

Stony Ridge Winter 2018 Newsletter



Board of Directors

President: Bill Need

Vice President: Alan Vanderkaay

Treasurer: Larry Brown

Secretary: Linda Pinkerton

Member-at-Large: Karen Beger

Association Management, Inc. (AMI)

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President's Message

The holiday festivities are past and it appears that the long dark days of winter are here to stay for the next couple of months. In an effort to brighten things up a bit the Board is purchasing and will install new LED light bulbs for the coach light fixtures on either side of our garage doors and front porch light. Prior to this we had CFL's in a hodgepodge of different types and color tints ranging from clear white to weak amber tone. Now all the bulbs will give off the same warm white appearance. The LED bulbs should last significantly longer (10+years) and should be more energy efficient than the previous types. **REMEMBER: THESE BULBS ARE INSTALLED BY THE ASSOCIATION AND ARE NOT TO BE REMOVED OR REPLACED BY OWNERS.** If you have an issue, email or call Mike LaRaia. Owners will still be responsible for the replacement of the porch light (when necessary) and the lights on the back of their units using a clear, 60 watt LED bulb.

While the majority of us stay in Rochester during the winter months, many of our neighbors leave town for warm climates, some for months at a time. When leaving your condo for such a long time, there are a number of items that warrant your consideration before you pull out of the driveway.

- 1) You really need to give someone you trust the keys to your home and the code that opens your garage door. This person should know your itinerary, phone numbers, addresses where you will be staying and for good measure your automobile license number if you are traveling by car. It is also a good idea to see that AMI (1-800-821-8800) has this information too or at least who is watching over your home and that person's contact information.
- 2) Water problems should be one of your greatest concerns when leaving your home, especially during the winter months when freezing water pipes can be a real concern. For a number of years, the City of Rochester (upon your request) would turn your water off at the curb and turn the water on again once you had advised them you were returning home if you were going to be out of town for 90 days or more. This is no longer a service the city provides, so it is imperative that you turn off the water supply line above and below the water meter located in the basement of your home.

When turning the water off at the meter, it is important that you open all of your faucets (including the shower and bath tub) and leave them open even after the supply line has been shut off, allowing them to drain as completely as possible. I've found that it is a good idea to leave the faucets open the entire time you are gone so when you return home and energize the system, that first rush of water will drive all the air out of these lines thus eliminating the potential for future air hammer problems. It is always a good idea to leave all cabinet doors open that access sink plumbing such as bathroom sinks, the sink in the laundry room, and the kitchen sink. This practice will warm the air to keep any water still left in this pipe from freezing and causing damage.

- 3) Turn your thermostat down to between 50 and 60 degrees F. This will reduce your energy usage, and prevent any cold or freeze damage to your home's systems.
- 4) Turn down the temperature on your hot water heater. Many newer tanks have a vacation setting that allows you a safe zone that keeps the appliance working at a very low level, making it no longer necessary to turn off the pilot light when the system is not in use.
- 5) It is also a good idea to turn off the ice maker in your refrigerator. This is a very simple operation to complete: just lift the control arm that overhangs the ice chest to the off position, "Job Done." In the standard Frost Free Refrigerators, the ice in the tray is produced over time and should the volume in the tray be reduced to the point where the icemaker is calling for water (and none is available because you've turned the water off at the meter), the ice maker could be damaged. When you return home, dump out any old stale ice, then pull the arm down to restart the icemaker.
- 6) In an effort to keep our newer members of our community well informed, it should be noted that there is a significant design flaw in our condominiums: that is located in our laundry rooms. The water pipes that service the sink and washing machine are not protected from the cold weather we have been experiencing over the last few weeks. Over the years many of the previous owners have taken the necessary steps to remedy this problem in a variety of ways. We'd recommend that you investigate the situation, to

see if the problem may have already been taken care of, and if not it would be a good idea to contact Mike LaRaia at AMI (1-800-821-8800) and he will give you some ideas about what solutions have been employed in the past that have worked. In the short term, it is very important to keep a cabinet door open in the laundry room to allow warm air to circulate under the sink.

- 7) It has come to my attention that "Smoke Alarms" have a life expectancy of about 10 years, and since all of our homes are 20 plus years old, I'd hazard a guess very few of us have replaced or even thought about replacing these appliances. It is my understanding that a smoke alarm failure can manifest itself in two ways: not work at all when exposed to the smoke, or go off with an alarm every few seconds which is the preferred way, unless you're not at home for an extended period of time and this will often drive your roof-mate crazy. While you're at it check out your carbon monoxide detector too. They are usually dated, giving you some idea if it has passed its useful life.

Lastly I'd like to point out that there will be 3 seats on the Board of Directors up for election this coming May. The Board is a very important group which really has more impact on the quality of your daily lives than any other governmental unit except for maybe the City of Rochester. I have no idea if any or all of the current Board members are planning to run for office. I do know this: it is very difficult for a Board to function with only 3 or 4 members, & should the number of Board members drop below 3, the State of Michigan takes over & we all know the State's track record on the quality of their emergency managers. As the Board loses members and adds new ones, it is important to keep a mix of both men & women serving as members. It is important to have all perspectives on issues regarding our community. Please submit a brief resume to Mike LaRaia so it & a ballot can be included in the agenda for the annual meeting which will be 6:30, on 5/16 at the Rochester Community House on Ludlow. We hope you will attend.

Bill Need, President

Social Happenings Around The Circle



On December 10th we enjoyed another delicious brunch at Cherry Creek Golf Course, and we were entertained by roving carolers in authentic old English costumes. The day was bright and sunny and the roads were clear. We had 56 guests this year so we had a nice crowd and got to mingle and chat. The social committee chose an angel theme this year so each attendee took home a glass angel as a remembrance of the day. House numbers were drawn to determine which people took home the centerpieces and some poinsettias. The committee decided that this venue works so well for us that we are going to try to reserve this spot for next year's event. Watch the bulletin board in the mail box kiosk for upcoming events.

This year's committee members were Sylvia Glomski (Lewis), Linda Keegan, Jean Stevenson, Betty Schmehl, Jane Rodgers, Carol Demos, Louise Seltz and Linda Pinkerton.

If you have an interest in joining the social committee, please send your name to anyone currently on the committee and you will be notified of the next meeting.

Once again the residents gave generously to the food drive and we received a thank you from the community house for our efforts. Thanks to all who were able to help make this year a success. See Thank you note below.

Dear Linda,

12/13/17

It is with great pleasure + gratitude that I write to thank you + your Condo Association for your recent food donation to the Rochester Community House Kitchen.

Now that the holiday season is upon us, the need for emergency food increases. Because of the generosity your Association has provided us, we are able to continue to supply those in need.

MERRY CHRISTMAS + Happy New Year!

MARY Lee Kowalczyk, Director
Rochester Community
House

REMINDERS

Winter Sidewalk Closing:

During the winter months when there is snow on the ground the sidewalk inside the circle is closed. The plows have no choice but to push the snow back on front yards which on one side of the street means the sidewalk. Take extra care if you are walking your pet or walking to the mailbox. Additionally, whenever possible, have your car parked in the garage so the plows can remove snow in your driveway. The bylaws say that garages are not supposed to be used for storage other than normal garage items and spaces should be left for parking cars. If you have items that need to be stored and you can't use your basement, we suggest you rent a storage unit to store your belongings in. Our bylaws say that garages are not to be used for long term storage.

Trash Pickup:

On the same note, winter trash pickup can be a challenge. If there is heavy snow on Monday night, the plows will be there very early the next morning. If your trash bin or bags are in the driveway they have to plow around them or get out and move them. Try for a spot where they won't be in the plow's way. Thankfully we usually only have this issue for 3-4 months, and we'll soon be looking at green grass in our front yards!

Pet Clean Up:

Our furry friends still need to be picked up after even though there is snow on the ground. We have noticed that there are area nonresidents that are walking through with their pets and are letting them do their business and not picking up after them. Inconsiderate to say the least.

Speed Limit & Stop Signs:

Again, the speed limit on the circle is **15 miles per hour**. In some units it is very hard for a driver to see if there are cars coming until they are at the end of their driveways, and sometimes that is too late for another car to see them. Snow can make it hard for them to stop as well so please **observe the speed limit**. Also, remember there is no parking on the ends of the circles so emergency vehicles have clear access to get through when needed.

Modification Requests:

If you are intending to modify anything on the outside of your unit this spring or summer, remember you will need to fill out a modification request form and forward it to Mike at AMI before you begin the project. Even decks that are being re stained need to have the colors approved by the Board. Bring your sample to Mike for approval. We are trying to avoid the variety of colors that we are seeing on decks. As a reference, we remind everyone that decks are to be stained in brown shades, NOT red. Color names are deceiving so all stains must be cleared with Mike and the Board before starting the project.

Welcome new members:

Arline and John Skiff at 944 C.C.

Mary and Ken Harmon at 1157 C.C.

Please make the following corrections to the resident directory you received last fall.

Elaine Way's email should be: EMWay@comcast.net

Linda Pinkerton's address is 917 Churchill Circle

Geraldine Days' email is Geriaday@yahoo.com

Ken and Barbara Norman's phone should be 248-828-5012

The following is a list of contractors and tradesmen that have been used by various homeowners for one project or another and who have received a favorable rating. Be sure to ask for references, call those references and ask if they would use that contractor again. They should be licensed if a skilled trade or contractor and must be insured. When submitting a modification request, include a copy of the license and insurance certificate. Remember that your homeowner's policy should have coverage for anyone doing work in or around your home. The association policy does not cover any work that you are having done on your unit.

A.J. Power Washing/Decks

Art Jackson
248.703.6025

Evanson Plumbing

George Kleino
248.651-4292

Heating & Air Conditioning

Steve Pallitta
248.431.2172

Rod's Plumbing & Home Repairs

586.530.9432

Independent Window Repair

586.749.4449

L and L Improvements, Master Electrician

Frank Liimata, 248.872.2106

JBL Electrical

Doug Fortier
248.421-7780

Precision Garage Door Service

248.971.0946 or 888.531.1164

Rochester Window Cleaning

Patrick Delaney
248.652.0761

Remodeling/Decks

Lars David
248.625.9501

Cornerstone Custom Building/Decks

Steve Saunders
586.524.0373

Larson Remodeling, LLC

Interior Baths, Kitchens, Basements
John Larson
248-476-7328

Kendall and Company

Kitchens and Baths Remodeling
Randy Rice
248.651.6464

Handyman/Drywall/Painting/Odd
Jobs

Richard Lange
248.321.8054

Town & Country Garage Doors

Repairs and Openers
248.332.1641

The Iron Barn

Porch Railings
989.795.2112

Family Heating and Cooling

Heating and A/C
248.548.9565

Patrick Plumbing

248.651.3424
248-431-1802

Lawrence Carpentry

Decks, Basements, Remodeling
Jeff Lawrence
248-431-3802

Fine Lines Painting

Tom Levine
248-797-0264

Senior Services/Handyman

Tom Engel
248-535-7826

Painting/Drywall

Jeff Kerre
248.651.8238

Timeless Painting

Tony Chila
248.894.5804

Kevin Smith

Master Plumber
248.396.1563

Ameritemp HVAC

Jerry Lockhart
248.652.0174