

STONY RIDGE
FALL 2020 NEWSLETTER



President: Mary Browne

Treasurer: Larry Brown

Secretary: Linda Pinkerton

Member-at-Large: Carole Janus

Member-at-Large: Jane Rodgers

Joe Iacobelli: AMI Condo Management

4720 Van Dyke , Shelby Twp., MI. 4831

From Your Board of Directors:

ANNUAL MEETING – Postponed Indefinitely

After careful consideration, the Board has decided to postpone the Annual Meeting for this year. Due to the Covid-19 situation and the current mandates from the Governor, along with needing at least 30 days' notice in writing to all the co-owners, we just didn't know when or how to host it. Right now, we are looking at Spring of 2021. We will use this Newsletter to try and fill you in on many of the projects that we have been working on.

CHANGES AT AMI

Please join us in welcoming **Joe Iacobelli as our new Property Manager from AMI**. Joe has a diverse background in management/leadership and a strong customer service background. He is responsive and results driven. He is a current board member of a condo complex in Lake Orion and is very familiar with AMI, having worked with them for a number of years. Please direct your modification forms to Joe. Welcome Joe, we look forward to working with you! **Joe's email is joei@amicondos.com**.

Paula is still with AMI and some of her responsibilities are changing. We would like to thank Paula for all of the hard work she did on behalf of Stony Ridge and we wish her all the best.

BOARD MEMBER CHANGES

Loren Epler has decided to retire from the Board. This occurred in early Sept. We would like to THANK Loren for his knowledge, advice and willingness to serve. He will be missed!

Carole Janus and Jane Rodgers both expressed interest in joining the Board as Members at Large and we gladly accepted them onto the Board. Their terms will run until the next election in Spring. Thanks to both of them for taking an active interest in their community! We are now back up to 5 Board Members.

We ask all of you to please consider joining the Board. This is your community and everyone should be a part of it.

A MESSAGE FROM YOUR BOARD OF DIRECTORS

This note is to ask you to give thought to being part of the Board of Directors. Being on the Board is an important job and we ask you to consider stepping up to the opportunity. Here's an overview of the commitment:

Much of the communication is via email so we are looking for someone to check it daily and contribute with a positive point of view

- | Meetings right now are via Zoom conference call. We do expect the meetings to resume in person sometime in the future at AMI. An agenda is sent out one week in advance and the meetings last about 1-2 hours.

- | The person should be available to walk the property occasionally and let the Property Manager know of issues
- | You might be involved in meeting with contractors on site for a variety of reasons
- | Someone who has a **big picture approach for the Community as opposed to their individual needs**
- | Be able to keep information confidential such as violation notices and delinquency situations

We are more than happy to talk with you personally to see if it's a fit. This is your Community and many times being on the Board serves a purpose of really knowing and contributing to important decisions which affect everyone. Please reach out to Joe Iacobelli for a more personal conversation or if you would like to talk with any of the Board Members, that can be arranged too. Please consider getting involved!

One more important note – your Board is made up of **volunteers**, who willingly give their time and energy to the betterment of your community. Some of us still work and some are retired and we come from all different backgrounds. We are a positive group but struggle sometimes to stay that way. When you have an issue or a concern, your first communication should always go to AMI [Joe and/or Amy]. Most board members do not mind an occasional call or personal email – but please do not expect them to drop what they are doing and run down to your condo because you want them to look at something, NOW. Yes, this has happened many times. It might be a good time for you, but it might not be a good time for that board member. Please treat them the way you would like to be treated.

EMAILS AND REQUESTS FROM CO-OWNERS

We strongly encourage co-owners to write in their requests to Joe and Amy at AMI. This gives us a written document to track and each request should be responded to. Please understand that the Board sees all of these and we try very hard to honor those that **make sense for the community**. It is the responsibility of the Board to utilize our funds to the best of our abilities and to have these requests completed that makes sense for the overall community, not just one condo owner. So, some requests may get approved, some may not and some may get delayed due to funds. We will always listen to your requests, but not all will be approved.

