

STONY RIDGE NEWSLETTER

SPRING/SUMMER 2022



PRESIDENT: Mary Browne

VICE PRESIDENT: Jane Rodgers

TREASURER: Larry Brown

SECRETARY: Carole Janus

JOE IACOBELLI: AMI Condo Management

47200 Van Dyke, Shelby Twp., MI. 48317

FROM THE BOARD OF DIRECTORS:

SAVE THE DATE

The annual meeting will be held on Monday, May 23rd at The Rochester Community House. Doors open and sign in will begin at 6:30 p.m. and the meeting will begin at 7:00 or as soon as a quorum is met. We hope to see many co-owners there and to hear questions from co-owners about the concerns they have about the community. This is a forum to discuss things that affect all of us, not individual complaints. If there is an issue that pertains to your individual unit, please discuss that with Joe at AMI, ahead of time, not at the annual meeting.

Board Members – WE NEED VOLUNTEERS!

It is that time again. Our Annual Meeting will be here shortly and we need co-owners to get involved and join the Board.

The Board meets once a month and does most communication by emails. This is your community, get involved! A blank resume was included in the annual meeting notice that was sent out to all co-owners. If you would like to put your name in for a nomination, please complete the resume and return it to Joe at AMI, and your name will be listed on the ballot.

The Board does a spring walk-around and looks at many items – from cement, to cracks in bricks, gutters, grass, wood, painting, etc. If you see something that you feel needs attention, please call or email Joe at AMI **ahead of time** and then the Board can focus in on that area during the walk-around. We have a large complex to cover and many things to look at and we actually do this over a few days. Any prior notice that you can give is greatly appreciated.

Budget

Our Treasurer, Larry Brown, has spent a great deal of time working on the budget and he did a great job. The budget was sent out to all co-owners along with the notification of the annual meeting. The Board will not be increasing dues this year, they will stay at \$300/month.

We are concerned with changes in the economy and the rising costs of services. Many of our contractors have informed us that there will be fuel surcharges and increases in prices due to the economic uncertainties facing our country. At this point, we do not know what the increases will be, but they are coming. If prices continue to increase, we will need to increase our monthly dues in the future.

Co-owner Directory

The co-owner directory has been updated as of the end of March. This document will be **emailed** to all co-owners that have active email addresses listed with AMI. For those co-owners who do not utilize email or have requested to have their documents mailed, we will print and mail out those copies. The cost of printing and mailing has also gone up and we are looking to save money wherever we can.

Seal Coating

Midwest Paving will be out the **2nd week of May – weather permitting** – to sealcoat our road. Joe from AMI will be sending out details prior to that and we will post reminders at the mailbox. Please do not remove or drive around any of the barriers while they are working or while the road is drying. Your patience is appreciated.

Dryer Vent Cleaning

We cleaned out all the dryer vents from the outside last year and will schedule a time to do this again next year. We will not be cleaning them out this year.

Snow Plowing

Our current snow plow company informed us that this was their last year for snow plowing. Joe from AMI will be sending out bids to other companies, which we will review, to pick the best one for our community. Instant Maintenance will continue to handle our sprinkler contracts.

*****PLEASE OBSERVE THE SPEED LIMIT INSIDE THE CIRCLE*****

We have a lot of people in our community that enjoy walking. Many use the sidewalks and some use the roads. Please be careful and SLOW DOWN when driving in the circle. Remember there is a **SPEED LIMIT of 15 MPH** on the circle.

Mulch

For those interested in adding mulch to their flower beds, you are asked to use **dark brown mulch** only. The Association adds mulch to the entrance way, gazebo beds and by the front sign only.

Flowers

We encourage co-owners to express themselves with their colorful flowers. You can plant them in the areas by the front walks, in the common areas in front of the condos, have pots on the porches and on your decks and rear pavers. Please remember, they are also your responsibility to water, maintain & remove at the end of the season.

Smart Video Doorbells and Camera Devices

Technology is continually improving and making many things more convenient for all of us. We have had a total of 5-6 co-owners submit requests to install video doorbells and a couple for cameras in the back of their condos. Stony Ridge Policy #20 covers video door bells and has been revised to cover cameras also. You still need to complete a modification request and receive approval, before any installation can occur. Any item that changes the appearance of

the condos must have approval prior to installation per the condominium bylaws. You can find this revised policy on our website.

Bird Feeders & Pets

Co-owners who like to feed the birds are again reminded that they are responsible for raking the seed off the ground beneath the feeders. This is what attracts the critters, raccoons, moles, etc. causing extra expense to all of us. Bird feeders are not allowed in the trees in the common areas.

If you're walking your furry friends, please bring a waste bag with you and pick up after your pet. This means both the front and back areas.

Volunteers

A huge Thank You to Geri Day for handling all the welcome packets and treats to the new co-owners. Geri, we appreciate all your efforts!

A shout out to Hans Spata, the lightbulb man, and his trusty driver, Agnes. He watches for burned out bulbs on the garage carriage lights and replaces them as needed. If you see him in your driveway, don't be alarmed, he is just changing the burnt-out bulbs!

