

# BOULDER *Ridge*



## Message from the Board

The 2012 Annual Co-owner meeting was held on July 11, 2012 and as usual, the attendance was lacking; although we did meet our required quorum and were able to hold the meeting. The main focus of the meeting was to update those present with the accomplishments of the Board of Directors in 2012 and also to review the finances of the of the Association in a detailed format with a question and answer period, during the program.

We urge all Co-owners to take the time to attend the Annual Meeting each year as it allows you an opportunity to remain updated as to the business relating to your Association over the year and to take part in electing new Board members that represent your interests or even to nominate yourself for a seat on the Board.

Remember your participation at these meetings is important, not only for you personally, but also for the Association and the Board of Directors, as we look for your input relating to areas of concern and future goals for the Association.

The 2013 Annual Meeting will be this summer; more information will be sent thirty (30) days in advance of the meeting.

## 2013 PROJECTS

The first phase of the Painting Project was completed in 2012 and the second the second phase of the project will commence this year. We are in the process of obtaining quotes for painting two or three buildings, in accordance with this year's budget. The buildings will be selected on a priority basis, with the recommendation of the contractor.

We are also in the process of obtaining bids for road work (e.g. crack filling, catch-basin repairs, seal-coating), concrete work and mulch in the common areas.

Additional projects will be determined upon the completion of the Spring Walk-through by the Board and Premier and the availability of funds.

## LEASING UNITS

If you are currently leasing your unit, please furnish a copy of your executed lease agreement to Premier, as required by the Association Bylaws. We are working to update our records on leased units, so please submit the copy without delay. Not providing notice in advance and a copy of the lease agreement is a Bylaw violation, which can result in a fine and/or eviction of any tenants.



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### Reminders

- Check your smoke and carbon-monoxide detectors. Replace the batteries or entire unit if necessary.
- Have your A/C unit inspected prior to turning it on for the season to prevent problems and possible damages.
- Maintain a safe speed within the complex.
- Comply with the parking restrictions to avoid fines and possible towing.
- If you notice a vacant unit please contact Premier at (248) 601-4242.
- If you have an issue with the lawn contractor please contact Premier.

# IMPORTANT AREAS OF CONCERN

We continue our endeavors to address the on-going issues that detract from the beauty of our Association. Unfortunately, even with all our efforts there still remain some residents that do not feel the rules apply to them and continue to disregard the Bylaws. We will continue our attempts to educate these residents and hope to do so without resorting to some of the more aggressive options available. Following are the main areas of concern:

- **Grills (of any kind)** - This is the most important issue and the source of the most misuse. Grills (of any type) are not permitted on the patio or balcony areas. **It is not only a Bylaw violation but it is also a fire code restriction.** The continued thoughtless non-compliance of this restriction not only places those in violation in jeopardy, but it also puts ALL residents of the Association in jeopardy, by increasing the risk of a fire and the increased cost of the Association's insurance.
- **Trash** - Improper trash placement continues to be an issue. **Our regularly scheduled trash day is Friday, so the trash may not be put out until after 6PM on Thursday evening.** Placing the trash out early creates an eyesore in our community and it also invites small creatures (e.g. rodents) who tear the bags and require additional maintenance costs for clean up. The funds for which could be used for additional projects (e.g. painting more buildings).
- **Pets** - Some pet owners have ignored the Bylaws by allowing their dogs to roam freely throughout the community, resulting in Bylaw violations that include property damage, disturbances and concerns of fellow residents.

We will continue the use of aggressive measures in an effort to resolve the continuing violations, but we need your assistance and request that you not only comply with these areas of concern, but with all of the rules and regulations. We also appreciate the input we receive regarding any violators, the information assists us in taking appropriate action to resolve the violations.

**REMEMBER—Fines will be levied against those in violation of the Bylaws. The first offense is \$25.00, the second offense is \$50.00, the third offense is \$75.00 and the fourth and any violation thereafter is \$100.00, per occurrence. The fines continue until such time as the violation has been corrected.**

## MODIFICATION REQUEST FORM

Remember, the Association Bylaws require that ALL modifications to the units and the general or limited common elements must be approved, IN ADVANCE, in writing, by the Board of Directors.



