

# The Stonehenge Journal

Fall/Winter 2018

## Stonehenge Condominium Association

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### Stonehenge Front Office Hours:

Monday, Wednesday, Friday  
9:00 a.m. – 4:00 p.m.

### Association Management, Inc.

42700 Van Dyke Ave.  
Shelby Township, MI 48317  
Phone: (800) 821-8800  
[www.amicondos.com](http://www.amicondos.com)

## Board of Directors

**Paul Curtis – President**

**Mike Luckas – Vice President**

**Michelle Varran - Secretary**

**Bob Davis - Treasurer**

**Colleen Kelly - Director**

**Diane Anselm - Director**

**Georgia Monroe – Director**

## Board Members Needed

There will be 3 open seats on the Board of Directors at the end of this term. We are looking for interested Co-Owners to join us.

Please submit your information to the front office. There will be a mailing with details early 2019.

## A Letter from the Board President

This newsletter is overdue and for that I will extend my apologies. It is our intent to provide 2 newsletters per year: Spring & Fall. We will get back on track for the spring.

Annual projects are underway. We are in our 5th year of windows and painting. The project, which includes window replacement and painting the exteriors, has made its way around to Court O, with Courts (PQRTVX &B) to be completed by 2021.

Asphalt has been done in 2 courts this year H & W. Over the past several years, courts (CFLMRTV) have been completed. We hope to do one court a year. We are proud to say that we are accomplishing this without a special assessment by managing our Budget & Reserves.

A recycling program has been put in place as of 2016 and appears to be a success. So long as it is not abused we will continue to offer this service. Please be conscious when taking advantage of this benefit. (*See attached list of items Accepted.*)

Condo living is unique - as we have rules that are specific to our community in addition to the rules of the City and State. Your **Community Handbook** is supplemented by annual mailings, which provide reminders and new or updated rules for the community. In addition to the By-Laws, it is your best reference for rules of the community. Don't risk getting a violation or a fine. Read and familiarize yourself with the rules.



# Fall/Winter Reminders

## SPIGOTS & FAUCETS

### DO YOU HAVE CONTROL OF AN OUTDOOR SPIGOT?

- Make sure that all outdoor water spigots/faucets are shut off before the winter.
- Co-Owners are responsible for the repairs to outdoor spigots/faucets in the event they freeze or burst.
- Please make sure your spigots/faucet is turned off.
- If assistance is needed contact the front office.

## SEASONAL DECORATIONS

Seasonal decorations are allowed in limited-common grounds. At no time should seasonal decorations of any kind be attached or mounted to the buildings. The community has been working hard to paint and repair facade issues so it is extremely important hooks and other connectors are not used on the buildings. Failure to comply with this may result in the removal of the item and charges for expenses incurred by the association to repair the building or return it to the original condition.

**All holiday decorations need to be removed by January 31, 2019.**

## Please Clear All Porches

All porches must remain clear of items not reasonably intended for the season. All non-seasonal items such as; chairs, tables, planters, etc., must be removed from the porch areas and stored somewhere else. These conditions interfere with the ability to properly and fully remove snow from the area, which increases liability and decreases safety. Complaints received by the Association for any unit not in compliance may result in the owner of the unit receiving a fine along with the added expense of the removal of the non-seasonal items.

## Ice Melt Available at the Clubhouse

Rock salt alternative is available at the clubhouse for all residents to use on porches and walkways. Please bring a container to fill up.

As a community we must all conserve energy to keep costs down. Please keep your garage doors **closed** while not in use. Also, do not leave windows or doors open during the winter. SEE YOUR RULES & REGULATIONS HANDBOOK AND BYLAWS ARTICLE VI, SECTION 7 FOR MORE INFORMATION.

# Snow Removal Policy

The following is a summary of the Stonehenge Snow Removal Policy, which has been incorporated as our rules:

Each time a continuous snow event occurs that accumulates to a depth of **1½” inches or greater**, the snow removal vendor is required to complete snow removal. Our snow vendor is scheduled to arrive within **4 hours after** the 1½” accumulation. Their arrival can be delayed pending on the actual snowfall.

When there is a **1½” or greater** forecast, **all vehicles** must be moved **from courts** to the main road area to allow access for snow removal from the courts. Once your court has been cleared you may return your car to the court area.

*Several small snowfalls, less than the 1 ½”, required for automatic snow removal, may occur over a number of days. If these do not melt, accumulation on the ground may add up to several inches over a period of days. This type of accumulation is NOT part of our contracted service. The Board will determine if the conditions warrant additional service and act accordingly.*

Court areas will be plowed first followed by the walkways. **Snow removal from the main roads is the responsibility of the municipality.** Once the courts and main roads are cleared, removal of snow from remaining areas continues until all snow is removed.

