

March 31, 2016

EDITORIAL

Dear Co-Owners:

We all realize the last thing Mill Creek co-owners need is yet another letter -- but I'm writing this for the benefit of the many new co-owners that have moved in over the past years. I think they need to know what has been going on so that everyone can make an intelligent decision when you vote at our next Annual Homeowners' meeting. I have given everyone only the facts in my past letters -- I don't lie, cheat, or steal -- and I have played hard but always above-board. I don't swear at people, I don't call people nasty names, but now I am going to kick butt -- so hang on for the ride because I am tired of this. I also have to apologize for the length, but since this is on my dime, I have to get in as much as I can. I also think other co-owners need a little reminder as to how toxic our past Board(s) and Greg Cueter/MPM have been for the previous 15 years that Greg Cueter "**MANAGED**" our complex.

So, onto a brief history lesson: I moved into Mill Creek almost six years ago and sat in at my first Annual Home Owners' meeting where our Board let the management company (Greg Cueter/MPM) run the **WHOLE** show. The Board members just sat there - like "five bumps on a log"! (This, by the way, was totally illegal. The Board must run the meeting and the management company representative is to attend, waiting for questions.) When pressed for a financial statement, or any question presented which would have needed a detailed answer, Greg Cueter was basically combative with everyone, to the end. That's when I knew something was totally rotten in the administration of our condo association. This is just one of the reasons that I think we need new people on the Board and not the same old Board members, or their sympathizers, back on the Board.

I have been writing these letters nearly from the day I moved in. Each and every one of my letters, mailed at my own expense, because I strongly feel and believe the members of our community should know how corrupt our previous Board(s) and Greg Cueter/MPM were. Anyone can read everything that I've written -- **as I sign everything I write**. Go to: [www.neighborhoodlink.com/Mill Creek Community](http://www.neighborhoodlink.com/Mill_Creek_Community) for details -- not like the 'anonymous' letters we receive. If a person(s) do not have the intestinal fortitude to sign what they write - I suggest we all give it the credence it deserves, and toss it in the trash where it belongs. (With the last letter, this person could not even get their return address correct!)

I have NOT lied, cheated or stolen from anyone in Mill Creek, and everything I have stated or written can be verified. Trust me, people have come after me - broken out the back window of my car, sent me hate mail, called me vicious names, etc. Greg Cueter "threatened" to call the police on myself and another co-owner for just wanting to watch the ballot counting process at the last Homeowners' meeting and "threatened" myself and that co-owner personally -- as we found out, MPM had been cheating on voting in the past -- but I'm still here writing. If you have a problem with anything I say, go for it, but I do my homework with what I write, not like these past and current Board members Carole Currier and Fran Schulte and the Demorris' with their **WEBSITE OF SHAME** who spit out vitriol and lies. I will always work for the betterment of Mill Creek. You might not like what I have to say -- but **DON'T KILL THE MESSENGER** for telling the truth.

Three Board members -- JJ Buccellato, Dan Moss and Jim Nelson -- have done a fantastic job in their Herculean efforts over the past 18-months to get us back on track as a fully-functional, non-profit corporation -- by following our current By-Laws, state and federal laws, with Carol Currier and Fran Shulte trying to derail them at each and every turn. When I constantly stated this in my past letters - that previous Boards were not following our By-Laws -- they never changed their methods. (By the way, Federal/state law will **ALWAYS** trump our By-Laws.)

As to "transparency" -- **MPM and past Boards DENIED RESIDENT ACCESS TO OUR BOOKS OR GAVE ANY DETAILED FINANCIAL STATEMENTS**. As to "open meetings" -- you could **NEVER** meet with members of, or attend monthly meetings of, any past Boards.

When another co-owner, Marie Dube, and myself asked for detailed financial statements and to look at our books, which is **specifically allowed for in our By-Laws** -- she had to threaten legal action to gain access to "OUR" books, a total waste of Mill Creek money, and from what I gathered a total of about \$10,000 in lawyers' fees to Mill Creek, and an unknown amount of Ms. Dube's money, for something we are allowed to examine! We were specifically told by Greg Cueter we would "**never see HIS books**". Now, these small-minded, petty hypocrites are stating that the current Board is doing the same thing -- REALLY?! And if we were really an honorable Homeowners' Association and stood up for each other and did the right thing, we would PAY BACK Ms. Dube the amounts she spent on lawyers' fees for standing up for what was right -- which very few in this Association had the backbone to do.