LAWNS AND WATERING

We started out the spring with good looking lawns and then the warm weather hit and stayed way-too-long. We had a number of issues with the lawns, including some sprinkler issues and moles. Surprisingly we did not have any grubs; apparently moles like earth worms better and we had plenty of those. We trapped and caught a number of moles this year. We also increased the watering to six [6] days per week to try and bring the lawns back. In September, we will be “over seeding” some lawns and specific areas in the complex when the weather cools down some. We are also adding a new water meter to the north end of our complex. This area gets sun 24/7 and the only way to keep it healthy, is to be able to water it differently. This is a complex process and involves our sprinkler contractor, the City of Rochester and another contractor that will dig

the trench to the main line. This will allow us to water this area separately. This new meter, along with the permits and all work associated with it for installation may run around \$15,000. Please see the pictures at the end of the newsletter.

One thing we did find out, if we want our grasses green, we need to water extra days. Our system is old and it limits the length of time we can water. So, our only option is to water more days, which we did. The lawns looked much better and we will plan on doing this again next year, only earlier. We know this will increase the water bill but if you want to have green lawns, that is our only choice right now. Over the winter months, we will be working with our irrigation company to review the sprinkler map, and see where we can make adjustments to the system. This will then get priced out and see where it fits in our budget.

The rain sensors are working. It needs to rain pretty hard for a good hour to trigger the system to shut off. Depending on the rainfall, some sensors may get more water than others and some may shut the system off while others keep running. If we get a nice, easy rain, it will not shut the sensors off. That is how they are designed to work.

Here is the hole that was dug to attach the new meter to the main water line.



CEMENT & BRICK WORK

We replaced a lot of cement, fixed and repaired a lot of brick – to the cost of \$41,000. We also learned a lot. Not all cracks are created equal and not all cracks should be fixed just because they exist. When they get to be a certain size or are cracking the bricks in a specific way, then it is time to fix them. We appreciate those co-owners who shared pictures with us to make sure we reviewed their concerns. Most got fixed this year and there may be a few that get added onto next year's list.

WOOD & TRIM REPLACEMENT

We replaced and still are replacing a lot of wood. Many of these items were on last year's list to get fixed but that didn't happen. So, the majority of that work was moved to this year's list. Some of the wood never seems to dry out, it may not get enough sun. Some is just rotted after 20 years of exposure and some is very tricky to replace due to the location. This last area is under, around, behind and above the deck area – that is what makes it so tricky. Some deck boards may need to be removed and that is at the co-owner's cost. The contractor that the board hired will remove these deck boards as carefully as possible, but we cannot guarantee that there won't be any damage or need for replacement boards. We are especially concerned with matching the boards if they are of a composite material. The decks are considered Limited Common Elements [Master Deed, Article IV, Common Elements; Section 2 – Limited Common Elements [a]; Section 3 – Responsibilities [e]. The By-laws [Article VI, Restrictions, Section 3 – Alterations and Modifications] share information allowing the Association to have access to these areas to repair any items necessary and state that the responsibility for costs falls on the co-owner. Please understand, these repairs are necessary to maintain the stability and health of your condos. We will be as careful as possible.

NEW DECK MODIFICATION REQUESTS - when the Board has reviewed and approved a new deck request, the contractor doing the new deck installation will need to communicate with Board member (Larry Brown, 929 CC) **several days prior** to the tear down of the old deck. Larry will meet with the contractor at the deck to be redone for the purpose of looking at and discussing the repair of any rotted wood behind the old deck structure. This is usually under the wall door bay area. We want to make sure that the contractor will repair all rotted wood found when the old deck comes off. It is much easier and cost effective to repair the wood at this time.

The condo association will reimburse the Co-owner for any additional cost of rotted wood repair that is not part of the deck.

Permit from the City of Rochester - If new deck surface boards are the only part being replaced, then a permit is not required. If a new deck will be replacing railings, steps, surface boards, and any new structure supports, then a permit will be required from the City prior to the deck modification being approved.

SIDE LIGHTS

This is the glass and wood area on each side of your front door. The side lights and front door are all one unit and are the co-owner's responsibility [Master Deed, Article IV Common Elements, Section 2 Limited Common Elements [g] and Section 3 Responsibilities [c] – Policy Title – Exterior Building Maintenance - co-owner's responsibility]. Some co-owners added a

storm door and storm windows to this area and in many cases, this has helped to protect these areas. Other co-owners have had to replace them due to rotted wood, even with a storm door. The storm door certainly helps, as do the storm windows that fit over the side lights, but that is up to each individual co-owner as to whether they want to pay for them and the installation. Regardless, the maintenance and replacement of these items belongs to the co-owners.