Please understand that all residents need to assist by cooperating in this process by making sure vehicles are removed from court areas to provide accessibility to remove snow. If your cooperation is not had, there is the potential to increase liability and cost to the Association and may put you at risk of additional fees (if the vendor is required to return to complete areas not originally accessible as the result of unmoved vehicles). If you are away during winter months, please remember that **VEHICLES CANNOT BE STORED IN THE COURT WHILE YOU ARE AWAY.**

Failure to comply with this policy may result in fines or the towing of your vehicle at your expense and liability. Co-owners with tenants should also be advised that as the owner of the unit, you remain responsible at all times for the actions of your tenant and any Association fines or fees incurred by your tenant are also your responsibility. As the unit owner, you must inform your tenant of the rules and enforce adherence-- this is not the responsibility of the Association.

# Community Reminders

## PARKING

- In accordance with Article VI, Section 9– Parking is authorized in the spot immediately behind your garage.
- Double parking is not authorized.
- Parking on the grass is also prohibited. If you park on the street, please ensure your tires are not on the grass.
- No Parking in front of painted areas (yellow and green).
- Parking in courts is controlled by Exhibit B of your by-laws.
- No vehicle may be parked for more than 48 hours in any common parking area within the courts.

## SPEED LIMIT

THE SPEED LIMIT THROUGHOUT THE STONEHENGE COMPLEX IS 25 MPH. FOR THE SAFETY OF OUR RESIDENTS PLEASE FOLLOW THE SPEED LIMIT. NOVI POLICE ARE AWARE OF OUR ISSUES WITH SPEEDING & WILL BE MONITORING OUR AREA.

## Trash Pickup

- Trash pick-up is on TUESDAYS.
- **Trash may NOT be placed at the curb before 5:00 PM on Monday night.**
- **\$100 trash removal fee for violating time guidelines.** (See handbook for more details.)
- Please retrieve the bins no later than Tuesday night.
- **Holidays:** When a holiday falls on or before our scheduled pickup day, collection will be delayed by one day, unless the holiday falls on a weekend. (Complete holiday schedule in attachment.)

## Recycling

Community recycling bins are available on the east side of the maintenance garage behind the small fence.

**PLEASE SEE ATTACHED GARBAGE & RECYCLING GUIDELINES FROM ADVANCED DISPOSAL**

## New Co-Owners and/or Renters

Please make sure all of your contact information is current. Emergencies do require that the association have access to units. Any expense resulting from forcibly entering a unit will be left to the co-owner. **Contact the office to make sure your contact information is current.**

If you wish to rent your unit, a copy of the lease and a signed lease agreement form must be provided to the office prior to any tenant taking occupancy. (**See attached copy of Leasing Stipulations.**)

# Community Reminders

## A Note from the Maintenance Department

This past summer we have seen a large number of homeowners experience leaks related to their air conditioners. It is not common knowledge, but homeowners should be aware that just like getting routine oil changes, air conditioners and furnaces also need routine maintenance. There are 3 common situations that can cause an air conditioner to leak.



1. **LOW COOLANT.** It is important to ensure air conditioners have the appropriate levels of coolant. Not having the right level will cause large amounts of condensation in the system, causing water to overrun the catch pan, which in turn leaks.
2. **CLOGGED CONDENSATION LINES.** Each air conditioner has a drain line that funnels water from the catch pan to a drain. The water generally flows at a slow rate, which can become thick and somewhat gummy. If the line is not periodically cleaned, or checked to ensure proper flow, a leak can occur.
3. **CRACKED CONDENSATION PANS.** The catch pan under the air conditioner that directs condensation to the drain can develop leaks. This situation is harder to know about prior to an actual leak developing, but having a certified heating and cooling company inspect the system regularly will definitely help.

### NEWSLETTER ADVERTISEMENTS

To place an ad in the Stonehenge newsletter, the ad must be print ready and paid for in full.

Full-page - \$40.00

Half-page - \$25.00

Quarter-page - \$15.00

### CLUBHOUSE RENTAL

- 40 person capacity
- \$100.00 rental fee
- Rental includes:
  - Kitchen facilities
  - 9 tables
  - 40 chairs

Please call the front office to check availability.

**Unfortunately, clubhouse rentals cannot be used for pool parties.**

# Community News



**(Left-Center-Right)**

**If you are interested in attending the next LCR night, please contact the office and provide your phone number or email so that we can let you know when the next one gets scheduled!!!!**

## **UPCOMING BOARD MEETINGS**

Meetings are normally scheduled on the 2nd Monday of the month. The signs near the entrances will provide a reminder of upcoming meetings. Board meetings start at 7:00 PM. If you have a topic that you would like to discuss, please submit an agenda topic a week in advance of the meeting. All residents in the community are invited to attend.

# HOLIDAY PARTY

**Saturday, December 8<sup>th</sup>**



**1:00 – 4:00 p.m.**



**In the Stonehenge Clubhouse**

Please join us for an afternoon to meet and socialize with other Stonehenge residents.

There will be drawings for gifts, which everyone enjoys.

**Please RSVP with the front office by December 5<sup>th</sup>.**

**(If you forget, just stop by anyways!)**