As to maintenance money we all send in every month -- I want to know where every dollar is going. The Board is accountable for everything. I want a financial statement for every dollar spent at Mill Creek to be given out at the Annual Homeowners' Meeting. **We NEVER received that from previous Boards or MPM** -- we asked numerous times, but our past Boards would NOT supply it.

The following are but a small example of how we were being ripped-off by past Boards and MPM/Greg Cueter:

Not only was Greg Cueter/MPM paid an overpriced flat fee in-contract, but he also double-dipped on invoices. The Board had a three-year contract, waiting in the wings in August 2014 for a signature, at about 35% over the prevailing neighborhood price of \$10/unit of four nearby condo associations along 22 mile vs. Greg's proposed \$13.50/unit -- but he "resigned" at the end of the September 2014 meeting -- we **ALMOST took it in the shorts AGAIN!** (For the record, MPM has also been "removed" from Heritage Place, Mill Creek, Knollwood Manor and Nottingham Village, that I can find so far, for doing the same price gouging -- because of lazy, lax, Boards -- until those associations finally voted in a strong Board.)

And the biggest, most arrogant and stupid decision a past Board did was to pay Greg Cueter/MPM **\$170,000** to act as "general contractor" for the roofs when there was **ABSOLUTELY NO REASON TO DO SO!** When Jim Navarolli, a Board member at the time, complained and wrote a letter about that, Greg Cueter threatened to sue him for libel/slander. (Now, various past Board-related people are threatening to sue our current Board for exactly the same thing -- they have been lying, cheating, and stealing from us all those years. These people are such hypocrites!) In their last Sept. 16, 2015 letter they stated they want the Board to divulge their "**personal relationships with vendors**" but when I continuously wrote about Greg Cueter/MPM and **nepotism/cronyism** with his contractors, nothing was done.

Work orders, some as old as five years, are only being completed "now" -- **the first time, the right way.** (MPM would put a band-aid on the situation and re-fix it in following years so he could keep his **un-licensed and un-insured** contractors working -- which I constantly red-flagged about!)

Now, porches are being ripped out and completely rebuilt. Now, asphalt courts were re-done with an engineer on-site and include a warranty. Previously removed storm sewer concrete collars were re-installed, at additional expense, because they were wrongly removed for "contractor convenience" by MPM. And we do NOT have a warranty on the MPM-era replaced asphalt approaches and courts.

Not turning on the sprinklers fully saved us money, yes, but as there were 100+ sprinkler heads that were broken and in need of repair in the spring, before we could leave the system on for the season. "Hypothetically speaking", do you really think MPM had the system blown out correctly in the fall of 2014? Can't prove he did or didn't, but it was a way for him to get back at us for kicking him out. Our sprinkler system is OLD and needs to be totally replaced -- and will cost a small fortune. Plus, we need rain sensors for system shut-off when it is raining -- this SAVES water/money -- something our old Board clearly never thought to make a priority. BUT, we have new "sexy" (per Greg Cueter) road signs that are now **our responsibility** to repair. This was clearly a very bad trade.

If you haven't noticed, all the asphalt installed over the last couple of years, under Greg Cuter/MPM, is sub-standard. Have a look at Appleway Ct., Windmill Ct., or Mulberry Ct., which are all disintegrating! I wrote in my letters that the base was not being applied correctly from the start, and now is splitting and cracking, which will have to be redone before it otherwise should. **THIS IS CLEARLY THE PREVIOUS BOARDS' FAULT.** The 2015-upgraded courts have up to an eight-inch base, with engineer supervision during install, and should last 15 years or more. **BIG DIFFERENCE.** When you do things correctly, the right way, the first time, it will last much longer.

Mill Creek ROOFS are SUB-standard AND MAY LAST ONLY 8-10 YEARS. MPM's history at Heritage Place, to our east -- was to send them into "special assessments" for four years because THEIR roofs only lasted 8-10 years and they had NO reserves. Knollwood Manor kicked MPM out. Their roofs lasted only 8-10 years and THEY were assessed \$7,000 per condo, as they too had NO reserves. **ARE WE HEADED IN THE SAME DIRECTION?**

We currently have open and transparent monthly Board meetings, **for the first time ever**, which everyone **WAS** invited to, voted for by the three men and Carole Currier. When Fran Shulte finally came to the February 2015 meeting and found out - she swore like a "drunken sailor" when I walked into the Board meeting. A second co-owner walked in and she started her swearing tirade again, and then during the Board meeting she brought out her prayer beads and prayed during the meeting -- seriously, do we really want unstable people like this on the Board? She should have been kicked off the Board, then and there, for such glaringly inappropriate behavior. Do you want unstable people on your Board if they can't control themselves? JJ then proceeded to take **another** vote to pacify Fran Shulte -- with the vote now three for open Board meetings and Fran Shulte & Carole Currier against open Board meetings. Again, Carole Currier flip-flops like a fish on issues. Seemingly, the only reason not to vote for open meetings and transparency is so you can lie, cheat, and steal -- directly or indirectly -- as with MPM and our previous Boards.

