

THE STONEHENGE JOURNAL

Fall/Winter 2019

Stonehenge Condominium Association

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Novi, MI 48375

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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

Board of Directors

Mike Luckas – President
Paul Curtis – Vice President
Georgia Monroe – Secretary
Bob Davis - Treasurer
Colleen Kelly – Director
Michelle Varran - Director

Please Join Us!

Monthly meetings are typically scheduled on the 2nd Monday of each month. The entrance signs provide reminders of upcoming meetings.

There is an open seat on the Board to be filled through March 2020 (please see page 8). There will also be FOUR Board seats available in 2020. If you are interested in filling any of these seats, please fill out the attached form and submit it to the office. Thank you for wanting to be a part of the Board.

A Letter from the Board President

Greetings fellow Stonehenge residents,

The pool is closed, summer has ended, and Fall is here. One of the great things about our beautiful state is our four seasons. Like so many others of us, Fall is probably my favorite. Our community is blessed with many varieties of foliage and trees, which will provide many beautiful days of color for us to enjoy. So, take a walk - enjoy the scenery while it lasts.

We have recently finished asphaltting Court "S". Allied did a great job, and finishing touches have taken place. Please drive carefully in this court as we are trying to get grass to fill in on the perimeter. Painting of buildings in Courts P, Q, & R will begin shortly, with window replacement in these buildings to follow. Please follow instructions that will be provided in notices sent to affected units.

While we have been successful in most instances regarding cooperation from our residents regarding projects and compliance to our association documentation, there are still areas of concern that need addressing. One of the most difficult areas this past Spring/Summer season is the lack of compliance regarding common area alterations (structural alterations, and shrub area plantings outside each unit). Remember, all areas outside of each unit are considered common area, and permission to alter these areas must be approved by the board of directors, starting with co-owners submitting an Alteration/Modification form - per our bylaws. Please take a few moments to review our association documentation for this matter, as well as Fall/Winter reminders as we enter these seasons. This newsletter will point out some of the more common concerns we face for upcoming seasons.

We must all do our part to make the community operate successfully; so, I thank all of you for your understanding and cooperation. This is and has been a beautiful and great community to live in - please help to keep it this way. Thank you all, and enjoy the upcoming holidays - stay safe.

Respectfully,

Mike Luckas
BOD President



MAKE SURE YOUR PACKAGES & DINNERS GET DELIVERED!

Because there are many similar addresses in this community, packages, food orders, and other deliveries are made to the wrong address. **Many residents have solved this problem by including their court letter in their address.**

Fall/Winter Reminders

SPIGOTS & FAUCETS

Do you have control of an outdoor spigot?



- Make sure that all outdoor water spigots/faucets are shutoff 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.

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.

Co-owners are responsible for the snow on their porches and steps.



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, 2020.***

Ice Melt Available at the Clubhouse

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

ENERGY COSTS

Remember, heating fuel is a shared cost! As a community we must all conserve energy to keep costs down. Please keep windows and doors closed during the cold winter months.

Garage doors must be fully closed while not in use and may not be left open for extended periods of time. SEE 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 1/2” 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 accumulations 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 behind garages is not authorized.
- Parking in courts is controlled by Exhibit B of your bylaws.
- Parking on the grass is also prohibited. Please ensure if you park in the street your tires are not on the grass.
- No Parking in front of painted areas of the curbs (yellow and green).

VEHICLES PARKED IN UNAUTHORIZED LOCATIONS WITHIN COURTS MAY BE TOWED.

ENTRANCE SIGNS



The signs at the north and south entrances to the community contain important information and reminders for residents. Please pay attention to these signs as you are entering the community!



MAILINGS

Please pay close attention to mailings you receive from the Association, which contain important reminders and policy updates you may need to refer to at a later date. It is a good idea to keep all mailings in a safe place along with your Stonehenge Community Handbook.

SPEED LIMIT

THE SPEED LIMIT IN THE COMMUNITY IS **25 MPH**. FOR THE SAFETY OF OUR RESIDENTS PLEASE FOLLOW THE SPEED LIMIT. NOVI POLICE ARE AWARE OF OUR ISSUES WITH SPEEDING AND 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.

***IF A HOLIDAY FALLS ON A MONDAY, TRASH PICKUP WILL BE DELAYED BY ONE DAY.**

*Large items (e.g. furniture) are collected on an on-call basis for a fee. Call Advanced Disposal at **800-443-1717** to schedule a pickup.

