

STONY RIDGE NEWSLETTER
SPRING/SUMMER 2024



PRESIDENT: Mary Browne

VICE PRESIDENT: Gerry Labut

TREASURER: Larry Brown

SECRETARY: Jane Rodgers

MEMBER AT LARGE: Mary Cameron

JOE IACOBELLI: AMI Condo Management

FROM THE BOARD OF DIRECTORS:

Welcome Spring and Summer 2024!

We have had a very warm spring and the temperatures feel like it is summer already!

The **sprinklers** were scheduled to start running on Monday, May 20th and will run on Mondays, Wednesdays, and Sundays. We can adjust the schedule and add more days as needed, determined by the weather. We have had a lot of rain and that has helped to keep things nice and green.

Yard Waste - Pick-up for yard waste started April 1st. All yard waste should be in brown paper bags, or containers that are marked for yard waste. These items go out on our normal trash day. Please do not put these containers on the grass – only the cement.

Mulch – The Association puts out dark brown mulch by the Gazebo and front entrance way only. If you choose to put mulch out at your condo, it must be dark brown in color.

GFL – Trash and recycling pick-up – Any issues with either of these should be shared with the City of Rochester. You pay for these items in your taxes. You are welcome to share information with Joe at AMI, but any issue should be directed to the City. If you need trash or recycling bins on wheels, you can call GFL directly [844-464-3587] and have them delivered to your condo. Please put all trash and recycling containers on the cement only, not on the grass.

AMI - Joe Iacobelli, is our Community Manager, and he does a great job. Joe is always available and quickly responds to our needs. Amy Rowley is the Co-owner Coordinator and she works closely with Joe and will be your primary point of initial contact for questions, and concerns. Both Joe and Amy are very familiar with our community and we appreciate all their efforts.

Please continue to submit work order requests to workorders@amicondos.com.

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).

Annual Meeting

The Annual Meeting took place on May 21, 2024 at the Rochester Community House. A big Thank You to everyone who attended this year's Annual Meeting. It is always a great time to get together and review the progress the community is making. We had 57 people in attendance and met the quorum to begin the meeting.

Election of Officers – Mary Cameron was up for re-election and Gerry Labut was nominated from the floor. Both were elected to the Board. After the meeting, Mary B was elected President, Gerry was elected Vice President, Larry was elected Treasurer, Jane agreed to be the Secretary and Mary Cameron is the Member-At-Large.

We had a lot of good questions, comments and discussion and the meeting lasted just under 2 hours. Some items discussed were:

- Larry talked about the budget; how it is calculated, comparisons, tracking, cost increases and reserve accounts. The dues **were not increased** this year and stayed at \$335 per month.
- The Board was asked to send out a year-end report that shows budget versus actuals and then the new budget. We are happy to do that. This is your money and you should know how it is being spent.
- AMI is our Management Company. They collect monies, handle the finances, hire contractors, pay invoices, work orders, modification forms, answer questions and keep the Board on track – well Joe does that!
- Owens & Strussione complete an audit every year for us on our books.
- Joe mentioned that there is a Bill #5019 in the Michigan House right now that if passed, “as is” would require a Study within three (3) years of effective date and updated once every five (5) years. This bill will require every HOA to have a Reserve Study completed to ensure that they have enough reserves to cover their community. We have had two [2] Reserve Studies completed in the past and we were in good shape.
- The Board completed a walk-around for wood repair, gutters, and external issues. We do this every year and we continue to replace a lot of wood.
- The Board also completed the walk-around with Terry, the Arborist and we will be spending over \$12,000 on removal and replacement of some trees, trimming and clean up.
- The cement walk-around is scheduled for early June – weather permitting. Thank you to everyone who sent in concerns to Joe ahead of time.
- The gutters and downspout cleaning process started around May 23, weather permitting.
- The bushes in the common areas get trimmed by Adam Oaks in June, usually later in the month.
- If you have any changes [names, phone numbers or emails] to the Directory, please let Joe know. Also, please make sure that AMI has your emergency contact form.
- Vantaca is the system that has replaced AppFolio for AMI. AppFolio did not meet AMI's needs and became cumbersome. Vantaca can track your dues payments, you can

complete work orders and a lot of community information is stored here. The site is password protected. Please contact Joe if you need help obtaining your credentials.

