

THE STONEHENGE JOURNAL

Spring 2021

Stonehenge Condominium Association

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Association Management, Inc.

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Board of Directors

Mike Luckas - President

Paul Curtis - Vice President

Bob Davis - Treasurer

Georgia Monroe - Secretary

Michelle Varran - Director

Board Meetings

Meetings normally scheduled on the 2nd Monday of the month at 7:00 p.m. have not been held due to Covid-19. It is hoped that we can resume these soon once conditions permit.

Signs near the entrances will provide notice of any upcoming meetings as soon as they resume.

A Letter from the Board President

Fellow Stonehenge Residents - Greetings!

Spring is here - New Life! The early warm weather has motivated many of you to get out and enjoy walks thru the community walking alone or with family members or pets, getting fresh air and exercise, and being alive; all good stuff! If you walk slow enough and take note of our trees and shrubs, you will notice them thickening with buds. Soon they will be in full bloom, the grass will green-up and our community will again look beautiful.

On a more cautious note, Covid-19 is still with us as well, and the numbers are spiking again. Please engage in safe practices such as mask wearing, social distancing and hand washing to help minimize contraction. Where possible, please get vaccinated as early as possible. Many of our residents have suffered varying degrees of loss during this pandemic including, loss of jobs, livelihoods, health, and yes - even loved ones. Our thoughts and prayers for healing and recovery go out to all those who have experienced such devastating loss.

As many of you know, April 1st is the beginning of our fiscal year here in Stonehenge. It is the start of a new project season as well. Devlin, our Maintenance Manager, has been diligently pursuing contracts and scheduling projects with our contractors regarding several major projects, such as building painting and window replacement (Courts B & X), cement work, asphaltting (Courts B & G) Facade work, and our one-time new Mailbox Project. There will also be some tree and shrub replacement in some locations. Continue reading this newsletter for more specifics; more importantly, continue looking for further E-Blasts and notices that will provide further details regarding projects. For those whose units and courts are directly affected, notices will go to your units. Please read these notices and follow all instructions contained in them. This will help to ensure safe and timely completion of these projects.

A note about the pool. For those of you that were here last year, you know that the clubhouse and pool remained closed due to the Covid-19 Pandemic. This was for safety reasons. Many communities tried to open and quickly found themselves in the position to have to close after only a few weeks. Choosing to remain cautious, we avoided that mess. It is our position to remain cautious. Five weeks ago, it was believed that we would likely not open the pool and clubhouse again this season. However, we realized that opening the pool was still nearly four months away and we would play it by ear. We agreed to decide this closer to the normal opening date (Memorial Weekend) and if conditions improved to where we could open safely, we would reconsider. Well, conditions have changed: vaccinations are increasing, restrictions are being lifted, and things are generally beginning to open. However, even as I write this, the pandemic has surged again.

Continued →

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.

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Our position is this: Devlin will make the appropriate appointments to have our pool prepped for opening as we did last year. We will begin preparing the clubhouse to open safely and put out ads to find potential summer help. Other concerns will need addressing as well; pool restrictions will need to be reviewed and revised to accommodate safe opening. We request all residents to be patient, cooperative and understanding as we make these adjustments. In short, the opening of the pool will be a very fluid matter - no pun intended as any number of considerations may arise prior to Memorial Day weekend. Stay tuned!

In general, it is our hope that Stonehenge will provide a less restrictive, more enjoyable summer experience for all residents. I believe we can achieve this by staying vigilant and continue to engage in safe practices. Continue wearing face masks for now, washing hands and social distancing as more people get vaccinated, and when you can – get vaccinated!

To all - stay safe - stay healthy!

Thank you,
Mike Luckas, Stonehenge BOD President

Spring/Summer Reminders

BARBECUE GRILLS

Open fire grills must be at least 10 feet away from buildings. **THE USE OF GRILLS IS PROHIBITED ON BALCONIES AND PATIOS.**

GARDEN HOSES

- Garden hoses must be stored above ground level on a reel or holder at all times when not under your direct use. Hoses 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 elements (e.g. lawns, porch railings, or sidewalks) or left coiled on the ground.
- Reels and holders must be freestanding, may not be installed on any building or structure, and are permitted in approved areas only.

WATER USAGE

Remember, water is a shared cost! Community water may not be used for recreational purposes (e.g., running through sprinklers or filling up portable swimming pools) or for washing vehicles. 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.

ENERGY COSTS

As a community we must all conserve energy to keep costs down. Please keep windows and doors closed while your air conditioning running.

Garage doors must be fully closed while not in use. SEE BYLAWS ARTICLE VI SECTION 7 for more information.

ALTERATION/MODIFICATION REQUEST FORMS

All co-owners are required to get Board approval before making modifications to their unit such as: rebuilding/staining patio fences, updating landscaping, and installing satellite dishes, screen doors, or porch railings.

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.

Large 2021 PROJECTS TO WATCH FOR:

Asphalt: Asphalt replacement in courts B and G will be done this year. For the other courts that are in need of work will continue to be evaluated for future replacement and repair.

Porches: In 2021 we will continue with the porch replacement program, we have been averaging between 18 and 20 complete porch replacements for the past few years and look forward to continuing to tackle this project.

Painting and Windows: This is the final year of our painting and window replacement program!! Courts X and B will be painted this Summer.



ALERT SYSTEM AT STONEHENGE



WHAT IS IT?

Using an email address, Stonehenge co-owners and tenants will be alerted to a circumstance at Stonehenge which they should be aware of.

WHY USE IT?

The purpose of sending out an alert is to make co-owners and tenants aware, of circumstances which have happened or will happen, in our Stonehenge community which might have an impact on them.

WHEN WILL IT BEGIN?

