

# STONY RIDGE NEWSLETTER

FALL/WINTER 2023



PRESIDENT: Mary Browne

VICE PRESIDENT: Mary Cameron

TREASURER: Larry Brown

SECRETARY: Jane Rodgers

MEMBER AT LARGE: Open

AMI CONDO MANAGEMENT: Joe Iacobelli

# FROM THE BOARD OF DIRECTORS:

**Fall has arrived and the temperatures are changing!**

## **Fall Clean Up**

We all hate to see the beautiful flowers go away, but it is time to begin the cleanup. Please remember, it is the co-owner's responsibility to clean up any annuals and perennials that are in the front yard area, along the walkways and in the pots on your porches and deck areas. If you planted them, they are your responsibility to remove. Some co-owners "**inherited**" these flowers when they purchased their units – it is your responsibility to clean them up before the snow comes. The Burning bushes and the Yews in front of the condo are the responsibility of the Association.

A big thank you to Jane Rodgers for cleaning up the front area by the gazebo. It looks great!

The City of Rochester stated in their Fall-Winter 2023-2024 Newsletter that picking up bagged leaves in the brown refuse bags typically ends the 2<sup>nd</sup> week of December. You can check the City's web site for more details [[www.rochestermi.org](http://www.rochestermi.org)].

## **Gas Leaks**

As our community ages, things change – junctions come loose, handles get wiggly, things just get worn out. If at any time you smell GAS, please call **Consumers Energy at 800-477-5050**. We are not trying to scare anyone but we have had a few condos that had gas leaks on the side of their unit where the meters are located. Consumers crews came out right away to fix all the issues. We did ask if they could inspect every connection at each condo, and they said no. Consumers told Joe that a 3<sup>rd</sup> party company does an annual inspection, that is why they did not want to inspect the entire community again. Consumers makes the actual repairs. They assured us that if anyone smells gas, call them and they will be out quickly to fix any issues.

## **Dryer Vent**

The dryer vents are cleaned every other year from the outside and this was our year to get them completed. We contracted this job with Dryer Vent Wizard of Southeast Michigan. They only clean from the outside and they did notice that many units are using the flexible foil lines hooked up to their dryers. These flexible lines are not recommended and there are other options out there. If you are interested in changing your dryer line, you can do it yourself or you can call Larry Butterfield; Owner & Elite Certified Technician for Dryer Vent Wizard. His number is 313-402-7659 or 734-456-3190 for scheduling. This is the co-owner's responsibility.

[www.DryerVentWizard.com](http://www.DryerVentWizard.com)  
[www.DetroitDryerVent.com](http://www.DetroitDryerVent.com)

## **Tree Trimming**

The board completes a walk around every summer with the Arborist and determines which trees need to be trimmed. The trimming always takes place in the fall, when the trees are less stressed. We trim all the trees on the perimeter sidewalk area up to 8' to ensure that people walking by and on bikes have a clear path. We spent \$8973 for tree trimming this year.

## **Cement work**

Cement work was completed in the summer and we spent \$21637.50.

## **Grass mowing**

We had a \$1568 fuel surcharge for AdamOaks this summer.

## **Water Bill**

Our water bill is always the highest in September and we paid \$16259.77.

## **Snow Removal**

We signed a multi-year contract with Yard Master last year and they notified us that they were cancelling the contract. All our contracts have an "out" for the vendor and for the Association. We requested bids and signed with J's Lawn & Snow. They were the 2<sup>nd</sup> vendor that we worked with last year [through Yardmaster] and we feel confident that they will do a good job this year.

Also, with the winter snow season upon us, we would like to remind everyone of the following contract language regarding a snow event in the community:

- Plowing or clearing of snow will commence with accumulation of 1.5" and up of snow.
- Snow removal service will commence within **four (4) hours** after accumulation has stopped.
- Order of priority will be Roadways, then Driveways, followed by Porches & Walkways.

Please remember to park your cars in the garages, especially during the snowy months. If your car is in the driveway, your driveway may not get plowed. Also, no cars should be parking on the Circle overnight. Please let the plows do their jobs safely.

