

STONY RIDGE NEWSLETTER

SPRING/SUMMER 2023



PRESIDENT: Mary Browne

VICE PRESIDENT: Mary Cameron

TREASURER: Larry Brown

SECRETARY: Jane Rodgers

MEMBER AT LARGE: Open

JOE IACOBELLI: AMI Condo Management

FROM THE BOARD OF DIRECTORS:

Welcome Spring and Summer 2023!

We had a very unusual winter season, not a lot of snow storms but when they came, they were fierce. The winds were strong and the snow, when it came, was heavy. We signed a new 3-year contract with the new snow plow company and had some struggles this past winter. Communications were ongoing during the winter, but they changed personnel a couple of times, both in the office and with the actual snow plow crew. We believe that the snow plow issues were due to a lack of communication from between the Office Management and the field crew. We met with the new crews in person, making sure they understood our community's needs. The Board feels comfortable that they will do a better job next winter.

The storms that occurred brought some very strong winds and the winds knocked some trees down, pulled one tree right out of the ground and broke many branches. The clean-up has been ongoing. Thank you to those co-owners that quickly notified Joe of these issues. The Board will be walking around with the Arborist soon to assess the damage and make some recommendations. These were very costly storms. Please remember that the regular tree trimming occurs in late fall.

SPRING CLEAN UP

We contracted with Adam Oaks to clean up the area around the trees by the perimeter sidewalk. This includes the pine needles & pine cones and any debris. This was a very labor-intensive project but needs to be completed.

Lawns – We realize that some lawns look sparse, brown, clumpy, and just bad. All of the lawns will be evaluated when the board completes a walk-around and a plan of action will be created and implemented.

Yard Waste - Pick-up for yard waste started April 1st. All yard waste should be in brown paper bags, or containers that are marked for yard waste. These items go out on our normal trash day. Please do not put these containers on the grass – only the cement.

Mulch – The Association puts out dark brown mulch by the Gazebo and front entrance way only. If you choose to put mulch out at your condo, it must be dark brown in color.

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. If you need trash or recycling bins on wheels, you can call GFL directly [844-464-3587] and have them delivered to your condo. Please put all trash and recycling containers on the cement only, not on the grass.

AMI - Joe Iacobelli, is our Community Manager, and he does a great job. Joe is always available and quickly responds to our needs. Amy Rowley is the Co-owner Coordinator and she works closely with Joe and will be your primary point of initial contact for questions, and

concerns. Both Joe and Amy are very familiar with our community and we appreciate all their efforts.

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

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**. The Modification Requests must be approved **PRIOR** to any work starting. Modification Requests may include a Permit from the City of Rochester. The city is in **total control** of the permit process, 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).

AppFolio

AppFolio is a new web-based program that AMI has invested in that has many advantages for AMI and for our co-owners. 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. You can access the website by going to AMI@amicondos.com, then click on the AppFolio link [owner on-line portal].

Annual Meeting

The Annual Meeting took place on May 24, 2023 at the Rochester Community House. A big Thank You to everyone who attended this year's Annual Meeting. It is always a great time to get together and review the progress the community is making. We had 57 people in attendance and met the quorum to begin the meeting.

Election of Officers – Mary Browne, Larry Brown and Jane Rodgers were up for re-election and all were elected. No one else volunteered to run for the Board, so we are still operating with four [4] members instead of five [5]. After the meeting, Mary B was elected President, Mary C was elected Vice President, Larry was elected Treasurer and Jane agreed to be the Secretary.

We had a lot of good questions, comments and discussion and the meeting lasted just about 2 hours. Some items discussed were:

- The Board asked for bids for **Planning Purposes Only** for asphalt milling of our road. We had asked for a 2-inch milling, but depending on what they find, we may have to go down to 4 inches. The cost could be anywhere from \$150,000 - \$300,000.
- Wood repairs are ongoing.

- Cement & Brick repairs will continue. The Board will be walking around in June to look at these issues.
- Tree replacement – damage from the winter storms
- Sprinklers were turned on Wednesday, May 31st. Our system is aging and needs a lot of repairs every year. Watering days are Monday, Wednesday, Thursday, and Saturday. Due to the extreme weather we have been having, a 5th day, Sunday has been added. The sprinklers start in the late evening, run all night and into the next day.
- Recycling program – friendly reminders – all containers need to be clean. If you can't clean them, then please just throw them in the trash – otherwise you contaminate the enter load.
- Budget – our dues were increased by \$35 per month. Beginning June 1, 2023, the dues are \$335 per month. This increase covers the costs of new contracts, increases in labor & supplies, insurance, lawn care, irrigation, critter control and items that were not in our prior budget.
- Gutters will be cleaned in June.
- Bushes will be trimmed in late June
- Dryer vents should be cleaned this year in June.
- Thank you to Jana Yezak and Pat Storto for checking co-owners in and counting ballots.

Friendly Reminders

*****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. Please let any visitors staying with you know the speed limit.

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. Under no circumstances, should you feed any of the critters – no matter how cute you think some of them are. Also, please keep your garage door closed when not in use.

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 housing our water hose, and supplying all the flags at the holidays for the gazebo area.

Social News Around the Circle

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

David & Char Wojcik	917
Barbara Galena	1176
Beth & Gerry Labut	1133
Dave Anderson	1175
Arthur & Judy Wargo	1072

Saying **Goodbye** is never easy:

Mary Anderson	1175
Mary Drozdowski	1157
Barbara Smyles	1066
Ray Waltenbaugh	1206

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
All Seasons Roofs, 248.935.660.
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
Pure Energy Windows 248.246.6100