The alert system is up and ready to go. All we need is your email address to add to our mailinglist. If you want to be included, please send an email to AMI through their website:

www.amicondos.com

If you do not have an email address and you would like to know when an alert is made, please buddy- up with someone on the list, who can share the alert with you.

Community Reminders

PET RULES & REGULATIONS

- 🐾 All pets (dogs & cats) must be registered with the Association per our bylaws (Ex. A, Art. VI, Sec. 6). A pet registration form is included with the newsletter. Please return the signed and completed form to the Stonehenge office no later than June 15th, 2021. Along with the form, please provide proof of rabies vaccination. Vaccination needs to be current.
- 🐾 Pets **MUST** be on a leash with a responsible person on the other end at ALL times when out on ANY common area.
- 🐾 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 at any times.
- 🐾 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.

New Co-Owners and/or Renters

Please make sure that all 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 or AMI to make sure your contact information is current.**

IF YOU ARE PLANNING TO RENT YOUR UNIT, A COPY OF THE LEASE AND A SIGNED LEASE AGREEMENT FORM MUST BE PROVIDED TO THE ASSOCIATION PRIOR TO ANY TENANT TAKING OCCUPANCY.

Community Reminders

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 AND WILL BE MONITORING OUR AREA.

PARKING

- In accordance with Article VI, Section 9– Parking is authorized in the spot immediately behind your garage.
- Double parking 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 (yellow and green).
- **PARKING ON MEETING HALL LANE IS RESTRICTED TO THOSE USING THE CLUBHOUSE, OFFICE, OR POOL ONLY.**

PEST CONTROL

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

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 in the future. It is a good idea to keep all mailings in a safe place along with your Stonehenge Community Handbook.

ASSESSMENT PAYMENTS

Friendly reminder: Assessment payments are no longer accepted at the drop-box and must be mailed with a payment coupon in order for them to be properly recorded to your account.

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)
- Please retrieve the bins no later than Tuesday night.

**The weeks of Memorial Day & Labor Day trash pick-up will be moved to Wednesday. You may put trash out at 5:00 P.M. on Tuesday for these 2 weeks.*

*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. PLEASE DO NOT PLACE ITEMS IN PLASTIC BAGS.

Community News

The Stonehenge Condominium Association Board of Directors have recently approved a regulation regarding activities at the pond location:

Please be advised that the pond is not to be used for swimming, fishing, skating or any other activity at, or beyond, the waterline of the pond. This includes walking onto the pond when it is frozen during the winter months. Feeding of wildlife near the pond, and throughout the community, remains prohibited.



COURTESY RULE REMINDER



In all interactions with Stonehenge Condominium Association staff, Board of Directors, community managers, Management Company personnel and contractors, or in situations of law enforcement involvement, all co-owners, their tenants, family members and acquaintances are required to display common courtesy and refrain from vulgar, profane, or intimidating behavior. Noncompliance with this rule will result in fines in accordance with the Violations section of the Stonehenge Condominium Community Handbook.

Noncompliance will also result in termination of further communications, except those which are in writing and delivered through the USPS, email or to the clubhouse drop box.

MAINTENANCE DEPARTMENT

GOOD PLUMBING HABITS

Living in a condominium is no different than living in a single-family home when it comes to maintaining good plumbing habits. In fact, sometimes it is more important to have good plumbing habits when living in a multi-family condominium building. The plumbing, specifically the drainage system, all converge at one point within the building before going out to the main sewer system. Due to this design, it is extremely important that all residents are aware of a handful of items that should never be flushed down the toilets, disposed of in sinks, or ran through the garbage disposal, as doing so can impact all the residents in a building and not just the unit that caused the problem.

With regard to toilets, there are certain items that many people have no idea should not be flushed because the packaging says it can be. These items include **feminine hygiene products** and **sanitary wipes**. While most of these products are sold as “flushable,” they create huge problems for drain lines and are the largest contributor to drain backups within the community. Other items commonly disposed of in the toilet, which create issues for the community, as well as water treatment facilities, are **dental floss and hair**. Dental floss and hair (human or pet) should always be thrown away in the trash and not the toilet.

There have been countless calls to the office regarding backed up kitchen sinks. While the Association is not responsible for homeowners’ kitchen sinks, we hear about the issues just the same. **Left-over grease** and **used cooking oil** should never be poured down drains. While these items may be in liquid form when they are poured down the drain, they will become solid or gel-like as they cool after entering the drainage system and cause backups over time.

Using household style **drain cleaners** can serve a purpose, but over time they will erode the drain lines creating larger, more expensive problems. If good habits are maintained and the wrong items are not disposed of there is no need to ever use a drain cleaner.

Most all kitchen sinks are equipped with garbage disposals, and even though the name of a garbage disposal may be “Bone Crusher”, it does not mean actual bones should be disposed of in the garbage disposal. Garbage disposals are intended to be utilized to prevent clogs from the small scraps of food that may be left after a meal. The following items should never be disposed of in the garbage disposal because they can and will clog your drains over time: **eggshells, coffee grounds, fruit peels (including melon rinds), lettuce or any other stringy fibrous vegetables, pastas or starchy foods, and seeds.**

PET REGISTRATION

Below is a pet registration form that all co-owners needs to fill out and return to the Stonehenge Office. This forms needs to be returned as soon as possible.

Stonehenge Animal Registry

To be compliant with the Master Deed for Stonehenge Condominiums, the Board of Directors is creating a registration database for all animals within the Stonehenge Condos.

PLEASE READ THE MASTER DEED: ARTICLE VI SECTION 6.

The responsibilities of co-owners who have pets are defined and should be followed.

CO-OWNER/RENTER:

DATE:

ADDRESS AND UNIT NUMBER

LIST BREED AND WEIGHT OF EACH ANIMAL RESIDING IN YOUR CONDO:
