

The Stonehenge Journal

Visit us at www.stonehengeofnovi.com

Stonehenge Condominium Association

Spring 2016

Volume 1, Issue 8

Board of Directors

Paul Curtis
President

Mike Luckas
Vice-President

David Testa
Secretary

Bob Davis
Treasurer

Colleen Kelly
Director

Diane Anselm
Director

Michelle Varran
Director

Devlin Carey
Maintenance
Manager

Kelly Ostrosky
Community Services
Associate

A Letter from the Board President

Welcome to Spring, 2016!!! Although, I am not sure if we really had a Spring this year. Early April saw snow accumulate on the ground; and by mid-April it was sunny in the high 70's!!!!

I'd like to start this Newsletter by saying THANK YOU to all the co-owners. Our Election & Annual Meeting, held in March, met quorum.

As a result we have a full Board of 7 members. The Board consists of Co-owners who volunteer their time to handle matters of the community, including the Budget. If you are interested in volunteering and giving back to the community- we welcome you to

participate in any of our committees. Please contact the Stonehenge Office and provide us your name and any specific interests you may have.

This year's Board includes 2 new members: Diane Anselm and Michele Varran. Thank you! And Welcome!

You'll see a list of the Board members and their respective positions on the side panel.

We have some exciting projects coming up this year as we continue our window replacement and painting of

buildings. (See Page 2 for buildings and dates) And new asphalt is coming for Court T.

We are also excited to announce a Community Recycling program. See Page 2 for details.

Condo Community living is unique- as we have rules that are specific to our community in addition to the rules of the City and State. As we move into the summer, please remember to follow the rules. Your Community Handbook, supplemented by annual mailings providing new rules, amended rules and/or reminders are your best references. Don't risk getting a violation or a

fine. Read and familiarize yourself with the rules.

We are also updating our Website, www.stonehengeofnovi.com and making it more user friendly. Soon you will be able to get Forms and have web access to the rules which govern our community. So, make www.stonehengeofnovi.com a Favorite.

Sincerely,

Paul Curtis
President



Seasonal Reminders

Painting and Window Schedule

Buildings that will be painted & receive new windows will be in courts:
S & W.

Court S buildings – 41, 42, 43, 44

Court W buildings – 49, 50, 51

Painting is tentatively scheduled to begin in May. Painting and window information/instructions will be sent out to co-owners as soon as schedules are finalized.

Stonehenge Community Recycling

The Clubhouse will soon have recycling bins available on the east side of the building for all residents.

Court T Is Getting A Facelift

Court T will be repaved during the summer of 2016. We hope this modification is performed quickly and ask for everyone's help to make this project successful.

UPCOMING BOARD MEETINGS

All residents in the community are invited to attend. Meetings are normally scheduled on the second Monday of the month. The community signs near the entrances will be left out to give residents 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 before the meeting.

Water Usage

Water is a "Common Element". As such, Community water (water from spigots) may not be used for recreational purposes e.g. washing vehicles, running through sprinklers or filling up portable swimming pools. Community water may be used for watering plants, flowerbeds, etc. Only a handheld watering device which is manually operated and controlled may be used for no more than 15 minutes daily.

Pet Waste

Pet waste must be removed from common element areas immediately upon being deposited. Failure to clean up dog waste will result in potential fines. Additionally, if the co-owner fails to comply, the association may hire a service to clean up the pet waste left on common elements and charge all related expenses to the unit owner responsible for the pet.

AMI 24 HOUR EMERGENCY NUMBER

**Incase of any issues please contact
Association Management, Inc (AMI) for help
1-800-821-8800**

Parking on Meeting Hall Lane

Parking on Meeting Hall Lane is restricted to those using the Clubhouse, office or pool only. All others may be fined or towed at the owners expense.

Garden Hoses

- Garden hoses must be stored above ground level on a reel or holder at all times when not under your direct use and must be returned to the reel or holder each time a task requiring the use of a garden hose has been completed.
- At no time may a garden hose be left lying unattended on the common element areas such as a lawns or walks or left coiled on the grounds.
- Reels and holders must be freestanding and may not be installed on any building or structure and are permitted in approved areas only.

Help Keep Stonehenge Beautiful

We need everyone to help keep our community clean and safe. If anyone sees anything in our community that goes against the bylaws or rules stated in the handbook it is important that they report those issues to the Stonehenge office.

Garage Sale

A community-wide garage sale is being planned for this summer. If you would like to be involved to setup or to organize this event please contact Kelly at the Clubhouse and she will add you to the list of volunteers.

NEW CO-OWNERS AND/OR RENTERS

The Stonehenge Office must have a copy of the lease per the Master Deed and By-Laws, ARTICLE VI, SECTION 1,2,13 & 14

Do Not Knock Registry

The City of Novi has instituted a Do Not Knock Registry. Residents who sign up for the Registry will be able to restrict peddlers and solicitors from coming to their homes. The exception to this Registry are representatives of religious or political organizations, distributing information. Contact the city of Novi for more information.
<http://www.cityofnovi.org/City-Services/City-Clerk/Do-Not-Knock-Registry.aspx>

Community Reminders

SPEEDING

THE SPEED LIMIT FOR STONEHENGE IS **25 MPH** AND **5 MPH** IN COURTS. FOR THE SAFETY OF OUR RESIDENTS PLEASE FOLLOW THE SPEED LIMIT. NOVI POLICE ARE AWARE OF ISSUES WITH SPEEDING AND WILL BE MONITORING OUR AREA.

PAYMENT COUPONS

If you have lost or misplaced your payment book, or Stonehenge envelopes. Contact the Stonehenge office to receive replacements.

EMERGENCY CONTACT INFORMATION

During office hours please try to come in or call and make sure all contact information is current. Emergencies do require that the association have access to co-owner units. Any expenses resulting from forcibly entering a unit will be left to the co-owner.

GARAGE DOORS

Please keep your garage doors closed while not in use. As a community we must all conserve energy to keep costs down. PLEASE SEE BYLAW ARTICLE VI, SECTION 7 FOR MORE INFORMATION.

Grilling

Open fire grills must be 10 feet away from the buildings. No grills are permitted on balconies.

TRASH PICKUP

Trash is picked up is normally on Thursdays and should be placed in the designated areas painted green. Trash should not be moved to the curb before 5:00 PM the night before the pickup date. Bins should be picked up the night of pickup. Loose items such as boxes and small bags should be placed in appropriate bags.

CLUBHOUSE RENTAL

- 40 people capacity
- \$100.00 to rent
- Rental includes:

- *kitchen facilities
- *9 tables
- *40 chairs

Please call the front office to check availability.

ATTACHED DOCUMENTS

Enclosed with this Newsletter is our Seasonal Letter which updates the rules in your Community Handbook. Please attach it to your Handbook to ensure you are current with the rules.

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



The Pool Opens May 27th



Pool passes will be the same as last year. If co-owners still have their red pool pass, they do not need a new one. Pool pass requests are available on the table in the clubhouse. Please allow up to 2 weeks for new passes to be made. A Stonehenge pool pass or valid Michigan Driver's License or Michigan ID card with a current Stonehenge address is the only options for entering the pool or tennis court area. Once passes are made, they will be left with the pool attendant next to the sign-in sheet. Pool hours are from 9:00 a.m. – 9:00 p.m., 7 days a week. When the green Stonehenge flag is up, the pool is open. If for some reason the pool is closed, due to inclement weather, chemical treatment, etc., the flag will be down.

Stonehenge Condominiums
23535 Meeting Hall Lane
Novi, MI 48375-3742
Phone: (248) 477-8862
www.stonehengeofnovi.com/

Stonehenge Clubhouse
Office Summer Hours:
Monday 9:00 AM—2:00 PM
Tuesday 9:00 AM—1:00 PM
Thursday 9:00 AM—2:00 PM
Friday 11:00 AM—5:00 PM

**AMI (Association
Management, Inc.)**
47200 VanDyke
Shelby Township, MI 48317
www.amicondos.com

NO PARKING

Do not park in front of the GREEN STRIPE.
This area is dedicated for trash pick-up.
Also, it is compliant with Sec 33-502 of the
Novi Code of Ordinances which states
there is NO Parking in front of public or
private driveway; on a crosswalk; within an
intersection; or within fifteen (15) feet of
the court entrance.

ami Association Management, Inc.

47200 Van Dyke ■ Shelby Township, MI 48317 ■ (800) 821-8800 ■ (586) 739-6006 fax

SEASONAL REMINDERS AND UPDATES

April 20, 2016

To: All Stonehenge Condominium Association Co-owners

Re: Rules and Regulations

Dear Co-owner,

It is always a good practice for co-owners to periodically review the **Community Handbook** in order to remain aware of the policies and restrictions of the community. The items below are a few of the important, seasonal regulations that should be remembered. We recommend that you attach this document to your **Community Handbook** so that it will remain readily available for your review.

ALTERATIONS/MODIFICATIONS:

All areas outside of your porch and deck area, including all landscaped areas around your unit are general common elements. As such there are no designated planting spaces or areas that can be modified in any way with flowers, shrubs or trees, without first seeking approval through an Alteration / Modification form as described below:

Approval by the Board of Directors for all modification or alterations to the common elements including landscape areas must be received prior to undertaking any modification, alteration or performing any landscaping on common elements. Please complete and submit for approval, an Alteration / Modification Request form when seeking these approvals.

DRIVING:

Please observe all traffic and speed rules when driving throughout the community. The speed limit on Stonehenge and North Rockledge is 25mph. The speed limit in the courts, including Danberry, Woodshire, Rockledge and Meeting Hall Lane is 5mph.

FLAGS AND BANNERS:

Nothing other than a properly displayed American flag may be installed or visible from the exterior of the unit. Banners and other decorative flags may not be installed at any location. Details on how to properly install and display the American Flag are available through the Association.

GARAGE DOOR:

Garage doors must remain shut at all times other than for entering or exiting your garage.

GARAGE SALES:

Please contact the Association prior to holding any garage or estate type sale. Please refer to your Community Handbook.

GARBAGE/TRASH REMOVAL:

Please refer to your Community Handbook for rules regarding garbage removal, including:

- Pick-up
- Holiday pick-up
- Special pick-ups (bulky items/appliances)

PLEASE REMEMBER: All trash should be placed in plastic bags and well tied.

ADDITIONAL REMINDER: Trash placed outside for pick-up prior to 5:00pm the day before collection day carries a \$100.00 fine and is an exception to the Violation Fine Policy.

GARDEN HOSES:

Garden hoses must be stored above ground level on a reel or holder at all times when not under your direct use and must be returned to the reel or holder each time a task requiring the use of a garden hose has been completed.

At no time may a garden hose be left lying unattended on common element areas such as lawns or walks or left coiled on the grounds.

Reels and holders must be freestanding and may not be installed on any building or structure and are permitted in approved areas only.

Please be advised that the above requirements are necessary to ensure safety and minimize liability to the Association and each co-owner directly. The Association may enforce its right to remove without prior notice, any hose not stored properly.

Most holders and reels visible in the community are in permissible locations; however, unit owners who have installed these in an unapproved location will be given notice and opportunity to relocate them to an approved location prior to removal by the Association.

GRILL USE:

Open fire grills must be 10 feet away from buildings. Patios are restricted as they are within the 10 foot limit of the structure.

No grills are permitted on balconies.

PARKING:

Please refer to your Community Handbook for all guidelines regarding parking within the Community.