Recycling Bins



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

***PLASTIC BAGS CANNOT BE RECYCLED IN THESE BINS.**

Empty your items from plastic bags into the bins.

You can recycle plastic bags at most grocery stores.

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.

Community Reminders



RESTRICTIONS ON FEEDING WILDLIFE:









New Stonehenge Policy Effective Beginning September 22, 2019:

To support and further enforce the restrictions imposed by the City of Novi regarding the feeding of wildlife, co-owners are hereby warned that feeding wildlife such as; geese, ducks, squirrels, chipmunks, etc. on Stonehenge Condominium Association property, which includes the Pond and surrounding land on Haggerty Road, will result in a fine being levied to their unit account. Repeat offenders will receive fines of increasing amounts as indicated within the rules and regulations handbook.

Although the city permits feeding of wild birds or animals under certain conditions, please remember that the Stonehenge Condominium Association does not. The following restriction was adopted in 2017 and remains enforced:

Bird Feeders, feeding stations or any other device used to feed birds or wildlife are not permitted on the common elements or the exterior of units. Violation of this rule will be subject to all remedies available to the Association as defined within the Bylaws.

PET RULES & REGULATIONS

-  All pets (dogs & cats) must be registered with the Association per our bylaws (Ex. A, Art. VI, Sec. 6). Pet registration forms are available in the clubhouse. Please submit proof of rabies vaccination along with your registration form (vaccination needs to be current).
-  Pets **MUST** be on a leash with a responsible person on the other end at ALL times on common areas.
-  Pets are **NOT** to be let out on balconies or patio areas without a responsible person present in those areas at all times.
-  Pets are to avoid ALL planting and shrubbery areas around all buildings, as well as open common area plantings.
-  Pets must not eliminate in or on any plantings or shrubs, on balconies, in patios, or on patio fences.
-  Pet waste must be removed from common element areas **IMMEDIATELY** upon being deposited. If any resident fails to comply, the Association may hire a service to clean up pet waste left on common elements and charge all expenses to the unit owner responsible for the pet.

Community Reminders



WALLSIDE WINDOWS



Your Wallside windows come with a 35-year warranty. All warranty certificates are on file in the Stonehenge office.

If any issues arise with your windows or doorwall(s), please contact the Wallside Windows Service Department at **313-292-4400**. They will work directly with residents to schedule an appointment with a Wallside repair technician.

ALTERATION/MODIFICATION REQUESTS

ALL CO-OWNERS ARE REQUIRED TO GET BOARD APPROVAL BEFORE MAKING MODIFICATIONS TO THE EXTERIOR THEIR UNIT.

An Alteration/Modification Request Form must be submitted prior to any work involving the limited or general common elements. Forms are available at the clubhouse or on the Stonehenge website: www.stonehengeofnovi.com.

*Please see attachment #2.

IF YOU SEE SOMETHING, SAY SOMETHING!

As a resident of Stonehenge, you play an important role in helping to maintain a clean and safe environment. Your attention to the community helps the Board of Directors and the Stonehenge staff keep on top of issues that need attention. Please call or email the office if you notice any unsafe conditions/behavior or violations of the Stonehenge Rules & Regulations. All complaints involving other residents will remain completely anonymous.

CLUBHOUSE RENTALS

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

Contact the office to check availability.



PEST CONTROL

The Association offers professional pest control services at no cost to residents. A technician from Ehrlich Pest Control visits the community every Monday afternoon. If you notice insects, mice, or other pests in your unit, please contact the Stonehenge office to schedule an appointment.

Newsletter Advertisements

Full Page: \$50.00

Half Page: \$30.00

Quarter Page \$20.00

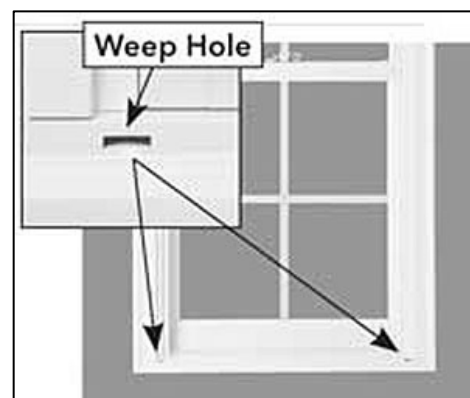
To place an ad in the Stonehenge Newsletter please contact the office.

