

Boulder Ridge Newsletter August 2024

Financials and Newsletters

Financial and work order status information for co-owners is available via the OAM website. You may obtain the costs of any contracts mentioned in the newsletter from OAM. To receive the newsletters contact OAM with your email.



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

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

Cari Kelly, Community Association Manager
cari@obrienassociationmgt.com

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

Boulder Ridge Board
boulderridgecondos@gmail.com

Accounts and Financials

Operating-\$18,040.36

Reserve-\$103,418.42

Roof Reserve-\$84,119.79

The \$400,000 CD matures August 29, 2024. This will not be renewed to help cover expenses such as roofs, concrete, perimeter sidewalk maintenance, and drainage. A new law went into effect in July, so the board is trying to build the reserve account back up after paying expenses.



Roof Replacements By Roof Advisors Coming Aug 19!!!

If you are having issues with ceiling leaks 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 were scheduled for 2025 and moved up ahead of schedule. These started August 20, 2024 at a cost of \$236,569.

This is the replacement schedule as recommended by the Roof Advisors Roof Health Check Summary (Aug 2023), however it is likely subsequent buildings will also be moved up ahead of schedule.

2025: Building 7

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

Concrete Repair and Replacement

The board approved a quote for \$37,944.50 from U&S for concrete removal and replacement throughout the entire community. This will repair and replace many trip hazards in the community and work will begin soon.



Reserve Study---\$2,540

MI Reserves Associates have already received the financials and governing docs for our community reserve study. Their initial consultation will begin soon. 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.

NEW Tree and Bush Replacements

SiteScape, Inc was onsite planting 16 new trees and bushes in the community on Wednesday July 24, 2024. These will help to restore the landscaping in the community. If your unit has dying bushes or is missing a tree that wasn't replaced, please submit a photo and address description to OAM and it will be placed on the replacement list. Through the Rochester Tree-Bate Program we were able to get a partial reimbursement of almost 50% (over \$700) for several of the trees planted in the community! The initial project quote was \$5,222.



NEW Building Signs Installed Early September

Signarama will soon install 26 new building signs in the community at a cost of \$3,643.22. Well maintained and properly affixed building signs assist emergency services (as well as deliveries and visitors) in navigating the community.

Once installed the Board is asking everyone in the community to inspect the building signs regularly and photograph and report any damage. While many of the previous building signs from 2016 were still in very good condition, many others were peeling and in disrepair. Vandalism is suspected.

Drainage Issues Being Tackled

Detention Basin Improvements Needed / Sediment Removal Systems

The board is currently obtaining a quote to dredge and restore the center basin. The board has consulted with drainage vendors and who confirmed using old google maps that the center detention basin should only hold water temporarily and should not have vegetation growing out of it. The vegetation is adversely affecting the detention basin drainage. Additionally, the sediment needs to be removed to facilitate drainage improvement. All of the community drainage including the parking lot catch basins, field catch basins, and French drains goes here. Restoring the detention basin is the first priority for Boulder Ridge to help improve the community drainage.



Field Catch Basin Maintenance

Grass around the field catch basins at the community perimeter will be cut back away to facilitate water drainage.

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, 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 3-5 treatments will be needed per year for 5-10 years to improve community drainage.

French Drains at Community Perimeter

The board is also consulting with vendors to determine if the existing French drains installed years ago need to be maintained or replaced, and if other areas also need French drains installed. The existing drains should not be visible at ground level and should be buried deep in the soil. One vendor indicated a single French drain could cost \$12,000 and we likely have several areas in the community that need attention.

Clean and Green Dryer Vent Experts

Clean and Green Dryer Vent Experts will be cleaning the dryer vents in the Boulder Ridge Community in early September at a cost of \$8,580.

This will be done from outside our units and will not require access inside the home. 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.



Going on Vacation?

Co-owners are encouraged to give a key to a friend, relative, or neighbor or purchase garage door keypad openers or keypad front door locks to expediate emergency access to your unit for necessary maintenance and repairs. These should be installed on the **inside trim** around the garage door. Remember when leaving for prolonged periods of time to secure your unit by making certain that all windows and doors are closed and locked. You should also make arrangements to have your unit checked periodically during your absence to avoid unnecessary problems and/or expense.



