

VOLUME 41

STONY RIDGE NEWSLETTER

SEPTEMBER 2015

PRESIDENTS REPORT

Well, another Labor Day weekend is upon us and for some reason the TV weather personages seem to be so eager to declare an end to summer. There must be some sort of prize given to one who announces the end of what has proven to be an absolutely great summer season. I think one of the highlights of the season has been the "4th Friday Celebrations" held at the gazebo. These were truly great events and an excellent opportunity to sample some really good food and spend some quality time with your neighbors. Superior job Social Committee!

On the whole it has been a good summer for the Stony Ridge community. The drainage project that has been studied and fretted over for the past few years has been completed, and we should see a significant reduction in the amount of standing water in the rear yards of the homes in the central loop area, over the next year to eighteen months.

The following information is an extremely detailed treatise on two Stony Ridge issues, grass and ice. It is in our best interest for everyone to understand the "whys and wherefores" - so, please read on. (For those who don't know, I spent twenty-five years as the person responsible for turf grass management for the City of Troy.

I have been informed that there are some co-owners who are concerned about the length of

the grass, and the quality of the product we are being provided by our mowing contractor. There are two things going on here. First is that mowing heights are always increased during the summer months. The science is that the more vegetative growth (the green blades of grass), the deeper into the soil the root system grows. The deeper into the soil the root systems grows, the cooler it is, which allows the plant to keep actively growing, which enables the plant to fend off disease problems, and helps to crowd out weeds. Another benefit of this practice is the turf is much more drought tolerant since it can draw on sources of moisture that are found deeper in the soil. All of this is good for Stony Ridge, because the lawn is very healthy; there is only a minimal need for herbicides, and disease and insect fighting pesticides, and we don't have to irrigate the lawns in our community so often which saves all of us MONEY.

This doesn't mean that there aren't areas where the turf grass is not a lot longer than I like to see it, and I'm positive that our contractor would like to see it shorter too. The problem is that within the last two weeks our Fertilization Contractor has made his late summer fertilizer application which has resulted in what agronomists call "Nitrogen Explosion" (not a very technical term). The condition occurs when there is an abundance of moisture (we've had a lot of rain lately), cool temperatures (while the daytime temps have been high, the nighttime has been in the 60's and 70's which is optimum for growing grass.) Add to this mixture nutrients, and the grass goes wild. This presents a very difficult problem for our mowing contractor because horticulturally the best practices indicate that no more than one third of the grass height should be removed at one time especially when hot summer temperatures are prevalent. Any

more than that and the grass plant becomes stressed and all the good that has been done all summer begins to deteriorate. As temperatures cool, the mowing contractor can begin to reduce his mowing height on a regular basis. I hope this short course in turf grass maintenance gives everyone a better understanding, and appreciation for the good work our mowing contractor has provided.

Another area of controversy (ice) deals with the installation of providing downspout underdrains for those downspouts that discharge from the gutter at the corner of our garages onto the driveway. During most of the year this isn't an issue, but during the winter months there is at times a buildup of ice which could result in a slip and fall situation. The Board first became aware of this problem a year ago when a new resident made a modification request to have an underdrain installed that would connect this corner downspout to a "French Drain" located in the front yard. The Board discussed the issue and decided that they had no major objection to the idea and did eventually approve the request. During the discussion one item that did come up was "what happens to the debris that accumulates in the gutter and would it in time clog the system rendering it useless?) We asked Mike to investigate to see if there was any type of cleanout system available on the market and how much would it cost.

During the winter (2014-15) AMI began receiving calls (10 calls) from co-owners, some of which were not only having issues with ice buildup on their driveways but in some instances, ice was forming in their garages. During this time a cleanout attachment was found and three contractors were offered the opportunity to bid on the project. As we put together our budget for 2015-16 we allocated

enough funds to install this system for those ten residents who called during the winter as a test to see how well the system works and to evaluate it against the underdrains without a cleanout. If next spring we find that the drain with the cleanout worked out well, we'll get new bids and hopefully become able to fund a much larger project.

Recently our member at large Debbie Novotny resigned her position because of other obligations and Tony Storto, acting vice president expressed an interest in taking that job and asked the board to find a replacement for him. We spoke to Karen Beger and she has graciously accepted and will be our vice president until that term expires in May 2016. Thank you Karen!

This is about all the space that has been allotted to me so I'll close now, but I look forward to seeing you all either at the mailbox kiosk (we'll be out of town for the September Fourth Friday Gazebo event) or at our annual Stony Ridge Christmas get together. Hope you all have a great autumn season.