Maintenance Department Notes

WINDOW MAINTENANCE

Condominium living offers owners freedom from most outside work associated with a single family-home, such as shoveling snow, mowing the lawn, maintaining the building exterior, etc. These advantages can sometimes lead condominium owners to become complacent when it comes to maintaining certain items covered by their association, one of those items being windows. Here at Stonehenge, we are currently on year 7 of our 10-year window replacement project. Even though Wallside offers a 35-year warranty, windows and doorwalls still require routine maintenance from co-owners. Failure to properly care for your windows may cause damage that may not be covered by the Association.

All windows and doorwalls are equipped with something called a weep hole. This is a small opening in the bottom front of the window, with a little flap that allows water to drain out of the track. If the weep hole is clogged and water cannot flow outside, a leak can occur inside of the window, causing drywall, paint, or wood damage for which the Association will not be responsible. If you have never opened your windows and looked inside to the track to clean it, you should. In addition to cleaning inside of the track you should also look outside locating the weep holes to ensure they are not clogged with dirt or debris.



DECK/BALCONY MAINTENANCE

There are many units in the community that have either large or small elevated wooden balconies or a wooden deck leading up to the front door. The maintenance of these items is homeowner's responsibility. Maintenance would be considered sealing or staining the surfaces in order to preserve the wood. In addition to routine staining and sealing, it is important to ensure items are not being stored on the decks and balconies such as carpets, mats, or flower pots that will cause damage to the wood. The Association is responsible for the repair and replacement of these items. However, if the homeowner fails to properly maintain them, it could result in the Association not covering the repair or replacement costs.

NOISY GARAGE DOORS

Garage door openers are the responsibility of the co-owner. If your garage door is noisy, rattling, or vibrating, it will have a negative impact on residents who live in the carriage unit above.

Community News

2019 BUILDING PAINTING & WINDOW INSTALLATION

Attention residents in courts **P, Q, & R**:

- *Building prep and exterior building repairs are currently underway.*
- *Building painting will begin once this work is complete. NOTICES WILL BE POSTED ON GARAGE DOORS TO NOTIFY YOU THE EXACT DATES YOUR BUILDING WILL BE PAINTED. Please be on the lookout!*
- *Wallside Windows is scheduled to begin window replacements on November 4, 2019. A separate mailing will contain detailed instructions and information.*

SCHEDULE FOR THE REMAINDER OF THE PROJECT:

2020: Courts T & V

2021: Court X

THANK YOU, DIANE!!!



We would like to recognize our longtime board member, Diane Anselm, for her many years of service on the Stonehenge Board of Directors. All of the time and effort she has invested over the years has had a lasting, positive impact on our community. Her dedication to bringing residents together, especially recently through her hard work as the Activities Committee chair, has made Stonehenge a more enjoyable place for us all. We truly appreciate everything you have done.



STONEHENGE WINTER PARTY



The next community event is the Stonehenge Winter Party. It is scheduled for **January 11, 2020**. The signs at the North and South entrances will provide more details as the date nears. If you plan to attend, please be sure email/call the office or sign up in the clubhouse to help us know how much food to provide. Hors d'oeuvres will be served and a raffle will be held for gift cards to local places. Everyone attending receives a free raffle ticket. Come join us!!!!

To the Stonehenge Community and Board of Directors:

Knowing the confidence and trust the Stonehenge residents have always given to me, it is with great sadness that I have reached a decision, after much thought and heartache, to resign, from the Board of Directors, effective 9-04-19.

This difficult decision reflects, not my health, but rather my love of my Stonehenge community, which I have been a part of since 1977. I will always deeply appreciate my opportunities to serve the residents of Stonehenge!!

Continued success with your leadership which reflects expertise, investment of your time, and the expenditure of your efforts, on behalf of all residents, for the good of our Stonehenge Association/community.

Sincerely,
Diane Anselm

Beginning in 2020, there will be a \$25.00 replacement fee for lost pool passes.

ATTACHMENTS:

1. BOD Resume
2. Ford, C. (2019, April 30). *Condominium Alterations & Modifications*. Retrieved from <https://www.tilchinandhallpc.com>