

STONY RIDGE CONDOMINIUM

NEWSLETTER

WINTER 2016



Board of Directors

President: Bill Need
Vice President: Karen Beger
Treasurer: Ray Antenucci
Secretary: Linda Pinkerton
Member-at-Large: Tony Storto

Communication

Please address all communication, including request for maintenance and exterior modifications to
Association Management, Inc. (AMI)

Mike LaRaia: mlaraia@amicondos.com or Nancy DeSantis: ndesantis@amicondos.com

47200 Van Dyke Ave.

Shelby Township, MI 48317-3376

Phone: 800-821-8800 ... 586-739-6001 ... FAX: 586-739-6006

President's Message

Association Insurance

Shortly after becoming a member of the Stony Ridge Board, our Treasurer, Ray Antenucci, suggested that it might be a good idea for the Board of Directors to meet with the representatives of the companies that provide the various professional services our community uses. His thinking was that we could get a better understanding of exactly what services these firms provide as well as providing an opportunity for board members to ask detailed questions. Since that time approximately four years ago, the meetings with these firms has become a common practice and we are better able to make decisions to be sure we are spending association money wisely.

With that in mind this past December it was time for us to make a decision about our insurance carrier's contract for another year, so the board decided to invite Scott Breslin, agent for our carrier McCredie Agency, to come in and discuss and explain our coverage. One of the topics centered on possible misconceptions about what is covered by the association's insurance policy and what the individual owner's responsibilities are. The board felt it learned alot and for that reason we are considering polling the membership at the regular meeting to see who may be interested in attending a meeting like that at a later date. One of the items the insurance agent mentioned was the brick pavers that some members have at the edges of their driveways and that they are not covered by the association policy but should be covered in the owner's personal policies in case there is an accident caused by those. We want to be sure each homeowner is aware of these things.

New Website

During our last general membership meeting (May 2015) there were several comments regarding the lack of communication between the co-owners, the Board and AMI. This concern really drew the attention of our Board Secretary, Linda Pinkerton, who took it upon herself to research what other condo communities are doing to keep the lines of communication open between all parties. Linda found that there are several website formats being used and presented these ideas to the board for consideration. AMI has a department that develops the site and then will maintain it. The new website, stonyridgecondos.net, will be available soon. It is our intention to include monthly board meeting minutes, social committee information,

updates on projects, etc. and also messages from AMI. There will be a simple registration process and each owner will create their own password to access information that is pertinent to owners only. We hope this will go a long way toward filling that need.

Concrete Repairs

Another important bit of information that needs to be passed on concerns the concrete repairs that are needed in our community. Right after our 2015 General Membership meeting, the Board completed the annual walk about to note items that were in need of attention. A list of the cement repairs was forwarded to the contractor, we received his quote back and then NOTHING happened. We found out that many of the contractors had overbooked and were backed up because of weather and size of project so when it got to be later in the season and the contractor we thought we had hired stopped returning our calls it was too late to hire anyone else. We were finally able to find a highly recommended contractor that did get a large amount of the tuck pointing on several porches completed and he has promised to complete all of our work as soon as the weather permits this spring.

It is our plan to do our annual spring walk about earlier this year before our annual meeting in May which will enable us to request quotations earlier in the season than we have previously done and hopefully get contractors to commit to the work in a more timely fashion during the year.

I look forward to seeing all of you at our annual meeting in May (date, time will be available on the website and as usual by a mailing from AMI) at the OPC where we will present the new budget, elect three new members to the board of directors and try to answer any questions you may have.

Respectfully,

Bill Need,

President, Stony Ridge Condos

New Website

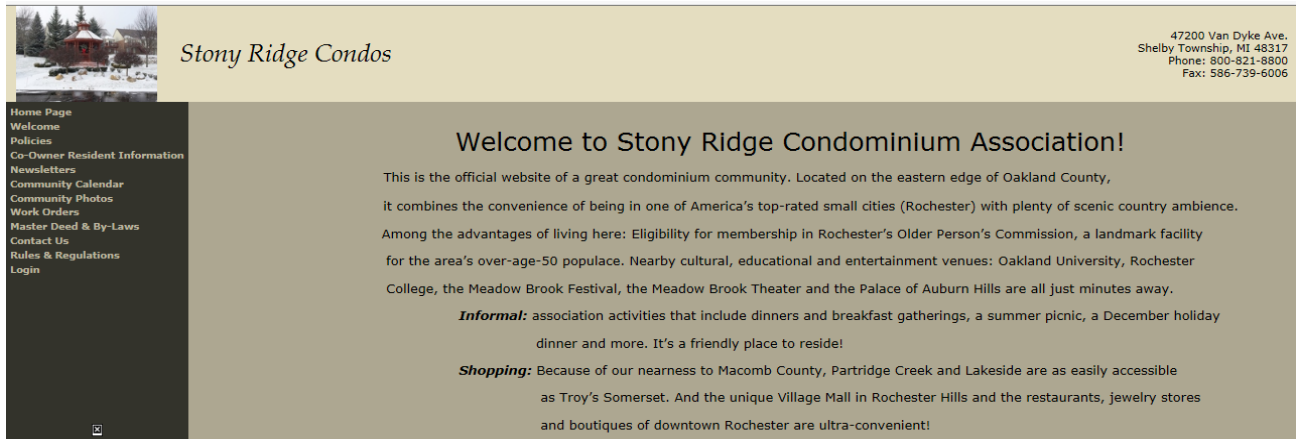
At the time that Bill had written his message, the website wasn't quite complete. I am happy to say it is up and running. You now have access to all of the items in your owners hand book, including policies, newsletter, community calendar, community photos, work orders, Master deed, By-laws and the Rules and Regulations.

