dana Fidler
Social	Tom Grossman
Welcome	Cherie Powell



MOTION TO ADJOURN was made by Dana and 2nd by Harry at 4:28 pm.

NEXT MEETING will be at AMI on Monday, June 15, 2026 at 1:15 pm.



Join your neighbors for Tavern on the Green
Thursdays 4-6