

Boulder Ridge Board Newsletter October 2024

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 November 21, 2024 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 time to ask any questions 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.

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.

Pothole Filling Approved

The board approved a quote from U&S to fill and patch the potholes in the community before winter. In spring the board will assess and plan out other asphalt maintenance and improvements in the community.



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 Improvements

Type	Building(s)	Estimated Budget for Replacement*
2023 Replace Immediately	N/A	N/A
2024 1 Year of Life Left	11	\$34,011
2025 2 Years of Life Left	5 7 10 12	\$203,060
2026 3 Years of Life Left	1, 2, 3 4, 6, 8 9, 13, 14 15, 16, 17 18	\$643,191

*Budgeting cost reflect today's pricing. Adjust 3-8% per year based on your replacement timeline.

Building 1 Roof Replacement Coming Soon!

Building 1 reported a recent roof leak, and the board approved moving the roof replacement up ahead of schedule. Five buildings had roof replacements this year including Buildings 5, 10, 12, and 13, which were originally scheduled for 2025. For 2025 and 2026, 12 roof replacements remain. It is likely subsequent buildings will also be moved up ahead of schedule, based upon updated evaluation and recommendations.

Detention Basin Improvements Underway

The board approved a quote from Rick's Outdoor Services to mechanically dredge the center detention basin. This work is already underway as the plants were sprayed, and will be cut and removed so the basin can be dredged. The vendor says this maintenance and restoration work will drain the existing water in the basin and help improve the perimeter drainage issues.



Fall Gutter Cleaning

The board has approved a quote from Shelby Services for fall gutter cleaning. This will take place after the leaves have fallen, likely close to Thanksgiving. In the past around 8 buildings usually needed cleaning, with 10 others just requiring an inspection, with the total bill around \$3500. Gutters help protect your roof from rain and water damage. Built up debris can cause water to pool on the roof, and lead to mold, rot, and deterioration of roof shingles.





Field Catch Basin Maintenance

On September 23, 2024 Sand River Landscaping trimmed back the grass around the field catch basins throughout the community to improve water drainage.

Budget Draft Coming Soon!

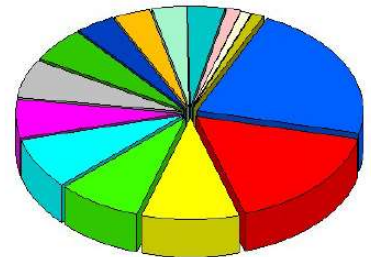
OAM has worked up a draft budget to help guide the community. The greatest portion of the budget is spent on water and sewer utilities, followed by grounds work including lawn service, tree and shrub maintenance, and snow removal. The community has many upcoming maintenance projects, some of which are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

- ❑ Roof replacements (\$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)

Boulder Ridge

Expense Distribution Pie Chart for the Year

From 01/01/2024 to 09/30/2024



Water/Sewer	21.6%
Roof Replacement	15.0%
Others	9.3%
Reserve - General	8.4%
Reserve - Roofing	8.1%
Insurance-Gen Liability	5.1%
Snow Removal Salt	5.9%
General Maint. & Supplies	5.6%
Lawn Maintenance	3.9%
Management	3.7%
Tree/Shrub Maintenance	3.4%
Bed work/Mulch	3.4%
Plumbing	1.5%
Electricity	1.1%
Exterminator	1.1%
Total	100.0%

OPC Social & Activity Center---650 Letica Drive Rochester; tel:248-656-1403

If you are 50+ as a City of Rochester resident you are automatically a member of the OPC Social & Activity Center <https://opccenter.org/membership/>, opcwebuser@opccenter.org.

The OPC is less than 2 miles from Boulder Ridge and provides supportive senior programs and services including Adult Day Service, Meals on Wheels, Food Distribution Programs, Lunch at OPC, Minibus Transportation Service, Medical Equipment Loans, Wellness Coaching, Estate Planning & Elder Law Attorneys.

Support Groups--Alzheimer's/Dementia Caregivers Group, Caring & Sharing Loss, Parkinson's Care Partner Group, Parkinson's Support, Visually Impaired.

Activities—Fitness & Aquatics, Fine Art & Crafts (including Pottery, Stained Glass, Weaving, Calligraphy, Papercrafting, Jewelry Crafts, Painting, Drawing) Woodshop, OPC Leisure Travel

Enrichment Programs and Lectures-Bingo, Book Club, Garden Club, Meditation, Poetry Club, Dance & Music, Technology, Movies, Cards & Games, Languages

OPC's Act of Kindness Program--designed to assist senior citizens and disabled residents who have limited income and need help with unexpected home repairs so they can continue to live with dignity in their own homes. Call [248-608-0249](tel:248-608-0249) for more information and eligibility requirements.

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 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



Snow Removal

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

Use caution and watch where you are walking. 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.

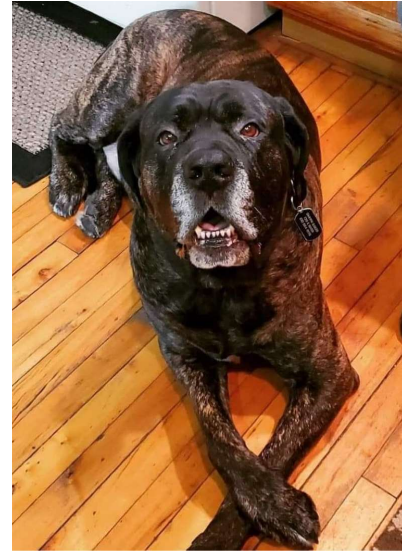
Electric Fireplaces

All units are equipped with an electric fireplace. No other fireplaces are permitted.

Community Reminders

Please Pick Up Pet Droppings!!!!

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
- **Thanksgiving garbage pickup delayed to Saturday November 30, 2024**
- **ALL GARBAGE AND RECYCLING BINS SHOULD BE LABELED WITH YOUR ADDRESS AND RETRIEVED BY FRIDAY EVENING AND STORED IN GARAGE**



Garage Door Wood Trim

Years ago the association previously took care of some woodwork around the garage during a painting project. The wood trim on the front door and around the garage door is technically a co-owner responsibility. As winter is fast approaching the board will tackle this issue in spring.



Political Campaign Signs

Signs may not be placed on common nor common-limited areas. They can only be placed in your window. They must be taken down within 72 hours after the election.

