

Request to see financials

Boulder Ridge Newsletter July 2024

Financial information for co-owners is available by logging into the O'Brien Association Management website.

If you need access to the portal (for financials, online payment, check your work order status) request from OAM at 586-737-7641



Concerns / Repairs / Suggestions

Take a photo	Submit Work Order Request to O'Brien Association Management (OAM). https://www.obrienassociationmgt.com/workorder 586-737-7641 Boulder Ridge Board: boulderridgecondos@gmail.com
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No Parking Signs Coming To Snow Push Lanes Soon!

There have been many parking complaints in the community. No parking signs will be installed soon at the top/end of each parking lot opposite driveway entrances. These areas are designated as snow push and must remain clear. They are used as turn arounds for end units.

Vehicles should be parked in your garage or in front of your garage ("driveway"). Bump outs and brick area spots next to end unit garages are also designated parking areas. If vehicles are blocking Flagstone Circle, or if you as a resident are unable to enter or exit your garage, call the Rochester Police 248-651-9621.

For vehicles blocking driveway entrances and exits, email boulderridgecondos@gmail.com for a No Parking sticker.

New Community Association Manager

Our previous Community Association Manager Erin has left O'Brien Association Management. Cari Kelly (cari@obrienassociationmgt.com) will be our new Community Association Manager and is working with Dolores O'Brien to get up to speed on our community.



Lighting Committee

The Lighting Committee has been out in evenings replacing porch bulbs. If you have a bulb that is dim or out you can report it to boulderridgecondos@gmail.com for replacement.

If you wish to replace it yourself use a Wet Rated Soft White 60W (8W) 800 Lumens 2700K LED.

Report street lamps, garage parking lot spotlights, and defective porch light fixtures to O'Brien Association Management for vendor repair and replacement.

A Memo From The Board of Directors

Matt Starrman, President

Nikki Rogers, Vice President

Richard Stone, Treasurer

Charlene Boccaccio, Member At Large

Over 15 years ago the first board of directors decided not to share individual contact information including address, cell phone, and private email.

Unfortunately, in the past private contact information has been misused by co-owners and renters who have contacted directors regardless of the time, and there have even been issues with board members being harassed at their homes. This deters community volunteers from stepping up and serving and has lead to board members dropping from the board.

If you wish to contact the Board of Directors you may do so at any time at boulderridgecondos@gmail.com

The boulderridgecondos@gmail.com email address:

- ✓ Ensures that association business is conducted professionally, and only inside official channels
- ✓ Ensures as board members rotate on and off the board, all current board members are informed of situations rapidly as they arise
- ✓ Ensures all board members are notified about situations simultaneously and in an equal manner, and are able to confer and reply with one voice
- ✓ Ensures the board is able to discuss and communicate as a group, and eliminates divergent responses from different board members
- ✓ Ensures that no single board member makes decisions that affect the entire community
- ✓ Helps maintain board impartiality and avoid inappropriate biases and the appearance of favoritism during co-owner disputes
- ✓ Board members are unpaid volunteers and some answers can require research (exploring what the bylaws, rules, and State Regulations convey on issues) and thoughtful discussion to reach consensus, and require that board members not be put on the spot
- ✓ Association business belongs in board meetings where all board members have input and can consider the well-being of the entire community, not just one insistent homeowner.
- ✓ Additionally, if you want to speak with the board of directors a co-owner may request to attend a board meeting in writing with a specific purpose.



Vandalism in the Community

The board is requesting anyone with information or door / ring camera footage of community vandalism to please come forward and reach out to the board at boulderridgecondos@gmail.com.

The board is asking all residents to do your part to make our community a better one.

We are asking all parents to educate their children on respectful behavior and respectful treatment of community and co-owner property, and to supervise their children during outdoor playtime.

At least three large tree limbs broken off in the last month (not storm related)

A large tree limb was broken off Tuesday July 2, 2024 on or after 4pm outside 1873 (shown above)

Vandalism to the gazebo wood structure

The gazebo stone walkway was recently repaired only for bricks to be ripped up and thrown in the street

Toys left lying out in the limited commons

Garbage and broken glass collection / fort building in the tree patch outside the center detention basin (pond)

Irrigation box covers removed

As a board and community we have enough issues to tackle. These incidents are making our community unsightly and the associated expenses should be passed onto those responsible, rather than burdening the collective community.

NEW Building Signs Coming Soon!

Our current building signs were installed in 2016 and are now peeling and in disrepair. The board approved a quote from Signarama to replace 26 building signs. The board is also looking into front door address sign replacement. The address signs above garages were replaced pre-pandemic and are still in good condition.

Well maintained and properly affixed building signs assist emergency services (as well as deliveries and visitors) in navigating the community.