Just FYI: We've had open Board meetings from January 2015, with little attendance. When that "**ANONYMOUS**" letter came out, we had 25-30 people show up to disrupt **Stampers' place of business** like a bunch of rowdy 9-year olds. To those that responded to that letter -- you should be ashamed of yourselves. The next month, where were you? When Bob Cain came to the next meeting, making a big disruption and not leaving when asked, Stamper summoned the police and had him escorted from the premises. That's why the Board put a cap of seven people attending, plus you have to sign up for the Board meetings in advance. During the fracas, the most "intelligent" question I heard was: Why was I sitting at the main table? **REALLY** people, you don't come to the meetings -- and that's the best you can do?! To those people phoning into Stampers' office -- yelling, cursing, and leaving inappropriate messages -- **GROW UP.** We have bigger problems to deal with in this complex.

Our previous Boards abdicated all of their responsibilities to Greg Cueter/MPM. Virtually no proposals were let out for bid -- as we always had the same MPM-related contractors doing the same work, year after year -- and some we found out were at **outrageously overpriced amounts, and/or not licensed/insured.**

Various previous Boards did **NOT** follow our By-Laws. When the current Board did, certain people complained -- what a bunch of hypocrites. **For the years that I was writing about our Homeowners' Meeting not being in April,** according to our By-Laws - **NOT ONE PERSON CAME FORWARD WITH AN "AMENDMENT"**. **CAROLE CURRIER HAS BEEN HERE SINCE THE BEGINNING -- AND ON THE BOARD FOR 12 YEARS (she states) SO HAS BOB CAIN --** a prime example of a lazy, lax, and uninvolved current and/or past Board member! **NOW THEY SPRING FORTH WITH AN "AMENDMENT" - ASLEEP AT THE SWITCH** for a DOZEN years? I don't have the text of this "amendment" in MY By-Laws -- what about the rest of the past Board members, did they have this "amendment" ?! **Why didn't they speak up before now?**

Our Annual Homeowners' meeting will be Tuesday, April 12, 2016 at MISD at 6:30 PM.

Our new lawyer gave our current Board several options as to having the Annual Meeting back in compliance. Four current Board members voted for this date, and now the two women are belly-aching. Carole Currier flip-flopped again on her vote from having the meeting in April, then not in April. Also, the Board is working on updating our ancient By-Laws to make them current. Having our Annual Homeowners' meeting as one of these items that everyone will be able to vote on (as to a date) makes all of this in-fighting a moot point. Do you really want these small-minded people on your Board if they can't figure this out? It's ONE meeting this April; and then if we want it changed, we go from there. This is why we do not need past Board members to be re-elected to a new Board, now or in the future. Those people supporting them in the recall effort they started and lost include: Carole Currier, Fran Shulte, George Gallus, Bill Buchanan, Russ Weber, Randy DeMorris, Greg Bock, Bob Cain, Helen Liebgott, and Don Bullis or Pat King. If these people could not run the Board "honestly" and "legally" before, why do we think they would now? I don't want these people on the Board, not now - not ever. Most have been on the Board and they still don't have a clue how to run a Board.

Here's another screw-up I love: Heritage Place, which borders us to the east, had been asking to share tree trimming costs for several years along our property line. Greg Cueter, and our irresponsible past Boards, always told Heritage the trees were not our responsibility. So, we did a lot survey -- nice to have but not really necessary, which both condo associations split the cost of around \$2,000 just to find out that 99.9% of all the trees along the lot line WE own. **We took it in the shorts again** from our past Board and MPM because we have to pay for all the tree trimming, now and in the future, instead of splitting the cost with Heritage.

Here's another one: "pledge not to use association money to thwart any co-owners attempt to enforce their rights under the By-Laws". That's exactly what past Boards did when they sent out their letters against Marie Dube and myself using "Mill Creek" money/postage. Since they used OUR money for THEIR past campaigning and "fighting us", they should be forced to repay all funds used -- and should also include past Board members not currently serving.

