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MILL CREEK

NEWSLETTER

November 2013

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Russ Weber - President
 Fran Schulte - Vice President
 Bill Buchanan - Secretary
 Carole Currier - Treasurer
 JJ Buccellato - Director
 Newsletter Editor - C. Currier
 Contributor - B. Buchanan

Thanks to all who either attended the Annual Meeting or provided proxies by mail or to a co-owner who did attend. Thanks again for your patience in order to get to the meeting due to the roadwork on M-59. We did have a quorum in order to hold the meeting. Three co-owners were elected to two year terms. They are JJ Buccellato, Carole Currier and Fran Schulte.

RECAP OF IMPROVEMENTS THIS PAST YEAR

Four more courts had asphalt removed and replaced:

Windmill - Entire Court (except for the entryway)
 Smoke Tree - Entire Court
 Sand Castle - Entire Court
 Appleway - Entire Court

Along with re-grading, drain tile was also installed in all of the re-done courts, where necessary to facilitate water drainage. The areas that were excavated to install the drain tile were backfilled with stone to allow faster water removal.

Two large sections of Mill Creek road were milled and the asphalt was replaced.

We also did some brick repair that had to be made to the brick pillars next to garage doors in the courts where the asphalt was removed and replaced. However, these repairs were much less extensive than those that had to be done last year.

Approximately \$20,000 worth of concrete repair and replacement was completed. These repairs included sidewalks, porches, garage floors and cement curb/gutter.

The second year of our multi-year program to kill Quack Grass and replace Sod was completed.

Mr. Cueter addressed the community regarding the numerous attacks that two co-owners have made over the past year against the Board and the Management Company. These attacks have been time consuming for all

concerned and have created unnecessary Association expenses. These same co-owners have also created a website (not authorized by the Board or the Association). Hopefully, potential buyers will not be turned away from purchasing a unit in Mill Creek due to the negativity of some of the information provided on the website.

There were numerous complaints from co-owners regarding the condition of the asphalt walkway that runs along Mill Creek Road. The Board will be looking at various options to remedy the problems.

One co-owner stated that there is an artesian well on the property that could possibly be accessed for sprinkler water. The Board plans to contact this co-owner to see if he would volunteer some of his time to look into both the necessary approvals from Federal, State and local authorities and the costs of such a project.

GOING AWAY FOR SOME OF THE WINTER MONTHS

If you are going south for the winter months, the electricity in your unit cannot be turned off. The furnace must be set at a temperature high enough to avoid freezing of water lines. The water lines that service each unit in your building run through the entire building.

If the sump pump is in your unit, please leave a key with a relative or neighbor and give the telephone number of that person to the Management Company.

MPM is allowed to enter any unit to respond to an emergency situation, so if you don't want that to happen then, please follow the instructions given above.

Remember that an emergency in your unit can affect ALL of the co-owners in your building.

COMPLAINTS

We continue to receive complaints about the fact that along the walls of many of the units in here, grass does

not grow. This problem has been evident in Mill Creek for some time. We have tried re-sodding those areas, but the sod dies. Grass just does not grow in some areas. This can be due to a combination of things, from too much shade, to tree roots, to lack of water. We cannot afford to completely replace the Sprinkler systems and even if we could, there is no guarantee that the problem would be solved. We cannot cut out the tree roots. We recognized this problem back in 2000 and the solution that we came up with (for aesthetic purposes) was to allow residents to install wallstone edging filled with decorative pebbles that potted plants can be placed on. If you would like to have such an installation done around your unit, please contact M.P.M. and request the procedure for "DECORATIVE STONES FOR LANDSCAPING - PERIMETER OF UNIT". This procedure specifies what is allowed. Since this is a modification, a signed modification agreement is required and an approval letter from MPM must be received before making this modification.

NOTES FOR NEW RESIDENTS

New residents to Mill Creek should receive copies of Association By-Laws and Co-Owner Information from their real estate agent, broker or seller. It is their responsibility. Note to Sellers: If you are not using a realtor, please be sure to give your Association By-Laws & Co-owner Information to the person(s) who buys your unit.

If you are a new resident and did not get a copy of "Co-Information", a copy is available from M.P.M.

SNOW REMOVAL

Remember that snow can accumulate to 1 ½" before the contractor begins removal. 24 hours are allowed to complete the snow removal process. If we have an especially deep snow or windblown snow, anticipate that it may take longer to get walks and porches cleared. The roads must be done first.

PINE TREE PROBLEMS

This past year we replaced several pine trees on the berm that runs along 22 Mile Road. More pine trees are becoming a problem and will eventually need to be replaced. A complete review will be made in the Spring of 2014. The replacement tree of choice is Colorado Blue Spruce. Bill Buchanan did some research and provided the following information:

Forest Insect & Disease, Leaflet 161 U.S. Department of Agriculture, Forest Service

The fungus *Diplodia pinea* (Desm.) Kickx is most damaging to plantings of both exotic and native pine in natural pine stands. *Diplodia pinea* kills current-year shoots, major branches, and ultimately entire trees. The effects of this disease are most severe in landscape, windbreak, and park plantings in the Central and Eastern United States.

Have a Great Thanksgiving! AND
a Very Merry Christmas! AND
an enjoyable New Years Eve and Day!

Hope all of the Holidays will be safe and healthy for all
of you