If you are planning on having a modification or alteration done on your unit, you must complete a Modification/Alteration Request Form and submit it to Premier for Board review. The Modification/Alteration Request Form is in accordance with the Association Bylaws and is necessary for not only your protection, but also those adjacent to your unit and the Association as a whole.

Included with this newsletter is a copy of the form, please retain and use as necessary. You may obtain additional copies from Premier directly.

Please remember, windows, doors and door walls are limited common elements and require Board approval prior to replacement. All colors and styles must match the existing items.

**REMEMBER, ALL CONTRACTORS DOING WORK AT THE COMPLEX MUST BE LICENSED AND INSURED.**

## MONTHLY MAINTENANCE FEE—WHAT DOES IT INCLUDE?

Periodically we are asked; “What does my monthly maintenance fee cover?” or “What am I getting for my monthly maintenance fee?” Following is a breakdown of the areas and expenses your monthly maintenance fee covers:

- Utilities—Water & Electricity (Common Areas)
- Grounds—Lawn Cutting, Lawn Fertilization, Fall/Spring Cleanup, Tree/Shrub Trimming, Tree/Shrub Maintenance & Replacement, Sprinkler System Operation, Repairs/Maintenance, Snow Removal & Salt/Ice Melt Application, Road/Driveway/Sidewalk Maintenance & Repair, Entrance flowers & Holiday lights.
- Building-Common Area Plumbing, Building Structural Repairs & Maintenance, Common Electrical Repairs & Maintenance, Common Area Painting, Pest Control, Roof/Gutter/Downspout Repairs & Maintenance
- Administrative-Accounting/Audit, Legal & Collection, Management Fees, Miscellaneous Expenses (Postage/Copies/Faxes), Association Website
- Insurance-Liability, Directors & Officers, Worker’s Compensation

This breakdown reflects the on-going expenses of maintaining the Association. Be assured we continuously monitor these expenses and always look for the best quality of service/workmanship at the most competitive prices.

Finally, a portion of the monthly maintenance fees cover special projects, approved by the Board, after due deliberation, when funds are available or in some cases, if required, an Additional Assessment may be levied for additional funds.

**The potential for problems occurring in your unit during an absence is always a possibility, having emergency contact information on file with Premier can assist in preventing damage to your unit and out-of-pocket expenses this could incur for you should a problem arise with you are gone.**

**Please complete the attached Co-owner Information Form and return it with your next dues payment to:**

Premier Condominium Management

1460 Walton Blvd., Ste. 201

Rochester Hills, MI 48309



## CONTACT INFORMATION



*Premier Condominium Management, LLC*

1460 Walton Blvd., Ste. 201

Rochester Hills, MI 48309

Phone: (248) 601-4242

Fax: (248) 601-9945

*After hours emergencies: (877) 501-9537*

**GREEN TIP:**  
According to DTE Energy, switching your light bulbs from incandescent to compact fluorescent can save you an estimated \$51/year on your energy bill.



## Violations



Please remember that your Association Bylaws were established to protect your investment and provide a safe and happy living environment.

Please ensure you are complying with the "Restrictions" portion of the Bylaws and you will not only protect your investment, but also avoid any additional fines and/or other appropriate actions.

Additional copies (either electronic or hardcopy) of these documents can be obtained from Premier for a \$50.00 fee. Failure to read or own a copy of the Bylaws is not an excuse for non-compliance.

**IN A CONTINUING EFFORT TO IMPROVE COMMUNICATION WITH ALL RESIDENTS AND CO-OWNER(S), PLEASE CONTACT SYLVIA COMEAU AT PREMIER BY PHONE AT (248) 601-4242 OR VIA EMAIL AT SYLVIAC@PREMIERMGMT.COM AND PROVIDE THEM WITH YOUR PHONE NUMBER AND EMAIL ADDRESS.**



**Recently we received several reports of plumbing problems, specifically relating to running toilet tanks. We urge all residents to check all of their toilets as soon as possible. This particular issue is responsible for higher water bills and possible damages to your unit and/or other units resulting in significant out-of-pocket expenses.**

## REMINDER:

Work orders, complaints and concerns should be directed to Premier via phone at (248) 601-4242, email at [sylvia@premiermgmt.com](mailto:sylvia@premiermgmt.com), or fax at (248) 601-9945.

After hours EMERGENCY requests should be reported to the 24 hour Emergency Services number (877) 501-9537.