The Board is soliciting volunteers to inspect newly replaced signs (once they are installed) to ensure they are consistent with the site map. Please contact boulderridgecondos@gmail.com if interested.

BUILDING 9	
REAR	FRONT
1902	1896
1904	1898
1906	1900

Work Order Form

Please briefly describe the nature of your work order. You will receive a response within 1-2 business days. If this is an emergency please call our office for immediate service. If the Association's contractor completes the work order but the work is found to be the co-owner's responsibility then the co-owner will be charged for the repair.

Date	
Boulder Ridge	
*Unit Owner Name	
Address	
Flagstone Circle	
Address line 2	
Rochester	MI
48307	United States

Work Order Requests

If you submitted a work order before December 2023 to Premier it was NOT transferred to OAM. You will need to fill out a work order request form on the OAM website at <https://www.obrienassociationmgt.com/workorder>.

The board is your liaison with OAM. If your work order request with OAM was lost during the transition, please contact boulderridgecondos@gmail.com with your work order #. The vendor likely has given OAM an estimated time for repair, but this information may not have been passed on to the co-owner.

Roof Replacements By Roof Advisors

If you are having issues with ceiling wet spots put in a work order request with OAM

<https://www.obrienassociationmgt.com/workorder>.

Building 11 (\$34,011) was replaced in April 2024. Buildings 5, 10, 12 and 13 are tentatively scheduled for August 2024 at a cost of \$236,569.

This is the replacement schedule as suggested by the Roof Advisors Roof Health Check Summary (August 2023):

2025: Building 7

2026: Remaining Buildings 1, 2, 3, 4, 6, 8, 9, 14, 15, 16, 17, 18. Estimated Cost: \$643,191





Pets

Please remember that pets must be licensed and kept on a leash (no tie outs). **Pet droppings must be removed by the pet owner for public health and good citizenship.**



GFL Environmental Waste/Recycling/ Compost contract was sold to Priority Waste effective July 1, 2024. Therefore, as of July 1, 2024, you will no longer be able to claim rewards through GFLUSRewards.com.

The community still has some issues with litter/debris on property grounds, the associated weekly clean-up costs of which have been passed on to residents in recent years. Garbage should be secured in tightly closed garbage bags or closed lidded bins and should not be placed out until **Thursday evening.**

Recyclable items in clear plastic bags are NOT ACCEPTED.

ALL GARBAGE AND RECYCLING BINS SHOULD BE LABELED WITH YOUR ADDRESS AND RETRIEVED BY FRIDAY EVENING.

Some metro communities are struggling with the transition to Priority Waste pickup. If you notice on Friday evenings that garbage in the community has not been collected please report it to Priority Waste and OAM <https://www.prioritywaste.com/>.

Dryer Vent Cleaning

The board has approved a quote from Clean and Green Dryer Vent Experts for dryer vent cleaning. This was previously done in 2019 from outside our units and did not require access inside the home. Dryer vent cleaning reduces lint buildup, which is a fire hazard. Accumulated lint is highly flammable and can easily ignite, leading to fires that can cause extensive property damage as it spreads from one unit to another. Regular dryer vent cleaning reduces energy consumption and improves dryer energy efficiency.



Boulder Ridge

Informal Community Social

Monday July 29, 2024 7pm.

All residents are welcome to bring a lawn chair to the gazebo to socialize with other residents, join a committee, and/or volunteer to serve as a building representative/driveway court captain.



Grilling Season is Here!

There is nothing like the aroma of burgers and other foods of summer sizzling on the grill to get your mouth watering. If you too love outdoor cooking, please remember that community rules prohibit outdoor grills from being kept on balconies, or used under covered porches, as they are a fire hazard. Grills must be moved 10 feet away from buildings and monitored while in use. Grills may not be used in garages, patios, and balconies.

Catch Basin Cleaning / Tri-County Aquatics

Tri-County Aquatics was recently onsite to clean a few driveway catch basins. After a rain event, co-owners should report any parking areas with standing water via an OAM work order for vendor repair.



Concrete Repair and Replacement

The board approved a quote from U&S for concrete removal and replacement throughout the entire community. This will repair and replace many trip hazards in the community. The board is also obtaining quotes for asphalt replacement. The last time a driveway court was re-paved it cost \$33,000, and many have never been re-done. No matter which company is ultimately selected, this will be a substantial multi-year phased project plan.



Satellite Dish

If you have a satellite dish outside your unit that is not in use the board suggests you remove it. If you would like assistance please contact the board of directors at boulderridgecondos@gmail.com. If your satellite dish is still in use, please make sure it's installed in compliance with the satellite dish guidelines.