Priority Waste Garbage Pickup

- Secure garbage in tightly closed bags or lidded bins
- Place out **THURSDAY EVENING**
- Co-owners who put garbage out early may have fines and fees
- **Recyclable items in clear plastic bags are NOT ACCEPTED. Please contact Priority for bins.**
- **ALL GARBAGE AND RECYCLING BINS SHOULD BE LABELED WITH YOUR ADDRESS AND RETRIEVED BY FRIDAY EVENING**
- Please report garbage that has not been collected by Friday evenings to Priority Waste and OAM
<https://www.prioritywaste.com>.
- Trash cans can't be left by garage (must be stored in garage) during the week.





Perimeter Sidewalk Maintenance

The Clinton River Trail is shut down for repair and the city is diverting foot traffic down Parkdale. Due to the increase in foot traffic the city sent an inspector along the route and determined that we need to address the standing water on the sidewalk before freezing temperatures arrive and create an ice hazard. The board is obtaining quotes for mud-jacking up the sidewalk or re-grading the grass to address the issue. This could be an expensive unanticipated cost to the association.

Detroit Metro News-via Nextdoor

In Sterling Heights at 18 ½ and Mound on 7/26 at 1am a car was broken into to gain access to the garage. Thieves also stole a purse from a vehicle across the street. Residents should be advised that with the Clinton River trail detour there is increased foot and bike traffic around Boulder Ridge. Residents should keep their garage doors closed, lock their vehicles, and consider keeping their garage door openers out of their vehicles for safety.



Grills and Fire Pits

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. Fire pits are not permitted to be used anywhere on the property, as they are considered a fire hazard.

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.



Informal Community Social Monday July 29, 2024

Residents socialized with each other at the gazebo. The board members present were very happy to socialize with residents and hear their opinions. **Some residents volunteered to serve as Building/Driveway Captains, however this list was never submitted to the board. Please reach out to boulderridgecondos@gmail.com if you signed this list and let the board know.** While committees were inquired about, no discussion took place because of repeated interruptions. Please read the subsequent pages for committee information.

Boulder Ridge Is Only As Good As The Support It Gets From Our Residents!!!

Garbage and Recycling Committee

- ☐ Pick up debris blowing around the community after Friday garbage pickup
- ☐ Note open topped recycling bins and encourage resident replacement
- ☐ Encourage residents to label all garbage and recycling bins
- ☐ Report garbage sitting out prior to Thursday evening
- ☐ Report trash bins stored outside during the week
- ☐ Encourage residents to retrieve garbage bins every Friday evening after pick up
- ☐ Make recommendations and write guidelines to limit debris around the community related to garbage and recycling pick-up
- ☐ Make signs reminding the community of holiday garbage delay and post at community entrance and mailboxes

Garbage and Recycling Committee

The community **always** has issues with residents **placing garbage out well in advance of the approved time**, and with the subsequent associated **debris**. The board is aware of residents now and in the past that have spent significant amounts of volunteer time cleaning the community. The community has also spent hundreds per months for contractors to come onsite for weekly grounds pick-up. **Residents interested in helping the community should start here.**



Flower Planting / Landscape / Irrigation / Snow Committee

- ☐ Volunteer to help plant spring and / or fall flowers
- ☐ Plan out flower plantings for the contractor to plant
- ☐ Make recommendations for annual landscape maintenance, repair, and replacement
- ☐ Take pictures of grass damage and detail location description in the community for vendor repair
- ☐ Inspect new plantings and report concerns
- ☐ Recommend an irrigation schedule in line with City of Rochester irrigation requirements and which allows grass repair to occur (allows seeds to sprout) and keeps the grass in our community healthy while conserving water
- ☐ Monitor irrigation equipment and areas for desired outcome and make recommendations
- ☐ Report snow removal issues to the management company

Funds are available for spring and fall planting.

If co-owners would like to help with sod this is in-line with the past landscaping/flower/irrigation committee. Funds are available, co-owners would need to write up a scope of work plan for the board to approve. It would involve going to Bordine's or similar, getting help from an employee to ring up a quote for board approval, then returning to purchase the necessary items before planting and submitting a receipt for reimbursement.