I can keep going on and on about how we were taken to the cleaners by past Boards, but Carole Currier and Fran Shulte are still at it with the **DeMorris' WEBSITE OF SHAME AND LIES.**

Members of the current Board asked for proposals for a "Mill Creek website" and the DeMorris' answered. The proposal was quashed due to it's potential for ongoing **exorbitant costs**. Here we have a co-owner and two female members who still want to stick it to all of us, AGAIN. Do we really want these people on, or running for, the Board NOW OR IN THE FUTURE?

Now let's review what a website should entail. It should impart information about our community. It should be neutral in tone - just the facts, please! The DeMorris' website has turned into a mini dictatorship -- judge and jury.

Just a sampling of some of their postings which are totally **NONE OF THEIR BUSINESS**. The items they are posting should be between the Board and the management company ONLY, not these petty, small-minded, vindictive, dictators running a website, deciding who should be shamed, as your neighbors. And if these people (along with the people that support them) are willing to humiliate their neighbors on their website, what makes you think they would make good Board members?

One of the pictures is of **MY** "raised-design" garage door -- with MY attached NOTE taped to the door the same day it was installed, (that is NOT readable in the picture) -- stating the manufacture-shipped box was incorrectly marked as to door type and that a SECOND replacement would be installed within a week. These people have the **audacity and pettiness** to post my "wrong door" in an attempt to shame and belittle, when this is **NONE OF THEIR BUSINESS** and NONE OF MY DOING. It was corrected quickly, with the knowledge of a Board member, the same

day it occurred. Seriously, do we really want people like this on the Board or running a website - NO THANKS.

They posted Dan Moss' awning, and someones' windows, on their site. AGAIN, **NONE OF THEIR BUSINESS**. This is BOARD business and management business. Not the business of some nosy, small-minded and **vindictive people**. Just remember, **YOU COULD BE NEXT!** You should demand the DeMorris' take down their site. I don't want people like this on our Board, airing our "dirty laundry" for all the **world** to see, as it only serves to diminish property values and embarrass us ALL. These people drag everyone down by being so toxic to our community -- anyone who supports them has no business on our Board.

They have posted about the street light being "OUT" on Mill Creek and Bridgeview since spring and not being our responsibility. I did a work order at the beginning of November and it was fixed within a week. Checked with Stamper and this was the first time he heard about the light being out. Instead of writing negative things and checking their facts about the light, why not do a work order? These people are outright liars and, sorry, but just plain stupid.

I've been pushing for "one-condo, one-vote" so there would be less of a chance of cheating during election-related issues. Since we are 276 units, 1-vote each -- easy to understand AND count. The DeMossis' website states that in a "one-condo, one-vote" system, our maintenance fees would be equal among all co-owners. **WRONG, WRONG, WRONG**. Maintenance fees are always based on unit size. They can't even get this right -- another scare tactic!

Another DeMorris website fiction is going after pet owners with a 25 pound weight limit, which I have stated before is illegal. The Michigan Court of Appeals held that size/weight-related restrictions of a dog cannot be decided by a condo association. Carol Currier wants to charge those condo owners with dogs over 25 pounds a surcharge of \$25.00 per month. Really? The Michigan Court of Appeals has already ruled on this!

As far as the financial audit, it unfortunately was doomed before it began. It took months to get what little "**SANITIZED**" records we did get from Greg Cueter/MPM, but insofar as an "accurate" or "real and accurate" audit, it could not have happened because we never had all the paperwork. And, if you ask the other condo associations around here that had Greg Cueter/MPM, they never ever received all their financials or received very limited or "sanitized" versions also, because Greg would not return their books to those condo associations upon being "fired".

We have three Board members who were doing an excellent job against people who were fighting them at every turn. It is a shame that they will not be running again. Stamper completes work orders and complaints in a timely fashion with a follow-up response. Sure, we have growing pains, but that can be dealt with as the Board and Stamper work together. We are on the right track for the first time in 15 years and we need to continue this and add people who will work for the betterment and financial security of this community. We need to vote in people that have NOT been on our Board in the past, because we will get the same failed results.

Let's vote for people who have never been on the Board and see what fresh eyes and perspective will bring in their terms of office. We need your help in turning things around and I hope to see many of you at the upcoming Annual Meeting. We're all in this together -- for the well-being of the whole community and it's continued financial stability.



Patricia Van Overbeke