CO-OWNER DIRECTORY

A new Directory will be coming out near the end of the year. If you do not want your phone number or email listed, or want anything changed or added please let Linda Pinkerton know no later than 10/9. Pinkoasis@aol.com or 248-882-2049

SPEED LIMIT

Once again, we remind everyone that the speed limit around the circle is **15 MPH**. There have been and probably will continue to be lots of work vehicles in front of units making the road narrower in spots. We have small children in here as well as people walking so, we ask that you and any **guests observe the speed limit**.

BIRD FEEDERS

We have received several complaints about bird feeders attracting critters that can cause damage to our condos/decks. We realize that many co-owners enjoy seeing the beautiful birds and we do not want to take this away from anyone. We are now requiring no more than two [2] bird feeders be placed off the deck area and **no** bird feeders located in any trees, in common areas or front yard areas. We are also expecting the co-owners who want and have bird feeders to clean up the seed that falls on the ground, so the critters are not attracted to it. We have spent a fair amount of money trapping and removing critters in many areas and this costs the entire community money.

SNOW PLOWING

It is not that far away! When the snow comes, please understand that the snow removal company is responsible for plowing the roads, driveways, shoveling the walkway to your porch and cleaning the porch. They do not shovel the interior sidewalk; this area is closed to foot traffic during the winter. The reason behind this is that we need that space to plow/push snow. We post signs stating such and ask that you please use caution when walking on the street. Also, if you have a car in your driveway, they will make the attempt to clean the driveway if they can get the plow in there. They will not come back to clean the other side once you move your car. So, please keep your cars in the garage, keep the driveways and roadways clear for the plows.

NOTES FROM YOUR TREASURER

We are doing a lot of repairs in the complex this summer. I would like to share some of the costs for work being done.

Cement repair -\$41,591

Gutter cleaning - \$2,750

Gutter repair - \$371.00

Plumbing repair - \$517

Fertilization and weed control -\$3,100

Exterior wood repair -\$8,800

These are some of the work areas completed through the end of August. Work will continue into the fall months.



Social Happenings Around the Circle

Due to COVID, social events for the year have been cancelled. We are hoping that in 2021 we will be able to resume the community get togethers that make living in Stony Ridge a special place. We hope to be able to have our ice cream social, the annual picnic as well as the Christmas Brunch. If you are a new resident and have any ideas for a social event please let a member of the committee know or better yet, join the committee and share your ideas. Committee members are:

Jean Stevenson, Betty Schmehl, Sylvia Lewis, Jane Rodgers, Louise Seltz, Linda Pinkerton. Their contact information is in the directory.

If you have a **green** thumb or just like to dig in the dirt, we are looking for volunteers to plant around the gazebo in the spring. We have put in more perennials so we just plant annuals, about 6-8 flats, and it usually takes a couple of hours in early May.

Please welcome the following new neighbors:

956 C.C. Robert & Margaret Thompson

947 C.C. Fred & Robin DeSantis

923 C.C. Bill & Lynne Korompay

Please pick up after your furry friends and remember that they are always to be kept on a leash. The ideal spot to let you pet do their business is behind or at the side of your unit, not the front yard, but you must still pick up after them no matter where they go.

The "LIGHT BULB MAN", Hans Spata has been replacing burned out bulbs as he sees them. He is the only person that does this so please do not remove the bulbs in your garage lights. We get those bulbs from Ray Electric specifically for our coach lights so we have a uniform look. They are not for your personal use. Hans says that he has found empty fixtures, which means someone is removing the bulbs. We appreciate your cooperation. A huge THANKS to Hans for doing this!

LIST OF CONTRACTORS

The following is a list of contractors and trades people 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, Damon, 248-625-9501
Electricians
JBL Electrical, Doug Fortier, 248.421.7780
L & L Improvements, Electrician, Frank Liimata, 248.872.2106
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
Senior Service – Handyman, Tom Engel, 248.535.7826
Heating & Air Conditioning

Ameritemp HVAC [Heating & Cooling]; Jerry Lockhart, 248.652.0174
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
Painting
Fine Lines Painting & Drywall, Tom Levine, 248.797.0264
Painting & Drywall, Jeff Kerr, 248.651.8238
Timeless Painting, Tony Chila, 248.894.5804
Plumbing
Evanson Plumbing, George Kleino, 248.651.4292
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

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 – Replacement only
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