Tree and Bush Replacements

During the spring walk through a number of trees and bushes that were missing, dying, and dead were marked for replacement. The board unanimously approved a quote from SiteScape, Inc to plant 16 new trees and bushes in the community. These will help to restore the landscaping in the community and are tentatively scheduled for the week of July 22, 2024. Addresses included are: 1762, 1774, 1780, 1786, 1861, 1879, 1956, 1962, 1966, 1932, 1990, and the community entrance. If your unit has dying bushes or is missing a tree and it wasn't listed, please submit a photo and description to OAM and it will be placed on the replacement list.



Annual Co-Owners Meeting

The annual co-owners meeting was held Tuesday May 7, 2024 at the Rochester Fire Station. While we had the greatest attendance ever (31 co-owners) there was no quorum, so an informational meeting was held. In the past rescheduled meetings have been very poorly attended. The board is considering an additional co-owners meeting in fall. Co-owners who wish to request a special association meeting should do so formally in writing with a petition signed by 1/3 of the 156 co-owners (1 voting representative per unit). A formal meeting would be held in a conference room environment (Fire Station, RH Public Library) with advanced notice via US mail and upon the presence of 35% of the 156 co-owners.

Security Cameras

The board has approved front door and garage security camera use. If you have one, please submit a modification request form with OAM, as these did not transfer over from Premier. All cameras in the neighborhood are now required to have a work order associated with them, along with the camera type, and where they are installed. This will assist the association in updating the building modifications list. Cameras should be positioned to limit the view to your porch, patio, deck, walkway, or driveway. Cameras shall NOT be used or positioned in any way which may infringe on any other person's reasonable expectation of privacy.



Security Lighting

Our community porch lights come on automatically at night to illuminate doorways for residents returning home at night, increase security, and deter break-ins. Current replacement lights are 800 lumens, which are on the low end, ensuring the community is well-lit without being overly bright. If the light is interrupting your sleep cycle please purchase a black out curtain to help maintain community safety. Unscrewing and/or removing light bulbs can result in fines.

Detention Basins

Our detention basins were built into our community site plan to mitigate the impacts of pollutants on our local streams, rivers, and lakes. Detention basin help improve and protect water quality in our state. Our community is responsible for vegetation management. Detention basins are treated regularly to encourage native plant species and selectively remove invasive plant species.



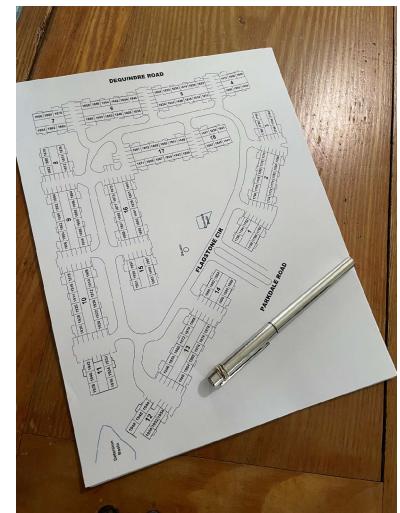


Tree Trimming and Mulch

Greenway is onsite providing landscape mulch. Mulch is a protective barrier on top of soil and provides many benefits. Mulch conserves water, provides nutrients, protects against soil erosion, suppresses weeds, moderates extreme temperatures, and acts as a visible barrier of landscaping beds to limit damage by landscape maintenance equipment. Additionally, trees and shrubs in the community will be trimmed up for ease of access to sidewalks and community renovation.

Reserve Study

The board approved a quote for a community reserve study. The community will be inspected along with the reserve funds available. A well documented funding plan will be developed to prioritize and pay for improvement projects. This planning tool will examine the lifespan of larger community projects, such as roofs and roads. This will help the board to adjust the association fee in line with the longer term needs of the community. The reserve study will also examine the costs associated with various budget items.



Right of Access

The Boulder Ridge community is now over 20 years old. According to the Article VI Section 10 of the bylaws access to co-owner units is needed from time to time for necessary maintenance and repairs. Co-owners can also be liable for damage to neighboring units, so rapid access to your unit could save you money. Co-owners are encouraged to purchase garage door keypad openers to expedite access during periods when your unit may be unoccupied. There have been cases in the past where windows and doors were broken down for emergency access to a unit, an expensive action which is passed on to the co-owner.

Wood Repair

The board is asking everyone in the community to please submit photos of any wood in need of repair. Please inspect your wood around the windows, balcony, lattice, roof overhangs, and building. We are submitting an exhaustive list for vendor repair.



Trail Detour

A portion of the Clinton River Trail is closed between Dequindre RD and Letica Dr. due to a weather related washout. Residents may notice an increase in bike and foot traffic on the sidewalks on the perimeter of Boulder Ridge due to the detour.



Updated 7.17.2024