

BOULDER RIDGE CONDOMINIUM ASSOCIATION

BOARD BRIEFS

MARCH 2015

IMPORTANT MESSAGE FROM YOUR BOARD OF DIRECTORS

The winter months brought us colder than normal temperatures again this year so we urge every co-owner/resident to maintain appropriate temperatures in their unit during the remainder of the season especially when leaving for prolonged periods of time.

Over the past few months we have experienced ice back situations and frozen pipes in the complex resulting in damages and costs to the Association and in some cases the individual co-owner. By maintaining proper temperatures you will assist in avoiding damage to your unit and the common elements and subsequent insurance claims due to frozen pipes. Remember your cooperation is vital in order to minimize and/or avoid frozen pipe situations

We still have serious concerns regarding the misuse of the grills on our condominium premises and the serious issues related to this situation. Please remember that grills of any kind are **NOT ALLOWED TO BE USED ON THE DECKS OR BALCONY AREAS** as they are placing everyone in jeopardy due to the potential fire hazard they present. If you wish to use a grill it must be placed 15 feet from the building structure and must be under constant supervision while in use. When not in use it must be removed from the common area and properly stored. Those in violation will be fined in accordance with the Condominium Bylaws and if necessary further action taken to prevent this violation from taking place.

Having a pet is a privilege granted in the Bylaws; however, the pet restrictions outlined in the Condominium documents must be complied with in order to be allowed this privilege. Please take time and review the pet restrictions as they are important to you and to your neighbors. Even though all of the pet restrictions are important the following are the most important: 1) Cleanup after your pet...do not leave fecal matter on the grounds. 2) Do not use the general or limited common areas as a waste deposal area for your pets as this not only creates an unsightly and unsanitary condition it also impacts other residents. 3) Continued barking of a dog is a nuisance and a disturbance to others and prohibits other residents their right to a "peaceful domain". 4) Keep pets on a leash when on the common elements.

UPDATE FROM YOUR BOARD OF DIRECTORS

In December we finalized the 2015 annual budget and after taking into consideration the high increase in salt costs due to a shortage of this material in Michigan, along with the projects under consideration for this budget period, the monthly maintenance fee will remain the same for the 2015 budget period.

Some of the projects under consideration for the 2015 budget period includes the continuation of the asphalt/concrete repairs, drainage issues mulch, and continuation of the painting program to name a few.

The 2014 mulch program was aimed at mulching both the front and back of the buildings which has been in dire need of this application for some time unfortunately funds for this project were not available until last season. We anticipate proceeding with this program in 2015 by incorporating the areas under the common area trees and other selected areas for mulching if funds allow.

Three buildings were painted in 2014 and an additional two to three buildings plus the gazebo will be scheduled for painting in 2015.

Due to the extremely bad weather last year a large number of door sills were damaged or heaved and were repaired on a priority basis in 2014 along with other selected brick and concrete work. In addition asphalt repairs were also performed in 2014.

Due to the shortage of salt for the 2014/2015 season prices have doubled and are reflected across the board from all snow removal companies which did impact our budget line item for snow removal this season.

Pro Scape is again performing our snow removal service for the 2015 season. If you have any problems or questions regarding this service please contact Premier at 248-601-4242

We are also in the process of obtaining information regarding dryer vent cleaning and if this project is implemented you will be updated with additional details pertaining to this project.

IMPORTANT REMINDERS

WE AGAIN ASK EVERYONE TO PLEASE REFRAIN FROM PLACING THEIR TRASH OUT PRIOR TO DUSK ON THE DAY BEFORE PICK UP. In placing the trash out too early you encourage rodents onto the property and this action also results in debris scattered around the grounds which will not be removed by the trash service so maintenance costs are involved in removal of the debris.

Pet owners MUST immediately clean up after their pets and remove all feces from the common grounds. In addition all pets must be on a leash and not allowed to roam freely on the common areas. Fines will be levied against those in violation and cleanup costs applied to those identified in violation.

Please take proper precautions when driving on snow covered or icy roads and adjust your speed accordingly not only for your individual protection but for the safety and welfare of others.

If you are aware of a vacant unit please notify Premier at 248-601-4242 so it can be monitored for signs of any type of ice backup situation.

If you are taking prolonged trips make certain that you properly maintain your unit by setting proper temperatures to accommodate the colder (freezing) temperatures and furnish a friend or neighbor with a key to your unit so they can check periodically during your absence and for access purposes should an emergency arise. Also please notify Premier of any change in your contact information.

If you are interested in being on the Board or would like to head up a committee please contact Sylvia at Premier 248-601-4242 as your participation is welcome.

REMEMBER recycling is mandatory in the City of Rochester – Items are to be placed in the recycling containers provided by the City. If you need a recycling container, or if you have any questions about recycling materials, please contact Rizzo at 888-877-4996.

If you would like to receive a free 35 or larger 65 gallon recycling bin, please contact Rizzo at 888-877-4996 and arrange for delivery direct to your property.

WORK ORDER REQUEST AND CONCERNS

Please direct all work order requests and concerns to Sylvia at Premier either through fax, 248- 601-9945 or telephone at 248-601-4242 or email at sylviac@premiermgmt.com.

REMINDER – Those in violation of the Condominium Bylaws are subject to fines and/or related costs involved to resolve the violation in accordance with the Condominium documents.

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