Social News Around the Circle:

Please **welcome** and say hello to the new co-owners in our community:

Dave & Char Wojcik 917

Dave & Mary Anderson 1175

Saying **goodbye** is never easy:

Charles Pearson 1084

Bill Schultz 1181

Charlie Kaul 1182

Social Committee

The past two years, Covid would not allow us to be sociable but hopefully we can be in 2022. The social committee has dwindled down to three members, Sylvia Lewis, Betty Schmehl and Jane Rodgers and we would like to invite new members to join us and to bring fresh ideas to consider. In past years we have had an ice cream social, fall potluck at the gazebo, assorted

happy hours at the gazebo and our Christmas Brunch at Cherry Creek. It is a wonderful time to meet your neighbors, whether they be longtime residents or new to the circle. Going forward, we are being optimistic and will start planning for this year. We would love your help with ideas and assistance planning for the coming year.

LIST OF CONTRACTORS

The following is a list of contractors that various co-owners have used to complete projects around their condos. The BOARD is **not endorsing** any of these contractors/tradesmen but is sharing a list of those recommended by co-owners. You are encouraged to ask the contractors for references from our community and to check them out yourself. If you have any contractors that you would like added to the list, please let AMI know.

The contractor/tradesmen should be able to provide you with their insurance certificate and license information which can then be submitted with your modification form to AMI if needed [anything outside]. Modification forms are not needed for interior improvements.

Air Duct Cleaning
Peabody's Air Duct Cleaning Service, 586.243.2424
Decks – Power Washing
A.J. Power Washing/Decks, Art Jackson, 248.703.6025
Decks – Remodeling
Cornerstone Custom Building/Decks, Steve Saunders, 586.524.0373
Larson Remodeling, John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lawrence Carpentry, Decks, Basements & Remodeling, Jeff Lawrence, 248.431.3802
Lars David, Decks/Remodeling, Damon, 248.625.9501
Dryer Vent Cleaning
Dryer Vent Wizards, Jane, 248.227.6789
Electricians
JBL Electrical, Doug Fortier, 248.421.7780

L & L Improvements, Electrician, Frank Liimata, 248.872.2106
Q-Electric, 586.549.1444
Fireplace Service
Rick Novak, 586.264.0529
Garage Doors
Precision Garage Door Service, 248.971.0946 or 1.888.531.1164
Town & Country Garage Doors, Repairs & Openers, 248.352.1641
Home Depot, 225 Avon Road, Rochester Hills, MI, 48307; 248.601.2643 Garage door with Windows – Clopay, Value Plus and Value Series, Models: HDB or HD5
Lowe's, 3277 Rochester Rd., Rochester Hills, MI, 48307; 248.237.9000, Pella Traditional Series Insulated Double Garage Door
Oxford Overhead Door Co., 2118 Metamora Rd., Oxford, MI 48371, 248.628.4558; C.H.I. Models 2250 and 2251 [insulated]; Clopay products are offered here too.
Handyman
Fixed In A Flash Handyman, Andy, 248.394.0204
Handyman – All Odd Jobs; Painting, Drywall, Electrical, Plumbing; Richard Lange, 248.321.8054
Pristine, Ken Garlow, 586.823.0458
Senior Service – Handyman, Tom Engel, 248.535.7826
Heating & Air Conditioning
Ameritemp HVAC [Heating & Cooling]; Jerry Lockhart, 248.652.0174
Briarwood Heating and Cooling, 248.299.8126
Family Heating & Cooling, 248.548.9565
Ferrara Heating & Air Conditioning, Gary or Brad Ferrara, 248.601.6000 or 586.731.4984
Heating and Air Conditioning, Steve Pallita, 248.431.2172

Home Improvement
Kendall & Company, Kitchen & Baths, Randy Rice, 248.651.6464
Larson Remodeling, LLC., Kitchens, Baths, Basements and Decks John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lawrence Carpentry, Decks, Basements & Remodeling; Jeff Lawrence 248.431.3802
XAMROC, Home Repairs & Remodeling, Martin Malron, 248.762.9369
Landscaping & Pavers
Donato Landscape & Pavers, Doug Frieze, 586.739.0795, ext. 203
Timberstone Solutions, LLC, Nick Holcomb, 586-420-8911
Painting
Fine Lines Painting & Drywall, Tom Levine, 248.797.0264
Painting & Drywall, Jeff Kerre, 248.651.8238
Timeless Painting, Tony Chila, 248.894.5804
Plumbing
LPS Plumbing, 586.948.2822
Master Plumber, Kevin Smith, 248.396.1563
Patrick Plumbing, 248.651.3424 or 248.431.1802
Porch Railings
The Iron Barn, Porch Railings, 810.358.0010
Elegant Aluminum Products, 800-546-3362
Radon Testing
Total Home Inspector, John Reed, 248.550.9492
Pillar to Post, Randy Patterson, 248.756.3422

All American Home Inspections, Steve Dipple, 248.760.5441
Radon Mitigation Companies
American Radon, 248.969.9609
Pro Tech, 888.677.2366
Lee Davis, 248.623.6454
Sky Lights
Paramount Building Inc., 586.690.0227
Windows – All Things Windows
Rochester Window Cleaning, Patrick Delaney, 248.652.0761
Independent Window Repair, 586.749.4449
Michigan Tinting – Professional Window Tinting, 248.599.2975
Pure Energy Windows 248.246.6100