- The Board has decided to proceed with the 2-inch milling of the road for Churchill Circle. Our road has lasted 26 years but is in rough shape and needs attention. Joe obtained four [4] bids and the Board interviewed all of them by Zoom calls. We also received some suggestions from co-owners on various companies. We chose Bowen to do this work. They did Letica and OPC. The **scheduled dates are September 9-11, 2024.**
 - On **Monday, Sept 9**, Bowen will mill the road down 2 inches. **You will be able to drive on Churchill today.** This is an all-day process.
 - On **Tuesday, Sept 10**, they will examine the road further and fix any issues or concerns. **You will be able to drive on Churchill today.**
 - On **Wednesday, Sept 11**, Bowen will be putting down the asphalt throughout the entire complex. One day to do it all. **YOU CANNOT DRIVE ON CHURCHILL CIRCLE AT ALL THIS DAY!!!!**
 - On **Thursday, Sept 12**, Bowen will put the stripes at the entrance and **when they are all finished and remove the cones, you will then be allowed to drive on Churchill Circle.**
 - **Joe has had conversations with St. Paul's Church behind us and they are graciously allowing us to park any vehicles we need to in their lot.**
 - We realize that for one [1] day this may be an inconvenience for everyone and we are sorry about that. This affects all of us and the road needs to be repaired.
 - Please, please do not drive on the road before it is open. I guarantee you; we will know if you did by the tire tracks that will follow you to your condo.
 - Please plan accordingly – Fed Ex, UPS and Amazon **will not be allowed** in the complex on Wednesday.
 - **All Emergency vehicles will be allowed in** and then can use the front entrance or the emergency entrance at the north end – that will be their call. Do not worry – they will get in if they need too.
 - **We have the monies in our road reserve to cover this amount – so a special assessment is NOT necessary.**
 - **ALL OF THIS IS SUBJECT TO THE WEATHER! IF IT IS RAINING – IT WILL BE PUSHED BACK.**
- Thank you to Jana Yezak, Donna Giulioli and Pat Storto for checking co-owners in and counting ballots.

Friendly Reminders

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

We continue to talk about this every year. We have a **SPEED LIMIT of 15 MPH** on the circle and we have **STOP SIGNS** for a reason. Please, please slow down and actually stop at the stop signs. It is for your safety too. 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 Please let any visitors staying with you know the speed limit.

Bird Feeders & Pets

Co-owners who like to feed the birds are again reminded that they are responsible for raking the seed off the ground beneath the feeders. This is what attracts the critters, raccoons, moles, etc. causing extra expense to all of us. Bird feeders are not allowed in the trees in the common areas. Under no circumstances, should you feed any of the critters – no matter how cute you think some of them are. Bowls or containers full of food are not allowed to sit out on your deck. Also, please keep your garage door closed when not in use.

If you are walking your furry friends, please bring a waste bag with you and pick up after your pet every day. This means both the front, side, and back areas.

Volunteers

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

Social News Around the Circle

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

James & Jacquelyn Bradford	932
Ted Andrusz & Lori Harbour	1000
Wendy & John Peterson	1200
John & Janice Slagh	1122

Saying **Goodbye** is never easy:

John Skiff	944
Giovanni Bolgiani	1134
Jerome Fritz	1152
Bill Need	1248
Louise Seltz	1260

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 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.

Air Duct Cleaning
Peabody's Air Duct Cleaning Service, 586.243.2424
Decks – Power Washing
A.J. Power Washing/Decks, Art Jackson, 248.703.6025
Decks – Remodeling
Cornerstone Custom Building/Decks, Steve Saunders, 586.524.0373 No longer in business.
Larson Remodeling, John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lawrence Carpentry, Decks, Basements & Remodeling, Jeff Lawrence, 248.431.3802 No longer in business
Lars David, Decks/Remodeling, Damon, 248.625.9501
Dryer Vent Cleaning
Dryer Vent Wizards, Larry Butterfield Owner & Elite Certified Technician Dryer Vent Wizard of Southeast Michigan <u>313-402-7659</u> or 734-456-3190 for Scheduling
Electricians
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
Fireplace Service
Rick Novak, 586.264.0529
Garage Doors
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.
Handyman
Fixed In A Flash Handyman, Andy, 248.394.0204
Pristine, Ken Garlow, 586.823.0458
Senior Service – Handyman, Tom Engel, 248.535.7826
Heating & Air Conditioning
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
Home Improvement
Kendall & Company, Kitchen & Baths, Randy Rice, 248.651.6464
Larson Remodeling, LLC., Kitchens, Baths, Basements and Decks John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lawrence Carpentry, Decks, Basements & Remodeling; Jeff Lawrence 248.431.3802
Landscaping & Pavers
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

Painting
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
Plumbing
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
Porch Railings
The Iron Barn, Porch Railings, 810.358.0010
Elegant Aluminum Products, 800-546-3362
Radon Testing
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
Radon Mitigation Companies
American Radon, 248.969.9609
Pro Tech, 888.677.2366
Lee Davis, 248.623.6454
Sky Lights
All Seasons Roofs, 248.935.660.
Paramount Building Inc., 586.690.0227
Windows – All Things Windows

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