In addition to those listed within the Handbook, parking on Meeting Hall Lane is restricted to those using the Clubhouse, Office or Pool only. All others may be fined or towed at the owners' expense.

PATIO AREA FENCES:

Fences surrounding the patio/deck areas are the responsibility of the co-owner to maintain, repair and replace. The Association enforces proper maintenance of these and you may be asked from time to time, to repair, restore or even replace the fencing. These must be replaced following the existing design and size. Details are available through the Association.

PET WASTE:

Pet waste must be removed from common element areas immediately upon being deposited. Failure to clean up dog waste will result in potential fines. Additionally, if a co-owner fails to comply, the Association may hire a service to clean the pet waste left on common elements and charge all related expenses to the unit owner responsible for the pet.

SATELITTE DISHES:

Stonehenge complies with all FCC guidelines regarding satellite dish installation. A dish may be installed pursuant to these guidelines. Permission is required, however, to penetrate the building structure at any location with cable to connect the dish to interior equipment. Therefore, prior approval for the location of the installation is required BEFORE the installation takes place. Any installations made without approval are subject to immediate removal by the Association, at the co-owner's expense and liability.

STORAGE OF PERSONAL ITEMS:

Storing of personal items on any Common Element is prohibited. Please use care in returning all personal items to your garage or the inside of your unit.

VANDALISM / MISCHIEF:

A fine of \$50.00 will be levied on a co-owner if they or their guests, invitees or lessees are found to be initiating or partaking in vandalism or mischief on or about the common elements.

WATER USAGE:

Community water may not be used for recreational purposes, e.g., running through sprinklers or filling up portable swimming pools.

Community Water may be used for watering plants, flowerbeds, etc. Only a handheld watering device which is manually operated and controlled may be used for no more than 15 minutes daily.

Co-owners are permitted to use community water to power wash decks and patios

Community water may not be used for washing vehicles.

Community water may not be used for recreational purposes, e.g., running through sprinklers or filling up portable swimming pools.

Community Water may be used for watering plants, flowerbeds, etc. Only a handheld watering device which is manually operated and controlled may be used for no more than 15 minutes daily.

VIOLATION FINE POLICY:

The schedule of fines for violations will be as follows:

- (a) FIRST VIOLATION. No fine (warning notice)
- (b) SECOND VIOLATION. \$50.00 fine.
- (c) THIRD VIOLATION. \$75.00 fine.
- (d) FOURTH VIOLATION. \$125.00 fine.
- (e) SUBSEQUENT VIOLATIONS will be subject to a fine in the amount to be determined at the discretion of the Board of Directors.

Please be advised that pursuant to the bylaws, the Association has the ability to enforce compliance, or correct conditions which violate the bylaws, through other measures and may utilize such measures at its discretion along with levying fines and expenses for other corrective actions it may pursue.

CLARIFICATIONS:

Please be advised that the Stonehenge Condominium Association Master Deed, created at the inception of the community, defines all general and limited common elements of the Association and identifies who is responsible for the maintenance, decoration, repair and replacement of each. Responsibility for an item is not always entirely one party or the other (Associations' or Co-owners'). In some instances the responsibility is shared, or aspects of care are divided between the Association and Co-owners. Of the common elements, the following item requires clarification:

ARTICLE IV, COMMON ELEMENTS, SECTION: (B), Paragraph: (2), defines each individual balcony and private porch as a limited common element.

ARTICLE IV, COMMON ELEMENTS, SECTION: (C), Paragraph: (1), defines cost for maintenance of the individual balcony and private porch referred to in Article IV, B(2) above shall be borne by the co-owner of the unit to which such limited common elements are appurtenant.

In as much as the Association may have previously provided maintenance to these areas by staining, painting or sealing balconies, the Association will begin to phase out this practice as it is the responsibility of the co-owner and continuing to expend Association funds on items that are not designated as the Associations' responsibility would not be a sound fiduciary practice.

Sincerely,

Board of Directors
Stonehenge Condominium Association