

Boulder Ridge Board Newsletter Feb / Mar 2025

Concerns & Repairs---Take a **PHOTO**, note the **ADDRESS**, submit a **WORKORDER**

O'Brien Association Management (OAM)
<https://www.obrienassociationmgt.com/workorder>

Boulder Ridge Board
boulderridgecondos@gmail.com

Hours of Operation Monday-Friday 9am-4pm
586-737-7641

For Bylaws
<https://boulderridgecondos.com/>

47687 Van Dyke Avenue
Shelby Township, MI 48317
contact@obrienassociationmgt.com

Cari Kelly, Community Association Manager
cari@obrienassociationmgt.com

Matt Starrman-President
Nikki Rogers-Vice President
Charlene Boccaccio-Member at Large
Drinda Reynolds-Member at Large



Next Board Meeting Thursday March 20, 2025 at 6:30 pm

Co-owners wishing to speak with the board of directors on violations and other issues may do so with advanced request by email. They will then be given five minutes to address an issue they may have.

Annual Community Co-Owners Association Meeting May 12, 2025

An annual meeting was held at the Rochester Fire Station Tuesday May 7, 2024. Per contract requirements OAM will host a spring 2025 annual meeting Monday May 12, 2025 at the Rochester Hills Public Library at 500 Olde Towne Road. Registration is at 6:30pm in the Multipurpose Lecture Room and the meeting starts at 7pm.

Spring Maintenance

We are looking ahead to spring maintenance projects. If you see anything around your condo or in the common areas that needs attention in the spring, please let Cari know at cari@obrienassociationmgt.com or 586-737-7641

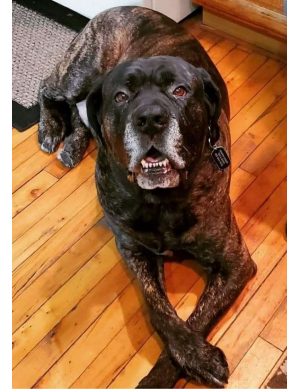


The content of this newsletter was written by the board with the assistance of a community volunteer (Christy) and approved by the Boulder Ridge Board of Directors

Community Reminders

Please Leash Your Pet

There has been an increase in pet droppings in the community. Please remember that **pet droppings must be removed by the pet owner** for public health and good citizenship. Pets must be kept on a **leash** (no tie outs, stakes or tethers) and attended by a responsible person while outside.



Priority Waste Garbage Pickup

- Items must be at the curb by 7 a.m. on Friday pick-up day (unless holiday)
- No loose garbage--secure in tightly closed bags
- Bags in lidded bins must be secured in tied bags
- Recyclable items in clear plastic bags are NOT ACCEPTED. Please contact Priority for bins.
- Place out **THURSDAY EVENING** after 6pm
- **ALL GARBAGE AND RECYCLING BINS SHOULD BE LABELED WITH YOUR ADDRESS AND RETRIEVED BY FRIDAY EVENING AND STORED IN GARAGE**
- If you miss garbage collection and your garbage is NOT picked up you must collect and store until the next garbage day or fines may incur
- Please let Cari know if your area needs attention for garbage debris pick-up service



Litter In Common Areas

The community still has some issues with litter and debris accumulation in the common areas. This not only affects the appearance of our community, but the associated clean-up expenses are passed on to all residents via the associate fee. All residents are reminded to be very mindful of your litter and the impact that it has on the community aesthetic and all the residents here. In particular, cigarette butts should be disposed of properly and not on common areas. It is the responsibility of all residents to respect the rules and help promote a positive, clean, and healthy community.

Quiet Hours

Please be respectful of your neighbors and keep noise and music levels low, especially after 10 pm. If you have persistent noise in your building, and are aware of the source address, OAM can send them a friendly reminder to be considerate to their neighbors.

Community Reminders

Winterization Policy (Oct 1-March 31)

- ☐ Keep garage door closed unless leaving or returning to the community to keep garage pipes from freezing
- ☐ Unoccupied units should be winterized to prevent frozen/burst pipes
- ☐ **Set thermostat to at least 65°C. Anything less may result in frozen / burst pipes**
- ☐ Leave cupboard doors open to circulate air and keep pipes from freezing
- ☐ Make arrangements to have your unit checked periodically during your absence to avoid unnecessary problems and/or expense
- ☐ Ensure your current contact information is on file with OAM.
- ☐ Give a key to a friend, relative, or neighbor
- ☐ Ensure OAM has the contact information of someone local that has access to your unit in case of emergency
- ☐ Purchase garage door keypad openers or keypad front door locks to expediate emergency access to your unit for necessary maintenance and repairs.
- ☐ Co-owners who have not winterized their units shall be deemed guilty of negligence



Resident Parking

The rules and regulations state that resident parking is limited to the co-owner's garage and driveway. Please be respectful and utilize these areas. Parking in your garage will reduce the risk of a slip and fall in hazardous winter ice conditions, and assist Greenway with effective winter snow removal from homeowner driveways.

Bump outs and brick area spots next to end unit garages are designated parking areas. Please be respectful of your neighbors do not block sidewalk access as even in the winter months residents use sidewalks to fetch post mail and groceries, walk pets outside, and for general recreation. Also please ensure residents can access their garage unhindered, and that gutters, grass, and other common elements are not damaged.