Respectively, Bill Need

SOCIAL COMMITTEE NEWS

Fall/Winter Social Scene at SRC

Annual Christmas Holiday Event

Get in the Holiday Spirit by joining friends and neighbors at the Annual Christmas Holiday Brunch, Sunday Dec. 6, between 11:30 and 2:30. Meet at Cherry Creek Golf Course on 24 Mile, just East of Van Dyke. Help yourself to the elaborate buffet and join your neighbors to

celebrate the season in our private room with a beautiful view.

Save the date and look for invitations 1st week of Nov.

ONGOING ACTIVITIES AR STONY RIDGE

Wednesday Morning Walkers: Gazebo at 8:30 am
Monthly Movie: Check out info on Bulletin Board.

4th Friday Happy Hour continues through fall.

Monthly luncheons will resume in January.

Gazebo Picnic Features Gorgeous Vehicles

Cruising on Churchill Circle, the theme for this year's picnic brought out some spectacular vintage automobiles proudly displayed by their owners. Guests enjoyed having an up close look at these award winning rides and also had a chance to visit with the owners who were our guests at the picnic. Thanks to all who brought along something for the buffet and also enjoyed renewing old friendships and meeting our newest neighbors.

Please say hello to the new members of our community when you see them. They are:

Amy Redpath, 1030 Churchill Circle

Delores Pfaffemann, 1110 Churchill Circle

Joe and Barb Smyles, 1066 Churchill Circle

CONTRACTORS

The following contractors are not being recommended by the board but by co-owners who have used them and been happy with their work. If you know of someone that you feel has done a good job and is reliable at your condo, please let Mike know and we will be happy to add them to the list.

AJ Power Washing

Art Jackson

248-703-6025

Evanson Plumbing

George Kleino

248-651-4272

Mechanical Maintenance

(Handy Man)

Richard Lange

248-321-8054

Novak Fireplace Service

Rick Novak

586-264-0529

Spring/Fall Bed Prep, Weed, Plant, etc.

Paula Drangin

248-425-5850

Independent Window Repair

586-749-4449

JBL Electrical Contractors

Doug Fortier

248-421-7780

Larson Remodeling, LLC.

Interior, Kitchen, Baths, Basement

John Larson 248-467-7328

Nik the Handyman

Interior work and decks

248-534-8962

Patrick Plumbing

248-651-3424

Rochester Window Cleaning

Patrick Delaney

248-652-0761

Rod's Plumbing & Home Repair

586-530-8432

Steve Pallotta

Heating and Air Conditioning

248-431-2172

Town & Country Garage Door

Repairs & Openers

248-332-1641

Precision Garage and DoOr Service

248-971-0946 or 888-531-1164

Precisiondoordetroit.com

TRASH PICK UP

Our trash pickup has been later and later these days so we are reminded again of putting trash in secured bags and preferably black bags.

White seems to attract the big crows and they love to pick at the bags until they find something good and the rest of the stuff is all over the street. The same goes for recyclables that have loose papers on the top and on windy days the papers are everywhere. If possible put heavy stuff on top of the papers so they stay put.

MODIFICATION Forms

A modification form ***must*** be submitted to Mike at AMI and approved by the board prior to making any changes to the exterior of your unit. If the change (i.e.) pavers has to be recorded there is a required way to do that. Mike has that information.

SPEED LIMIT & STOP SIGNS

Just a reminder that the speed limit on Churchill Circle is 15 M.P.H. Please observe the stop signs as we do have walkers and cyclists and children that use our road. We are concerned that it is an accident waiting to happen.

PET CLEAN UP

All pets must be on a leash whenever they are outside and if your furry friend leaves droppings you must pick it up. If you go out the back door or basement door that is still an area that must be cleaned up.

WINTER SIDEWALK CLOSING NOTICE

Once again this year we will be closing the sidewalks to foot traffic since the snow plows will be shoving snow across the walks. If you walk to the mailbox kiosk you should be using the road. Watch for ice buildup as well.

NEW SIGN POSTS AND SIGNAGE

Please notice the nice new green signs as you go through the community. We felt that those signs were nicer looking than the metal ones and a talented co owner volunteered his expertise and labor to get those done.

Watch for the new signs that are going up prohibiting skateboarding and roller blading on sidewalks or roads in Stony Ridge as well. The board feels that when cars are parked on the street it would create a hazard for the athlete as well as for the residents.

ON STREET & GUEST PARKING

Please remind your guests that there is no parking at the end of each circle. There is a safety issue since drivers can't see around corners and emergency vehicles need to be able to get through easily.

As always, please contact Mike LaRaia at AMI property management (586) 739-6001, ext. 243 if you have questions, requests, concerns or problems. Please do not email or stop a board member to discuss an issue or problem, this will slow down the process. Everything must go through AMI and they will notify the board of the issue. Mike's email is Mraraia@amicondos.com.