

# THE STONEHENGE JOURNAL

Spring/Summer 2019

## Stonehenge Condominium Association

23535 Meeting Hall Lane  
Novi, MI 48375

Phone: (248) 477-8862  
Email: kostrosky@amicondos.com  
www.stonehengeofnovi.com

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**

**Bob Davis - Treasurer**

**Georgia Monroe – Secretary**

**Colleen Kelly – Director**

**Diane Anselm – Director**

**Michelle Varran - Director**

## Board Meetings

Meetings are normally scheduled on the 2nd Monday of the month at 7:00 p.m. The signs near the entrances will provide a reminder of upcoming meetings. 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.

## A Letter from the Board President

Fellow Stonehenge Residents - Greetings!

Spring is here - summer soon to follow. Stonehenge is coming alive once again. The grass will green, our plantings and trees will bud & bloom - a beautiful site; Spring cleanup will soon begin, and our contractors will start our projects. Residents will mill about the community - alone, or with family, or pets. The pool and tennis court will open for more fun or relaxation. Yes - Stonehenge will bustle with activity again.

I have always enjoyed walking, or riding, thru Stonehenge to observe and appreciate these events. I also see things that need attention.

Let me introduce myself. My name is Mike Luckas. At our annual meeting (3/19/19) I was elected to serve as Board of Directors President. The past 5 years I served as vice-president, and the 4 years previous as President. The past 5 years, Paul Curtis served as President and as vice-president previous to that. Don't worry, Paul has not gone far, as he is once again serving as vice-president. I thank and commend Paul on his commitment and job well done serving Stonehenge. At our annual meeting Paul delivered a very comprehensive "State of the Community" presentation, highlighting our financials and upcoming projects. Complimenting this was a presentation delivered by Devlin Carey (Maintenance Manager) highlighting further detail on upcoming projects and scope of work necessary for successful completion.

All board members contributed information regarding the committees they serve respectively. Curt Norrod, our expert managing agent (AMI) provided summary of achievements made to date, and Kelly O., our ever-present CSA, took minutes and provided further info.

I am and have been proud to serve our community with this team of individuals. I am confident that Stonehenge will have another successful year with this team in place. I look forward to serving our community for another year.

Finally, I encourage ALL our residents to review Stonehenge documents (bylaws, R&R Handbook, and added notes) as we move into this new year, so that we may all enjoy living in such a wonderful community.

Thank you all,

Mike Luckas

Stonehenge BOD - President



# Spring/Summer Reminders



## STOHENENGE POOL



The pool is scheduled to open FRIDAY, MAY 24<sup>th</sup> (weather permitting) and will remain open through Monday, September 2<sup>nd</sup>, 2019. Pool hours are 10:00 a.m. – 9:00 p.m. (or when it gets dark). 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.

Residents MUST present a pool pass or valid driver's license or state I.D. card with a Stonehenge address in order to enter the pool area. No exceptions!

Residents are allowed to bring a maximum of four non-resident guests to the pool per visit. Stonehenge residents MUST remain at the pool with their guests at all times.

**If you still have your RED pool pass from last year, you do not need to request a new pool pass.**

Residents who do not already have a pool pass may obtain one by filling out the attached pool pass request form and returning it to the office.

*\*NOTE: tenants must have a signed copy of their lease and lease agreement form on file with the office in order to receive a pool pass.*

### BARBECUE GRILLS

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

### 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.







### 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.

# 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 May 15<sup>th</sup>, 2019. 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.

## 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.

## 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](http://www.stonehengeofnovi.com).

# 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.

## 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.

*\*The weeks of Memorial Day (May 27, 2019) & Labor Day (Sept. 2, 2019) 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.

## 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 News

## STONEHENGE GARAGE SALE

Although Stonehenge will have a garage sale, the dates and times have NOT been determined. It will be held in June, so start packing if you are participating. Watch the entrance signs for the dates and times of our sale.

You must be registered to participate. To register, stop in at the clubhouse to sign up or call/email the office (248-477-8862) or [kostrosky@amicondos.com](mailto:kostrosky@amicondos.com). We need the seller information to “advertise” the courts which have sales going on. Only the courts which have registered sellers will be marked.

Each seller will be totally responsible for his/her sale. Each sale will be held in the seller’s garage and/or directly behind the seller’s garage. The sale, in no way, can interfere with the flow of traffic in the court. If the sale is more than one day, your sale must be put away, in your garage, until the next day of our sale. At the end of the Stonehenge Garage Sale, please make sure your sale area is cleaned up and all sale items are removed and placed in your garage and/or condo.

If the seller chooses to make his or her own sign, please make sure it is free standing and placed near the court sign. Please do not tape, nail, or tack anything to the court signs and any other signs found in Stonehenge. Personal signs must be taken down by the end of the community sale. If they aren’t removed, they will be placed at the clubhouse for a couple of days following the sale. At that point, the signs will be thrown away. One sign, at each entrance, will advertise our garage sale per The City of Novi rules. No personal signs can be placed along Haggerty.

Your Board of Directors looks forward to sponsoring this event for our community!!!



## 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 mailing list. If you want to be included, please send an email to Kelly in the Stonehenge office: [kostrosky@amicondos.com](mailto:kostrosky@amicondos.com).

If you don’t 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. No phone calls from AMI or the Stonehenge office will be made.

# Community Reminders

## 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.

## CLUBHOUSE RENTAL

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

Please call the front office to check availability.

**Unfortunately, the clubhouse may not be rented out for pool parties.**

## Newsletter Advertisements

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

Full Page: \$50.00  
 Half Page: \$30.00  
 Quarter Page \$20.00

## Spring/Summer Projects

**Many seasonal projects will soon be underway. Please be mindful of contractors working throughout the community. Questions relating to the work should be directed to the Stonehenge office and NEVER the contractors.**

- 19 porches in the community will be getting completely replaced this season. Replacement work began on April 15<sup>th</sup>. Patching and other repairs will be ongoing throughout the summer.
- Court S will be getting new asphalt.
- The buildings in courts Q & R will be painted and receive new windows. Letters will be sent out to co-owners affected by these projects with more information once a schedule is finalized.

## WALLSIDE WINDOWS

By 2021, all units at Stonehenge will have Wallside windows installed. These windows come with a 35-year warranty. If issues arise with your windows or doorwall(s), please contact the Wallside Windows Service Department at **313-292-4400**.

## Activities Committee

The Stonehenge Activities Committee plans many community events throughout the year. If you are interested in joining the committee or helping out, please contact the Stonehenge office. We would love to have you!

## ATTACHMENTS:

1. Pool Pass Request Form
2. Animal Registration Form

# Maintenance Department Notes

## GOOD PLUMBING HABITS

Living in a condominium is no different than living in a single-family home when it comes to 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 converges 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, because doing so can impact all of the residents in a building and not just the unit that caused the problem.



With regards to toilets, there are certain items that most 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 cause 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 all 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 away 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: **egg shells, coffee grounds, fruit peels (including melon rinds), lettuce or any other stringy fibrous vegetables, pastas or starchy foods, and seeds.**