

STONY RIDGE NEWSLETTER SPRING 2021



PRESIDENT: Mary Browne

TREASURER: Larry Brown

SECRETARY: Linda Pinkerton

MEMBER-AT-LARGE: Carole Janus

MEMBER-AT-LARGE: Jane Rodgers

JOE IACOBELLI: AMI Condo Management

47200 Van Dyke, Shelby Twp., MI. 48317

FROM THE BOARD OF DIRECTORS:

ANNUAL MEETING – Currently scheduled for May 2021

As you all know, we cancelled last year's Annual Meeting due to the Covid-19 situation and restrictions. We had a reservation at the Rochester Community House and moved it to this year. We are currently scheduled for Monday, May 17th; with registration beginning at 6:30pm and the meeting will be at 7:00pm.

The Community House is currently restricting capacity and we will need two [2] rooms – they will both be available at 7:00pm. This will allow us to have enough attendees and hopefully meet our quorum. If the COVID restrictions change, we will cancel this meeting and reschedule it in the fall. We are asking all attendees to wear masks and abide by all regulations set forth by the Community House.

If you are unable to attend the Annual Meeting, please consider giving your proxy to a neighbor who is attending. It is important that we have enough votes for a quorum to be met. Thank you!

JOIN THE BOARD –

We are always looking for co-owners who are interested in joining the Board of Directors. The Board meets once a month, in person or by Zoom calls, on the 3rd Tuesday of the month. We communicate all month long by emails and phone calls. The Board members participate, when they can, in walk-arounds in the spring; looking at cement & bricks, wood that needs to be replaced, grass, bushes & trees, and many other items. You may also be involved in meetings with various contractors.

We are looking for people who are able to have a “big picture approach” for the entire Community as opposed to their individual needs. These people also need to keep information confidential. This is your community – please consider getting involved!

If you have any questions, please feel free to contact any Board member or Joe!

BUDGET –

You all should have received the budget for the 2021-2022 fiscal year. The Board voted to increase the dues \$15.00 per month for a total of \$300.00 per month to cover costs. The last increase was in June 2017. We worked on a lot of projects last year including:

- Cement and brick replacement \$41,816
- Wood replacement & Exterior Building Repairs \$39,258
- Filled in the cracks in the road \$4,900
- Added a new tap/meter to the north end of the complex \$13,137
- Increased watering days (water & sewer) \$14,704
- Gutter cleaning and repair \$5,086

Our work is far from complete. Phase I of our complex was completed in 1998, Phase II in 1999 and Phase III in 2000 – which means our complex is aging and things need to be maintained and fixed. Our reserves are in good shape and we use them as needed, always being conscious of keeping them healthy.

WATERING & LAWNS –

We are all happy to have spring arrive along with the warmer weather. But this is Michigan, and our weather can change one minute to the next. The Board has met with the Irrigation Company and Joe [AMI] has had conversations with our Fertilization and Lawn Mowing Companies to coordinate the startups.

With the addition of the new tap at the north end, we can change our watering times and schedule to accommodate those areas that need more water and those that need less, which will also help with costs. We will start watering with 3 days a week and can easily increase as needed based on the weather. We will not water on Tuesday [garbage day] or Friday [lawn mowing day]. Please keep your garbage OFF the grass and away from the sprinkler heads.

RESIDENT INFORMATION & GUIDELINE BINDERS –

Over the past few months, the Board has reviewed and updated many of the Association Policies. Some of these updates have come from co-owner requests and others may have changed over time. We will be handing out a 3-ring binder to each co-owner at the Annual Meeting with all of this information. For those who cannot attend the meeting, we will be delivering them to you. We have also included other information that we think will be helpful [modification form, site plan, responsibilities document, etc.]. These binders are provided as a resource and do not replace or alter the Master Deed or Bylaws. We ask that you save this binder and it should stay with the condo should you decide to leave the community

Going forward, all of this information will be available on the Stony Ridge website [www.stonyridgecondos.net].



Social News Around the Circle:

The social committee was on temporary hold for all of last year due to the restrictions imposed by the pandemic. We are still limited as to what we can do regarding groups. We should be able to hold the annual picnic at the gazebo in September and maybe even another ice cream social at the gazebo in June. That was a big hit when we did it in 2019, lots of people stopped by for a treat and to say hello to friends. We'll keep you posted on that.

We have investigated the Christmas brunch at Cherry Creek and reserved the tentative date of Sunday 12/12. Cherry Creek isn't sure if they will even have a brunch this year and also what the restrictions would be for the number of people that they would allow in the private room that we use. All of this is on hold. Cherry Creek asked if we would consider a "plated" meal rather than the open brunch. If you have a feeling about that, let someone on the committee know via email or at the annual meeting when you see them. We can investigate that further if it seems there will be enough people interested in doing that. Until we have some return to normalcy and accepted gatherings, we have to play all of this by ear.

If you would like to join the group of residents that make up the Social Committee, we would love to have you. Currently the members are:

Sylvia Lewis, Betty Schmehl, Jane Rodgers, Jean Stevenson,, Linda Pinkerton, Louise Seltz. Their numbers can be found in the resident directory that was mailed to you last fall.

Watch the bulletin box at the mailbox kiosk for updates on the social activities.

A shout out to Hans Spata, the lightbulb man. He watches for burned out bulbs on the garage carriage lights and replaces them if they burn out. About three years ago we began buying special LED bulbs and installed them on all units so we would have uniformity in color and

looks. They look great and many have been replaced since then. The porch lights were also done on a one-time basis for you then. When your porch light burns out it is your responsibility to replace it. They can be purchased at Ray Electric on Hall Road in Shelby.

Remember there is a SPEED LIMIT of 15 MPH on the circle. With lots of construction going on there are often trucks and vehicles parked on the circle. We also need to keep the end of the circle open for any emergency vehicles that may need to get through.

Co-owners that like to feed the birds are again reminded that they are responsible for raking the seed off the ground beneath the feeders. This is what attracts the critters, raccoons, moles, etc. causing extra expense to all of us.

If you're walking your furry friend, please bring a waste bag with you and pick up after your pet. This means both the front and back areas. We realize that not every walker that is in the circle is a resident here so no one is finger pointing. It's good to see people out with their pals.

If you have a **green** thumb or just like to dig in the dirt, volunteers plant the area in front of the gazebo around the first week in May. Call Jean Stevenson to get the date and time after the first part of May. Only takes about an hour of your time. Bring your trowel, gloves and kneeling pad if you have or need one.

The community lost two of its longest residents this year. We fondly remember Charlie Kaul and Rosa Formica and send sympathies to their families. They will be missed.

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