Water / Drainage / Catch Basin Committee

- ☐ Educate residents on inspecting their units for water leaks
- ☐ Inspect catch basins after rain storm events to ensure they are free of debris and operational
- ☐ Report catch basins in need of repair to the management company
- ☐ Inspect irrigation system and heads for puddles, water pooling, uneven watering, bubbling water, and muddy areas and report to the management company for vendor repair
- ☐ Inspect detention basins
- ☐ Monitor our quarterly water bills (every March, June, September, December) for excessive water usage



Buildings and Paint Committee

- ☐ Regularly inspect building structures and wood for damage including cracks, holes, broken lattices, chipped paint, rotted wood
- ☐ Take pictures, circle the damage, and add a text description with address and report to OAM for vendor repair
- ☐ Report porticos and pillars with dirt/mold for vendor cleaning/power washing
- ☐ Make recommendations to the board to guide scope of work and vendor bids
- ☐ Follow-up on and inspect newly repaired areas to ensure community satisfaction

Concrete / Asphalt / Driveways / Roads Committee

- ☐ Regularly inspect the condition of concrete, asphalt, driveways, and roads in community
- ☐ Take pictures noting damage descriptions (such as cracks, patches needed, trip hazards) and location in the community for vendor repair
- ☐ Make recommendations to the board to help prioritize areas for repair and replacement against available funds and other community projects
- ☐ Inspect newly repaired or replaced areas and report concerns to the management company and/or board
- ☐ **The board has discussed a DIY concrete committee with the attorney, and OAM and it has been voted down because of liability reasons. The discussion is closed.**



Committees Involve Co-Owners In The Decision-Making Process Of The Board

Finance / Budget Committee

- ☐ Draft a budget for board approval based on estimated revenue, previous years' budgets, and anticipated expenses for operations, community improvements, and reserve contributions
- ☐ Ensure the association is in compliance with federal, state, and other requirements
- ☐ Making recommendations to the board regarding cost controls; reviewing bids for maintenance projects; Setting long-term reserve funding goals, etc.
- ☐ Reviewing financial statements, and money in and out of the condo's accounts
- ☐ Highlighting costs that went over budget
- ☐ Monitoring insurance policies, reserves, and investments
- ☐ Providing financial stability, financial analysis and advice to help the organization ensure it has the financial resources it needs to provide services, maintenance, updates
- ☐ Providing input on the annual financial budget, association fee, and assessments

Signs Committee

- ☐ Responsible for ensuring signs are well maintained and properly affixed to assist emergency services (as well as deliveries and visitors) in navigating the community
- ☐ Inspect front entrance sign, building signs, and no parking signs regularly with pictures and detailing any wear and damage
- ☐ Regularly inspect address signs above garages and affixed to / near unit entries to prioritize damage, painting repairs, and replacements
- ☐ Take pictures and report signs in need of repair and replacement to the management company
- ☐ Make recommendations to the board to guide sign replacements as needed
- ☐ Inspect newly repaired or replaced signs to ensure they are consistent with the site map



Holiday Lighting Committee

- ☐ Make holiday lighting recommendations to the board to guide vendor scope of work and bids
- ☐ Plan holiday lighting displays for vendors to install
- ☐ Regularly inspect lights in the evening during the holiday season and report outages to the management company



Board Q&A

Q: Why did Boulder Ridge stick with Premier Management for so long?

A: A majority of the board members were resistant to changing the management company. It was a big decision, and without a unanimous decision, the board stayed under Premier Management. Eventually with Matt's leadership and newer board membership, all board members swiftly agreed that a change was necessary after giving Premier a short amount of time to meet requirements. In less than 6 months Premier was quickly replaced.

Q: Why is there so much deferred maintenance? Why didn't Premier do anything?

A: Premier did not meet the expectations of not just our Community, but other communities and was given notice that we no longer required their services because of the neglect of making sure the buildings, repairs, and policies were being followed that were in the by-laws. Yes these are our homes, but it is also your biggest asset and investment you as a co-owner will have during your lifetime. The improvements that are being implemented into this community should have been taken care of in the past 15 years. We now have board members that are working together to get maintenance and improvements done.

Q: Why does O'Brien use an out of state bank? Why don't they use a local bank?

A: When the board interviewed management companies, all used out of state banks. O'Brien uses Alliance Association Bank which is exclusively dedicated to providing banking services for condominium and homeowner associations. When deposits are made they have to be assigned to individual accounts. On the first of the month if OAM deposits \$10,000 at Chase funds would have to go into each co-owner account to indicate who paid. At Alliance, each co-owner has an account number so any deposit they make goes into the checking account and simultaneously gets credited to their account. Basically our community has 156 households depositing into the same account. Regular banks can't manage that.

