

STONY RIDGE NEWSLETTER

FALL 2022



PRESIDENT: Mary Browne

VICE PRESIDENT: Jane Rodgers

TREASURER: Larry Brown

SECRETARY: Open

MEMBER AT LARGE: Mary Cameron

JOE IACOBELLI: AMI Condo Management

FROM THE BOARD OF DIRECTORS:

Welcome Fall!

This has been a busy summer and many of us are happy to see it move on. A lot happened around the Circle and not all of it was good.

Unfortunately, we were part of the Water main break in Port Huron that affected our entire community. Not only did we lose all water, but we were also part of the water ban for outside irrigation. As many of you know, that went into October. We usually have the sprinkler system blown out and shut down the last week of September, and we decided to stick to that schedule. The sprinklers are done for the season and Mother Nature has helped us along with some well needed rain.

We also got hit by terrible winds and rain and lost power for 5 days. This was a true hardship felt by all and was very frustrating. DTE sent many mixed messages, and we had a difficult time finding out any updates, as did many of you. To share a few facts and clear up some misconceptions:

- We do not have a transformer on our property
- All transformers are owned and maintained by DTE, we have nothing to do with them, nor do any co-owners
- The outage affected every Board member just like it did all co-owners
- Each co-owner has their own independent contract that they sign with every utility, neither the Board nor AMI has anything to do with those contracts; or rate increases or any items that DTE or any other company shares
- The Board asked Joe to share information that we thought would be helpful and Joe [AMI] went above and beyond to do his best to keep co-owners informed of what was going on
- You, as a co-owner, have every right to contact your Utility Company and request information and you should
- DTE did tell us that our power issues were due to wind damage, along with a main fuse on a circuit serving Stony Ridge; the work order was never closed during the power outage even though DTE customers were notified differently. Stony Ridge has no control or responsibility for any fuses.

Board Members – WE NEED VOLUNTEERS!

We are back to four [4] Board members and would like to have a fifth. We currently have a position open for the Secretary. If anyone is interested, please let Joe at AMI know.

This is a “heads up” for all co-owners. Mary B., Larry and Jane’s terms **are all up** in May 2023. Mary C came on for one [1] year and **her term is also up**. I encourage you all to get involved and support your community. You are welcome to talk with Joe at AMI or any Board member to find out more details about the positions.

We meet on the 3rd Tuesday of the month from 6:00pm-8:00pm by Zoom for our monthly meetings. During the month, most of our communications are by email. We sometimes meet with contractors and we do walk-arounds [usually in the spring] to look at various areas for improvement. Many of us have been on the Board for a long time and we need some new members.

AMI

To better balance the needs of your community, Amy Rowley will assume the position of Co-owner Coordinator. She will be working closely with Joe Iacobelli, Community Manager, and will be your primary point of initial contact for questions, and concerns. We would like to thank Shana Barrons for all her efforts and support of our community and wish her the best in her new role at AMI.

Please continue to submit work order requests to workorders@amicondos.com.

AppFolio

AppFolio is a new web-based program that AMI has invested in that has many advantages for AMI and for our co-owners. By now, you should have received a letter from Tony Major, Director of Systems Management for AMI. The Online Portal allows co-owners the ability to access their association account via a web browser or by downloading the mobile app to your iPhone or Android smartphone. You can also load this on your desktop, laptop, or tablet. If you have not signed up for this yet, you should take advantage of the options it makes available. This site provides a secure location to share many documents too.

Co-owner Directory

The co-owner directory will be updated at the end of the year. This document will be **emailed** to all co-owners that have active email addresses listed with AMI. For those co-owners who do not utilize email or have requested to have their documents mailed, we will print and mail out those copies. We may be adding this to the AppFolio site also.

Seal Coating & Cement

Midwest Paving completed the sealcoat on our road in May. The sealcoat helps to extend the life of the road.

Cement work was completed in September. We replaced a lot of cement again this year.

Snow Plowing

Joe sent out 14 requests for bids to various companies. The details are below:

- Go Lawn Barber (Jason Hanley): **No Proposal Submitted**
- Hutch Paving: **No Proposal Submitted**
- Brilar Landscaping (Ellen Edubay): **No Proposal Submitted**
- Adam Oaks/Brittingham Lawn (Joel Brittingham): **Declined, Full Schedule**
- Fairway Landscape (Mike/Steve): **No Response**
- Home Grown (Bob/Mike): **Declined, Full Schedule**
- Big Lakes Lawn Care: **Declined, Out of Range**
- Lucia Landscaping (Fred Bowman): **Declined, Full Schedule**
- Davey Tree/Commercial Division: **Declined, Full Schedule**
- Staco Resources: Declined, Full Schedule
- Marino Landscape: **Board eliminated due to price**

The Board met with the 3 listed below by Zoom:

- **Jake Ryan Landscape (Paul Pochmara)**
- **Superior Scape (Jeremy Harman)**
- **Yardmaster (Branden Donley)**

After careful deliberation, we approved the bid for 3 years from Yardmaster. We spoke with Branden, who is the Branch Manager for the Michigan market, and he will be using hot pink deicer on the walkways and rock salt on the roads. We encourage those who can enter & exit through their garages to do so during the winter months and avoid the front door entrance. We know we have issues with ice buildup, and they will pay extra attention to these areas.