We also encourage all co-owners to use the garage entrance during the winter months instead of the front door. We realize the sidewalk and porches can get icy and slippery and to be on the safe side, please encourage your guests to enter through your garage.

## **Water Shut Offs**

Please remember to turn your water valves off to the outside spigots. The turnoffs are in the lower level of most condos. This should help to prevent any frozen pipes to those areas.

## **Snow Birds**

For those of you that choose to head to warmer climates for the winter months, please make sure that someone is checking on your unit in your absence. Make sure your heat is set to on and that your water is turned off to your entire unit. The main turnoff is in the lower level. The Rochester Police also encourage you to let them know when you will be gone. They will keep an eye on your condo and they schedule exterior home checks. It is just another level of protection.

## **Holiday Decorations**

It is that time of year and we love to see everyone's decorations for the holidays. Please remember that decorations should not be put up before November 15 and they should not be turned on until the day after Thanksgiving. They should be turned off by January 15 and removed as weather allows. Shine will be installing lights at the front entrance again this year. Happy Holidays!

## **Decks**

For those of you planning on staining your deck, the color should be in the "cedar" color range. Please do not use paint on your deck, it should be a stain.

## **Fire Department**

The Rochester Fire Department will come out to your condo and change the batteries to all your smoke detectors – free of charge. Just call the non-emergency number at 248-651-4470. Several of our co-owners have utilized this service!

## **Modification Requests**

Modification Requests must be submitted through AMI and approved by the Board for any items that **change the outside appearance of your condo**. The Modification Requests must be approved **PRIOR** to any work starting. Modification Requests may include a Permit from the City of Rochester. The city is in **total control** of the permit process, not your condo Board.

If you are redoing your deck and are replacing stairs or railings, you must get a permit from the City of Rochester. If you are planning to install a generator, you must get an electrical permit from the City of Rochester. The contractors that you are working with should be aware of these requirements. You can call the City of Rochester Building Department at 248.733.3700 to confirm and process your requests. Avoid delays by applying timely for permit(s).

## **Friendly Reminders**

**\*\*\*PLEASE OBSERVE THE SPEED LIMIT INSIDE THE CIRCLE\*\*\***

We have a lot of people in our community that enjoy walking. Many use the sidewalks and some use the roads. Please be careful and SLOW DOWN when driving in the circle. Remember there is a **SPEED LIMIT of 15 MPH** on the circle. Please let any visitors staying with you know the speed limit.

A huge Thank You to Geri Day for handling all the welcome packets and treats to the new co-owners. Geri, we appreciate all your efforts!

A shout out to Hans Spata, the lightbulb man, and his trusty driver, Agnes. He watches for burned out bulbs on the garage carriage lights and replaces them as needed. If you see him in your driveway, don't be alarmed, he is just changing the burnt-out bulbs!

A big Thank you to Bill Need for all his work on our signs and signposts. Also, for housing our hose, and supplying all the flags at the holidays for the gazebo area.

### **Social News Around the Circle**

Please **Welcome** and say hello to the new co-owners in our community:

James & Jacquelyn Bradford	932
John & Janice Slagh	1122

### **LIST OF CONTRACTORS**

The following is a list of contractors that various co-owners have used to complete projects around their condos. The BOARD is **not endorsing** any of these contractors/tradesmen but is sharing a list of those recommended by co-owners. You are encouraged to ask the contractors for references from our community and to check them out yourself. If you have any contractors that you would like added to the list, please let AMI know.

The contractor/tradesmen should be able to provide you with their insurance certificate [Liability & Workmen Compensation] and business license information which can then be submitted with your modification form to AMI if needed [anything outside]. Modification forms are not needed for interior improvements.

<b>Air Duct Cleaning</b>
Peabody's Air Duct Cleaning Service, 586.243.2424
<b>Decks – Power Washing</b>
A.J. Power Washing/Decks, Art Jackson, 248.703.6025
<b>Decks – Remodeling</b>
Cornerstone Custom Building/Decks, Steve Saunders, 586.524.0373
Larson Remodeling, John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lawrence Carpentry, Decks, Basements & Remodeling, Jeff Lawrence, 248.431.3802
Lars David, Decks/Remodeling, Damon, 248.625.9501

<b>Dryer Vent Cleaning</b>
Dryer Vent Wizards, 248.227.6789
<b>Electricians</b>
High Lighting Service Company 1316 N Campbell Rd, Royal Oak, Mi 48067 - (248) 509-4680 [previously JBL Electrical, Doug Fortier]  highlightingservice.com
L & L Improvements, Electrician, Frank Liimata, 248.872.2106
Q-Electric, 586.549.1444
<b>Fireplace Service</b>
Rick Novak, 586.264.0529
<b>Garage Doors</b>
Precision Garage Door Service, 248.971.0946 or 1.888.531.1164
Town & Country Garage Doors, Repairs & Openers, 248.352.1641
Home Depot, 225 Avon Road, Rochester Hills, MI, 48307; 248.601.2643 Garage door with Windows – Clopay, Value Plus and Value Series, Models: HDB or HD5
Lowe's, 3277 Rochester Rd., Rochester Hills, MI, 48307; 248.237.9000, Pella Traditional Series Insulated Double Garage Door
Oxford Overhead Door Co., 2118 Metamora Rd., Oxford, MI 48371, 248.628.4558; C.H.I. Models 2250 and 2251 [insulated]; Clopay products are offered here too.
<b>Handyman</b>
Fixed In A Flash Handyman, Andy, 248.394.0204
Pristine, Ken Garlow, 586.823.0458
Senior Service – Handyman, Tom Engel, 248.535.7826
<b>Heating &amp; Air Conditioning</b>
Ameritemp HVAC [Heating & Cooling]; Jerry Lockhart, 248.652.0174
Briarwood Heating and Cooling, 248.299.8126

Family Heating & Cooling, 248.548.9565
Ferrara Heating & Air Conditioning, Gary or Brad Ferrara, 248.601.6000 or 586.731.4984
Heating and Air Conditioning, Steve Pallita, 248.431.2172
<b>Home Improvement</b>
Kendall & Company, Kitchen & Baths, Randy Rice, 248.651.6464
Larson Remodeling, LLC., Kitchens, Baths, Basements and Decks John Larson, 248.467.7328, <a href="mailto:Larsonremodel@yahoo.com">Larsonremodel@yahoo.com</a>
Lawrence Carpentry, Decks, Basements & Remodeling; Jeff Lawrence 248.431.3802
<b>Landscaping &amp; Pavers</b>
Donato Landscape & Pavers, Doug Frieze, 586.739.0795, ext. 203
Northern Brick LLC, Dave Carter, 586-243-0010
Timberstone Solutions, LLC, Nick Holcomb, 586-420-8911
<b>Painting</b>
Fine Lines Painting & Drywall, Tom Levine, 248.797.0264
G and G Painting, Roger Gentry, 586-855-3357
Painting & Drywall, Jeff Kerre, 248.651.8238
Timeless Painting, Tony Chila, 248.894.5804
<b>Plumbing</b>
LPS Plumbing, 586.948.2822
Master Plumber, Kevin Smith, 248.396.1563
Patrick Plumbing, 248.651.3424 or 248.431.1802
Trevarrow Plumbing, 248-528-3320
<b>Porch Railings</b>
The Iron Barn, Porch Railings, 810.358.0010

Elegant Aluminum Products, 800-546-3362
<b>Radon Testing</b>
Total Home Inspector, John Reed, 248.550.9492
Pillar to Post, Randy Patterson, 248.756.3422
All American Home Inspections, Steve Dipple, 248.760.5441
<b>Radon Mitigation Companies</b>
American Radon, 248.969.9609
Pro Tech, 888.677.2366
Lee Davis, 248.623.6454
<b>Sky Lights</b>
All Seasons Roofs, 248.935.660.
Paramount Building Inc., 586.690.0227
<b>Windows – All Things Windows</b>
Rochester Window Cleaning, Patrick Delaney, 248.652.0761
Independent Window Repair, 586.749.4449
Michigan Tinting – Professional Window Tinting, 248.599.2975
Pure Energy Windows 248.246.6100