

*Stony Ridge Newsletter*

*Spring 2020*



President: Mary Browne

Treasurer: Larry Brown

Secretary: Linda Pinkerton

Member at Large: Loren Epler

AMI Property Manager: Paula Granowicz

AMI Property Coordinator: Amy Davis

Association Management, Inc.

47200 Van Dyke Ave.

Shelby Twp., MI 48317

## *From the Board of Directors.....*

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

Spring is right around the corner!

#### 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.

#### Sprinklers

Sprinklers will be checked and ready to go in early spring. The turn-on date will depend on the weather. We have started a Reserve Fund for irrigation, **our** watering system is over 20 years old and has many issues. If you notice that a head is not working properly or is shooting in the wrong direction, please let AMI know as soon as you can. Instant Maintenance will be out to fix them shortly after being notified.

#### Board Members – **WE NEED VOLUNTEERS!**

It is that time again. Our Annual Meeting is only a few months away 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 will be included in the annual meeting notice that is sent out to all co owners so if you think you would like to put your name in for nomination fill out the resume and get it back to Paula so your name can be listed as volunteering to run.

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 AMI ahead of time and then the Board can focus in on that area during the walk-around. **Email Paula Granowicz at [pgranowicz@amicondos.com](mailto:pgranowicz@amicondos.com), pictures are always helpful.** 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. Some of the items that we found last year did not get completed due to the weather and those items will be completed in the spring as soon as possible.

## Budget

Our Treasurer, Larry Brown, has spent a great deal of time working on the budget and he did a great job. There are many items to consider, and determining the right amount of money in each category, based on past expenses and estimating future costs, isn't easy. We are happy to say that we have budgeted for an extra gutter cleaning for those condos on the perimeter that have many trees behind them. The gutter guards that are in place are working as expected, keeping the leaves out. **EXTRA GUTTER CLEANING SOUNDS LIKE TWO. I WOULD SAY SCHEDULED FOR ONE CLEANING IN JUNE.**

## SAVE THE DATE

The annual meeting will be held on Thursday May 21st at The Rochester Community House. Doors open and sign in will begin at 6:00 p.m. and the meeting will begin at 6:30 or as soon as a quorum is met. We hope to see many co-owners there to hear what is planned for Stony Ridge and to hear questions from residents 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, that should be discussed with Paula and not at the annual meeting.

## NEWS YOU CAN USE

AMI has had a personnel change and the person handling the work orders is Amy Davis. She can be reached at 1-800-821-8800 or emailed at [adavis@amicondos.com](mailto:adavis@amicondos.com). She is the person you would speak to if there is a concern you have with your unit that would be covered by the association. Modification requests should be sent to Paula at [pgranowicz@amicondos.com](mailto:pgranowicz@amicondos.com), then she will forward to the Board for approval. If there is any question about what you are planning to do, consult the policy handbook. The modification request (3 pages) must be filled out and turned in and then approved by the Board before work can start. If that form is incomplete or does not have the required attachments it will not be approved and will be returned to you. We also need to see a copy of the contractor's current insurance coverage and license as well.

## LIST OF CONTRACTORS

### **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.

<b>Air Duct Cleaning</b>
Peabody's Air Duct Cleaning Service, 586.243.2424
<b>Decks – Power Washing</b>
A.J. Power Washing/Decks, Art Jackson, 248.703.6025
<b>Decks – Remodeling</b>
Cornerstone Custom Building/Decks, Steve Saunders, 586.524.0373
Decks/Remodeling, Lars David, 248.625.9501
Lawrence Carpentry. Jeff Lawrence,
<b>Electricians</b>
JBL Electrical, Doug Fortier, 248.421.7780
L & L Improvements, Electrician, Frank Liimata, 248.872.2106
Q Electric, Greg at (586) 549-1444
<b>Fireplace Service</b>
Rick Novak, 586.264.0529
<b>Garage Doors</b>
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.
<b>Handyman</b>
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
<b>Heating &amp; Air Conditioning</b>
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
Elite Plumbing and Heating, Glen Jermalowicz 248.655.1401
<b>Home Improvement</b>
Kendall & Company, Kitchen & Baths, Randy Rice, 248.651.6464
Larson Remodeling, LLC., Kitchens, Baths, Basements and Decks John Larson, 248.467.7328, <a href="mailto:Larsonremodel@yahoo.com">Larsonremodel@yahoo.com</a>
Lawrence Carpentry, Basements , Remodeling, Jeff Lawrence 248.431.3802

John Larson, Larson Remodeling, 248.467.7328
XAMROC, Home Repairs & Remodeling, Martin Malron, 248-762-9369
<b>Landscaping &amp; Pavers</b>
Donato Landscape & Pavers, Doug Frieze, 586.739.0795, ext. 203
<b>Painting</b>
Fine Lines Painting & Drywall, Tom Levine, 248.797.0264
Painting & Drywall, Jeff Kerre, 248.651.8238
Timeless Painting, Tony Chila, 248.894.5804
<b>Plumbing</b>
Evanson Plumbing, George Kleino, 248.651.4292
Master Plumber, Kevin Smith, 248.396.1563
Patrick Plumbing, 248.651.3424 or 248.431.1802
Elite Plumbing and Heating, Glen Jermalowicz, 248.655.1401
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<b>Porch Railings</b>
The Iron Barn, Porch Railings, 810.358.0010
<b>Radon Testing</b>
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
<b>Radon Mitigation Companies</b>
American Radon, 248.969.9609
Pro Tech, 888.677.2366
Lee Davis, 248.623.6454
<b>Windows – All Things Windows</b>
Michigan Tinting – Professional Window Tinting, 248.599.2975
Rochester Window Cleaning, Patrick Delaney, 248.652.0761
Independent Window Repair, 586.749.4449
Shine Window Cleaning, Brandon, 248.251.6494