

BOULDER RIDGE CONDOMINIUMS

BOARD BRIEFS

April 2014

Welcome Spring!! It has been a long cold winter but even with the cooler temperatures still in existence we know that Spring is coming bringing with it the warm breezes we so desperately have missed throughout the long winter months. In addition to the warmer temperatures we also anxiously await the arrival of Spring in order to enjoy being outdoors on our balconies and patios; however, remember when enjoying the warm outdoor weather that loud music and loud voices will travel and may disturb others in close proximity so be courteous to your neighbors when enjoying the outdoors..

Update – The harsh winter months brought us a number of problems to deal with including frozen pipes and ice backup situations to name just a few but we were able to keep the problems to a minimum thanks in part to those that followed the information provided in the notices posted throughout the season and those that notified us of units that appeared to be vacant so they could be monitored in order to avoid water backup situations and the related expenses.

With the cold months in decline we will be scheduling the Spring Walk Through of the property sometime in late April in order to compile the project list for 2014. Based on the extremely cold winter and evidence already visible of the damage to concrete and asphalt areas we expect that one of our top priorities will be in this area. We will also be moving forward with the next phase of the painting project and will schedule additional projects for 2014 based on need and the availability for funding of the projects.

Trash – Please DO NOT place your trash out prior to sundown of the evening prior to pickup (which would typically be on Thursday night). Unfortunately there are still residents that place their trash out days before pickup, and in some cases forgetting to properly package and secure their trash, making it necessary to have maintenance police the area for litter thereby incurring unnecessary costs

If using trash cans make certain that you remove them from the common area by sundown on trash pickup day.

Parking – Resident and visitor parking between buildings at the garage is obviously limited. Please use, and ask your guests to use, the available on-street parking areas. Parking on the street itself is not permitted at any time.

Dogs – There are still several residents that ignore the pet restrictions and the Rochester leash law that prohibits dogs from roaming unleashed. Further we have some dog owners

that also feel they have no obligation to remove their pets feces from the condominium grounds and leave it for others to remove, again at a cost to every Co-owner. Remember, if you are walking your dog (on a leash) cleanup after them immediately.

Noise – Please remember to moderate “noise” and turn down car radios including home stereos. Every resident has a right to a peaceful domain.

Looking Ahead – We will continue to work on your behalf to protect your investment and to maintain our condominium community as a viable force in the community and we again thank those Co-owners that assist us in achieving these goals.

Important Reminder – BBQ grills of any kind are not allowed on the balcony or patio areas. This is not only to prevent injuries and damages to your neighbors but is also to protect you and the Association.

Fines – Remember that fines may be levied against those in violation of the Condominium Bylaws.

Reminder – Work requests, concerns, or complaints should be directed to Premier Condominium Management at 248-601-4242 or emailed to sylviac@premiergmt.com. There is a 24 hour emergency number for after hour emergencies 248-877-501-9537.

Year End Financial Update

Operating Account as of 12/31/13	\$34,071.21
Reserve Account as of 12/31/13	\$84,168.40
Total Bank Balances	\$118,239.61
Total Income as of 12/31/13	\$330,025.00
Total Expenses as of 12/31/13	\$327,920.61

It is our goal to continue to maintain our Condominium Community at the highest level possible and we will accomplish this goal through our continued efforts and through our short term and long term maintenance programs.

2014 ANNUAL MEETING

The 2014 Annual Co-owner Meeting will be scheduled and notification will be mailed out to all Co-owners 30 days prior to the meeting date. We hope to see you at this important meeting.