Q: How are the community finances?

A: Financial information is available on the OAM website with login. Residents are encouraged to form a Finance Committee if they have any concerns about the community finances, and to approach the board with any concerns they find.

Q: Why does O'Brien manage other properties beside Boulder Ridge?

A: Our fee that O'Brien charges for management each month is \$1,872. This does not sustain all the various support staff needed to service our community. During interviews one company mentioned a "closed portfolio". The board thought Boulder Ridge wouldn't get the proper attention we needed after being neglected by Premier. Another company was over eager. O'Brien had years of experience as a Community Manager before founding O'Brien Association Management. O'Brien demonstrated that they had enough properties to be knowledgeable and experienced, while still remaining small and local enough to provide excellent service.

Board Q&A

Q: It's taking too long to get things fixed around the community, and I'm not happy with the management company. Can we get a new one?

A: O'Brien has only lost 1 community, which later came back after a board change. Anything over \$1500 needs board approval, and can require a vendor quote. It can take time to consult with the attorney to determine what is an association vs co-owner responsibility. Proper due diligence must be followed to ensure issues are handled by our bylaws and Michigan State Law.

Q: Can't we save money around here and get things done faster by doing them ourselves?

A: Community repairs need to be done by contractors who are licensed, insured, and bonded. Also, they need to pull all the legal permits when required. Boulder Ridge would be subject to losing our insurance for the property and would not have coverage if something happened on the site. For liability reasons with the exception of flower planting, the board has voted down any DIY "Repair Committee" or "Task Force Committee" after discussion with OAM and the attorney.

Q: How do we vote someone on the board?

A: Vote at an annual meeting with a quorum. The board can also choose to vote a co-owner on at any time. Board members can also be voted off by a majority of the board at any time. The board currently has very good working relationships with very productive and agreeable meetings. The board wants to add a board member that will follow the community bylaws, works well with the group, and won't derail board meetings. If you would like to put your name forward contact the board at boulderridgecondos@gmail.com quickly as interviews have begun.

Q: How often does the board meet?

A: Every 30-45 days. The board is in frequent contact as additional matters arise.

Q: Why does the board meet so infrequently?

A: Management companies recommend board meetings every other month or every quarter. The board is pushing for regular meetings to catch up on years of neglect from Premier. The board is in weekly to daily contact and makes regular progress toward community repairs and issues, so there is always much to discuss at board meetings.

Q: I should be able to contact the board at any time. What are your emails/phone #s?

A: boulderridgecondos@gmail.com. Your email is sent to everyone on the board. Your association business is conducted professionally, and inside official channels. The email ensures all board members are informed and able to respond as a group. It also helps maintain board impartiality during co-owner disputes. Board members are also open to informal discussions in person at the gazebo.

Board Q&A

Q: What is your address? I want to stop by and discuss my situation in person.

A: 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

Q: I want to attend a board meeting. How do I do that?

A: 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. The co-owner will then have 5 mins to present their questions.

Q: I want to see financials how do I do that?

A: Some financials are on the OAM website with login. Co-owners can request an appointment in person at OAM office. Address: 47687 Van Dyke Avenue Shelby Township, MI 48317

Q: Why are we just now getting NO PARKING Signs?

A: Years ago there were many parking complaints in the community. Some board members wanted NO PARKING signs in snow push/turn around areas. Other board members didn't want to spend money installing signs throughout the entire community as they didn't believe the signs would help. As a compromise the board agreed to test No Parking Signs in high complaint areas to see if they helped. Years later they seemed to have helped. The board decided during the Spring 2024 Walk Through to make the entire community consistent.

Q: I want to get to know my neighbor's better. How do I do that?

A: You are welcome to talk with your neighbors and get to know them better. Better co-owner relationships including exchanging contact information such as phone numbers and email can help when emergency access to other units is needed for necessary maintenance and repairs.

Q: There is a drainage or some other issue in the community. Why hasn't someone from the association fixed it?

A: You are the association. Did you report the issue to OAM? When Boulder Ridge changed management from Premier to OAM the work order requests were not transferred because of Premier's mismanagement. The board is aware of residents frustration and suffering for many years. The board is happy to be working with OAM and is asking all residents to please be patient while OAM and the board catch up on deferred maintenance. OAM works with licensed and insured contractors, and we are subject to their scheduling. For obvious reasons spring, summer, and early fall are their busy seasons and projects can and do encounter hiccups and are pushed back by days or a few weeks.