The first thing you need to do is go to the website which is stonyridgecondos.net, go to the login on the left side of the screen. You will need to fill out the information and wait for an approval from the web master. After that it's all available to you.

You should look at it from time to time for updates and changes and for community concerns like boil water alerts.

The picture below shows the new website.

Mike La Raia



The screenshot shows the homepage of the Stony Ridge Condominium Association website. The header features a small image of a cabin in a snowy landscape, the text "Stony Ridge Condos", and contact information: 47200 Van Dyke Ave., Shelby Township, MI 48317, Phone: 800-821-8800, Fax: 586-739-6006. A dark sidebar on the left contains a menu with items: Home Page, Welcome, Policies, Co-Owner Resident Information, Newsletters, Community Calendar, Community Photos, Work Orders, Master Deed & By-Laws, Contact Us, Rules & Regulations, and Login. The main content area has a heading "Welcome to Stony Ridge Condominium Association!" followed by a paragraph describing the community's location and amenities. Below this are two sections: "Informal" describing association activities and "Shopping" describing nearby conveniences.

47200 Van Dyke Ave.
Shelby Township, MI 48317
Phone: 800-821-8800
Fax: 586-739-6006

Home Page
Welcome
Policies
Co-Owner Resident Information
Newsletters
Community Calendar
Community Photos
Work Orders
Master Deed & By-Laws
Contact Us
Rules & Regulations
Login

Welcome to Stony Ridge Condominium Association!

This is the official website of a great condominium community. Located on the eastern edge of Oakland County, it combines the convenience of being in one of America's top-rated small cities (Rochester) with plenty of scenic country ambience. Among the advantages of living here: Eligibility for membership in Rochester's Older Person's Commission, a landmark facility for the area's over-age-50 populace. Nearby cultural, educational and entertainment venues: Oakland University, Rochester College, the Meadow Brook Festival, the Meadow Brook Theater and the Palace of Auburn Hills are all just minutes away.

Informal: association activities that include dinners and breakfast gatherings, a summer picnic, a December holiday dinner and more. It's a friendly place to reside!

Shopping: Because of our nearness to Macomb County, Partridge Creek and Lakeside are as easily accessible as Troy's Somerset. And the unique Village Mall in Rochester Hills and the restaurants, jewelry stores and boutiques of downtown Rochester are ultra-convenient!

“Making Connection Around the Circle”

Social Events at Stony Ridge

Watch the bulletin board in the mailbox kiosk for times and location for the monthly early movie followed by lunch.

4th Friday Happy Hour will be back this year starting in June. If you are interested in hosting a fun get together at the gazebo contact Carol O’Mara.

The full schedule for the summer, fall and winter will be available at the May meeting.

We’re looking forward to a good year with our “regulars” and hope to have some new faces joining us. It’s a great way to get to know your neighbors in a casual setting!

Winter Sidewalk Closing

When we have an accumulation of snow the plows will be pushing the snow over the sidewalks so if you walk to the mailboxes you will need to travel on the road. Please use caution when walking in the street and picking up your mail.

Trash Pick Up

The snow can create problems for the guys that plow the snow and they are therefore requesting that if there is snow on Monday night/Tuesday morning that you do not put your trash containers on the edge of the driveways so they can have a clear path to plow.

When we’re sure the snow season is over you can put your trash bins on the driveways again.

Modification Forms

A modification form must be submitted to Mike La Raia at AMI and approved by the Board prior to making any changes to the exterior of your unit. If the changes will alter the common area, such as brick pavers along the driveway or a whole house generator, these change will require that it be recorded on your deed to insure that you will maintain it and that future owners will maintain it. This type of modification will require an additional form and there is a specific way it needs to be filled out. You can contact Mike La Raia and he will help with any forms. You will also be able to access these forms through the new website.

Speed Limit and Stop Signs

Another reminder that the speed limit on Churchill Circle is 15 MPH. Please observe the stop signs and come to a full stop. We do have walkers and cyclists that use our roads and we do not want anyone to get injured on our streets. We have posted signs prohibiting skateboarding and roller blading on our streets or sidewalks.

Pet Clean Up

All pets must be on a leash when outside and owners are responsible for picking up any droppings left by their pet. If you use your back deck or walk out door that is still a common area and must be cleaned up by you.

On Street and Guest Parking

Please remind your guests that there is no parking on the end of each circle. This creates a safety issue since drivers cannot see around corners and the emergency vehicles need to be able to get through.

Contractors

The following is a list of contractors that member of the community have used and been happy with their work. If you know of someone that you think has done good work for you and is reliable please let Mike La Raia know and we will add them to the list. We always recommend that the company be licensed and insured and if you are submitting a modification request, the contractor should provide a copy of his license and insurance as well as a description and or drawing of the work they will be doing.

A.J. Power Washing/Decks

Art Jackson
248 703 6025

Evanson Plumbing

George Kleino
248 651 4272

Heating & Air Conditioning

Steve Pallotta
248 431 2172

Independent Window Repair

586 749 4449

JBL Electrical

Doug Fortier
248 421 7780

Larson Remodeling, LLC

Interior Bathrooms
Kitchens, Basements
John Larson
248 476 7328

Mechanical Maintenance

Handy Man that can do all work including plumbing, fabrication, drywall, etc.

Richard Lange
248 321 8054

Nik the Handyman

Interior work and decks
248 534 8962

Outside Work/Spring &

Fall Bed Prep, Weeding,

Planting

Paula Drangin
248 425 5850

Patrick Plumbing

248 651 3424

Rochester Window Cleaning

Patrick Delaney
248 652 0761

Precision Garage Door Service

248 971 0946 or 888 531 1164

Town & Country Garage Door

Repairs & Openers
248 332 1641

Rod's Plumbing & Home Repairs

586 530 8432