If you have any concerns with snow removal, please contact Joe at AMI.

GFL – Trash and recycling pick-up – Any issues with either of these should be shared with the City of Rochester. You pay for these items in your taxes. You are welcome to share information with Joe at AMI, but any issue should be directed to the City.

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

We have a lot of people in our community that enjoy walking. Many use the sidewalks and some use the roads. Please be careful and SLOW DOWN when driving in the circle. Remember there is a **SPEED LIMIT of 15 MPH** on the circle. During the winter months, the snow will be plowed onto the inner circle sidewalk and for your own safety we ask that you do not walk in this area.

Modification Requests

Modification Requests must be submitted through AMI and approved by the Board for any items that change the outside appearance of your condo. Modification Requests may include a Permit from the City of Rochester. The city is in **total control** of this not your condo Board.

If you are redoing your deck and are replacing stairs or railings, you must get a permit from the City of Rochester. If you are planning to install a generator, you must get an electrical permit from the City of Rochester. The contractors that you are working with should be aware of these requirements. You can call the City of Rochester Building Department at 248.733.3700 to confirm and process your requests. Avoid delays by applying timely for permit(s).

Fall Clean Up

Adam Oaks has been around to start their fall leaf clean up. They will remove the leaves from both the front and back yards.

SavaTree will be out late fall to trim trees around the community. This will include trees around the perimeter, front and back yards and in the common areas.

Friendly Fall Reminders

There are many things that occupy our minds when the change of seasons occurs. Here are a few more:

- Remember to change the batteries in your smoke detectors. The Rochester Fire Department will also help with this if you call the non-emergency number 248.651.4470.
- Change your furnace filter
- Turn your water off to the outside spigots and bring your hoses into the garage
- Change the battery in the garage door keypad

Flowers

It is getting time to say goodbye to all the beautiful flowers. Just a friendly reminder, it is the co-owner's responsibility to clean up their flower beds, walkway to the front porch, porches, decks, and patios [including around and under decks and rear flower beds, remove all weeds in your beds] before winter comes. You can still put the brown bags out for refuse pick-up until early November.

Bird Feeders & Pets

Co-owners who 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. Bird feeders are not allowed in the trees in the common areas.

If you are walking your furry friends, please bring a waste bag with you and pick up after your pet every day. This means both the front, side, and back areas.

Volunteers

A huge Thank You to Geri Day for handling all the welcome packets and treats to the new co-owners. Geri, we appreciate all your efforts!

A shout out to Hans Spata, the lightbulb man, and his trusty driver, Agnes. He watches for burned out bulbs on the garage carriage lights and replaces them as needed. If you see him in your driveway, don't be alarmed, he is just changing the burnt-out bulbs!

A big Thank you to Bill Need for all his work on our signs and signposts. Also, for his patriotism in putting all the American flags at the gazebo at various times of the year.

Social News Around the Circle

Please **welcome** and say hello to the new co-owners in our community:

Dave & Rita Barry	971
Beth Grossman	1084
Elise Roman	1163
Wendy & John Peterson	1200

Saying **goodbye** is never easy:

Lila Kobus	1200
Loren Epler	1133
Mary Anderson	1175

Social Committee

Jane sent an email out to all co-owners asking for interest in some upcoming activities and for volunteers to help. She did **not receive one response** from our community, so the Social Committee has been disbanded. That is a shame. We will not be having our Christmas Brunch or any other activities as of now.

LIST OF CONTRACTORS

The following is a list of contractors 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 [Liability & Workmen Compensation] 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, Decks/Remodeling, Damon, 248.625.9501
Dryer Vent Cleaning
Dryer Vent Wizards, 248.227.6789
Electricians
JBL Electrical, Doug Fortier, 248.421.7780
L & L Improvements, Electrician, Frank Liimata, 248.872.2106
Q-Electric, 586.549.1444
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
Pristine, Ken Garlow, 586.823.0458
Senior Service – Handyman, Tom Engel, 248.535.7826
Heating & Air Conditioning
Ameritemp HVAC [Heating & Cooling]; Jerry Lockhart, 248.652.0174
Briarwood Heating and Cooling, 248.299.8126
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
Landscaping & Pavers
Donato Landscape & Pavers, Doug Frieze, 586.739.0795, ext. 203

Northern Brick LLC, Dave Carter, 586-243-0010
Timberstone Solutions, LLC, Nick Holcomb, 586-420-8911
Painting
Fine Lines Painting & Drywall, Tom Levine, 248.797.0264
G and G Painting, Roger Gentry, 586-855-3357
Painting & Drywall, Jeff Kerre, 248.651.8238
Timeless Painting, Tony Chila, 248.894.5804
Plumbing
LPS Plumbing, 586.948.2822
Master Plumber, Kevin Smith, 248.396.1563
Patrick Plumbing, 248.651.3424 or 248.431.1802
Trevarrow Plumbing, 248-528-3320
Porch Railings
The Iron Barn, Porch Railings, 810.358.0010
Elegant Aluminum Products, 800-546-3362
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
Paramount Building Inc., 586.690.0227

Windows – All Things Windows

Rochester Window Cleaning, Patrick Delaney, 248.652.0761
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Independent Window Repair, 586.749.4449

Michigan Tinting – Professional Window Tinting, 248.599.2975
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Pure Energy Windows 248.246.6100

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