DUDE, WHERE'S MY CAR???

CALL BYERS WRECKER 877-417-1373



TO GET YOUR VEHICLE OUT OF IMPOUND

Please remember that the top/end of each parking lot opposite driveway entrances are designated as turn around/snow push and must remain clear. End units and brick parking spots need these areas for turn arounds and are fed up with being blocked in.

Flagstone Circle must remain clear for emergency services. If there are cars blocking the main road or if you as a resident are unable to enter or exit your garage, please call the Rochester Police 248-651-9621. The community has previously been slacking on parking enforcement. The board is now issuing warning stickers and towing vehicles that are not in compliance. For turn around parking issues contact boulderridgecondos@gmail.com to enforce compliance.



Bump outs and brick area spots next to end unit garages are designated parking areas. They are first come first serve.

Pets

Please remember that pets must be kept on a leash (no tie outs, stakes or tethers) and attended by a responsible person while outside. All dogs must be licensed and vaccinated against rabies in accordance with the statutes of the State of Michigan and the ordinances of the City of Rochester. **Pet droppings must be removed by the pet owner for public health and good citizenship.**



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.



Insurance

Co-owner are strongly urged to obtain HO-6 insurance coverage for their unit. HO-6 is condo insurance that covers the inside of your unit and belongings and provides personal liability coverage. Co-owner insurance responsibilities include

- ☐ Personal Property
- ☐ Additional fixtures, equipment and trim (improvements and betterments)
- ☐ General liability for Limited Common Elements
- ☐ Renters are strongly urged to obtain Renters Insurance.



Lighting Committee

Automatic porch lights illuminate doorways for residents returning home at night. 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. Please purchase a blackout curtain if the light is interrupting your sleep. Unscrewing and/or removing bulbs can result in fines. Report street lamps, garage parking lot spotlights, and defective porch light fixtures to OAM for vendor repair and replacement.





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. The board is still investigating if the association will tackle this problem again.

Bs Irrigation Rain Sensors

The board approved a quote from Bs irrigation for \$1800 to install 9 rain sensors for the irrigation system at Boulder Ridge. They will pay for themselves in one year with reduced water bills. In a condo equivalent to Boulder Ridge they have saved over \$5,000 in water bills just this season already.



Mosquitos / Proof Pest Control coming soon!

The board is obtaining a quote from Proof Pest Control to treat the out of control mosquito population. Eco-friendly treatments and larvicide are targeted and do not harm frogs, fish, etc. They are also recommending 6-8 bat houses around the large detention basin as a natural solution to control mosquito populations. They are recommending monthly treatments for August, September, and October. **Proof Pest Control will need water access, so if you signed up to be a Driveway Court Captain at the Informal Social please reach out and inform Cari at OAM cari@obrienassociationmgt.com.**



Retaining Wall Pruning

Greenway was onsite providing landscape mulch July 16-22. The board is also aware that the back retaining wall has become an overgrown wilderness and is in need of significant help. The board also is having Greenway do corrective pruning to address the neglected retaining wall.



Animal Vent Guards

In the past animals and birds have gotten into dryer and other vents. Their removal and cleaning expenses were an association expense. In the past the dryer vents over the garages had animal magnetic flaps installed to prevent birds and animals from getting in. While our dryer vents are being cleaned the vendor will let us know if any animal flaps are missing or need repair.



Hamelin Grass

The Hamelin grass at the Boulder Ridge entrance can grow very tall. This is a major issue as the grass blocks drivers from seeing pedestrians, especially now with the Clinton River Trail detour. Please report to OAM if you see this needs to be cut back again. SiteScape did work up new plantings for the community entrance at a cost of \$19,500, but these have been put aside currently for other budget priorities.



Storm Doors

Storm doors are optional, but if you chose to have one select an almond bisque color to match the building. A work order modification should be submitted and it will be approved. Example suggestions can be found <https://boulderridgecondos.com/home/general/misc-items/>.



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 Cari at cari@obrienassociationmgt.com for handyman removal. If your satellite dish is still in use, please make sure it's installed in compliance with the satellite dish guidelines.