

Boulder Ridge Board Newsletter January 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 February 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. 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.

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

Please Complete Your Bylaw Survey

The board is looking at updating the bylaws, however this is an expensive and time-consuming process. The board is asking that all co-owners complete the upcoming bylaw survey either on paper or electronically. Topics will include removing the sections pertaining to the builder, co-owner insurance, removing the dog weight limit to align with Michigan state law, electronic voting, intercoms, rental cap, and the gazebo.



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

Winter At Boulder Ridge

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 expedite emergency access to your unit for necessary maintenance and repairs.
- Co-owners who have not winterized their units shall be deemed guilty of negligence



Snow Removal and Salting

Boulder Ridge is still under contract for snow removal in 2024-2025 with Greenway and ends April 15, 2025. Additional snow removal quotes are being obtained. In the past Greenway was selected as they were usually cheapest.

Use caution and watch where you are walking. Greenway services very heavily with ice melt. This helps to prevent slip and fall accidents. Report icy sidewalks that are untreated to OAM for vendor service.

At 2" or more of snow accumulation, snow removal occurs. At lesser snowfall accumulation Greenway services with ice melt. Please be aware that ice melt products can impact pets, who can experience dried-out or cracked paw skin.

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 or lidded bins
- 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**
- Please let Cari know if your area needs attention for garbage debris pick-up service

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.

Budget and Reserve Study Distributed

OAM has worked up a budget to help guide the community, and our reserve study has been completed. The greatest portion of the budget is spent on water and sewer utilities, followed by grounds work including lawn service, tree and shrub maintenance, and snow removal. The community has many upcoming maintenance projects, some of which are already underway including

- Roof replacements (12; \$880,000+)
- Driveway court and road replacements (~\$33K per court)
- Drainage issues with fixes including
 - ✓ Detention basin maintenance (\$10k+)
 - ✓ Soil amendments (\$8k per treatment)
 - ✓ French drain installation & replacement (\$12K each)

Parking At Boulder Ridge



Resident Parking

The rules and regulations state that resident parking is limited to the co-owner's garage and driveway. While this is not currently strictly enforced, 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 winter snow removal.

The top/end of each parking lot opposite driveway entrances are designated as turn around and snow push. End units and brick parking spots need these areas for turn arounds and are fed up with being blocked in. Delivery trucks and emergency service vehicles also need these areas to turn around. For these reasons the areas were never intended as parking and are marked with NO PARKING Signs.

Additional Parking

The board is highly aware that residents are requesting additional parking. The board did assess the community in summer 2024, and identified potential areas. In particular, some driveway courts are lacking additional brick parking spaces. There are also a few areas where additional bump out parking could be made. However, these are considered community site changes, and are difficult to implement with many legal hurdles.



Drainage Issues Being Tackled

Detention Basin Restored

In 2024 the board consulted with 5 vendors about the community perimeter drainage issues. All of the community drainage including the French drains, parking lot catch basins and field catch basins drain directly into the center detention basin. In fall, Rick's Outdoor Services sprayed the invasive *Phragmites spp*, which were adversely affecting the drainage. November 13, 2024 the plants were then cut and removed, 20 years (50 tons) of built-up sediment was mechanically dredged, and the drains were unblocked. This drained the existing standing water in the basin, which in the future will now only hold water temporarily (2-3 days after a rainstorm), with no vegetation. This was the first step to improving the perimeter drainage issues. In spring the drainage will be examined and if needed an additional 100-150 tons of sediment will be removed.



Field Catch Basin Maintenance

On September 23, 2024 Sand River Landscaping trimmed back the grass around the field catch basins throughout the community. This will facilitate drainage, particularly at the community perimeter. These may also need deep cleaning to remove build-up.

Soil Amendments To Improve Clay Soil / Sand River Landscaping

A vendor recommended soil amendments such as gypsum which is organic and will break up the heavily compacted clay at Boulder Ridge converting it to topsoil, promoting drainage and air circulation and improving lawn conditions. Gypsum is used to clean lawn burns associated with ice melt salt and pet yard spots and is very safe. This is not a quick fix and 1-3 treatments will be needed per year for 5-10 years to improve community drainage. In 2025 \$13,000 is budgeted for mirimichi and gypsum soil amendments.

French Drains at Community Perimeter

Several vendors indicated the existing French drains installed years ago were never maintained (are now visible at soil level) and are now clogged and need to be replaced. There are also perimeter areas which need French drains installed where there are currently none (building 5). A single French drain could cost \$12,000 and we have several areas in the community that need attention. As these drains only function for 5 feet on either side, this solution needs to be implemented in conjunction with other treatments.



ROAD ALERT!

February 2025 - July 2025

Beginning February 2025 through approximately July 2025, GLWA will be making repairs on the 36" water main along **24 Mile Road** between the City of Rochester and Fairchild Road in Macomb Township.

- Repairs along **24 Mile Road from City of Rochester to Romeo Plank Road** will take place between **February and April 2025**.
- Repairs along **24 Mile Road from Romeo Plank Road to Fairchild Road** will take place between **May and July 2025**.

Anticipate traffic delays on 24 Mile Road during this timeframe.

**ROAD
WORK
AHEAD**

Clean and Green Dryer Vent Experts

Clean and Green Dryer Vent Experts cleaned the dryer vents in the Boulder Ridge Community September 3-6 for the group discounted price of \$8,580 (\$55/unit). Fresh Air Dryer Vent Cleaners has sent advertising scams misrepresenting themselves as having done work in Boulder Ridge previously. They have NEVER done dryer vent cleaning (or any other work) for Boulder Ridge. Dryer vent cleaning should be done every 2-3 years, so unless you have any additional concerns their services should not be required.

