

STONY RIDGE NEWSLETTER

FALL/WINTER 2024



PRESIDENT: Mary Browne

VICE PRESIDENT: Gerry Labut

TREASURER: Larry Brown

SECRETARY: Jane Rodgers

MEMBER AT LARGE: Mary Cameron

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. Any other bushes or plants are the co-owner's responsibility.

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' – 10' to ensure that people walking by and on bikes have a clear path.

Cement work

The Association completed a lot of cement work this year in August. We appreciate everyone's patience and flexibility during this project. We spent \$63,107 this year and all that money came out of our reserve accounts.

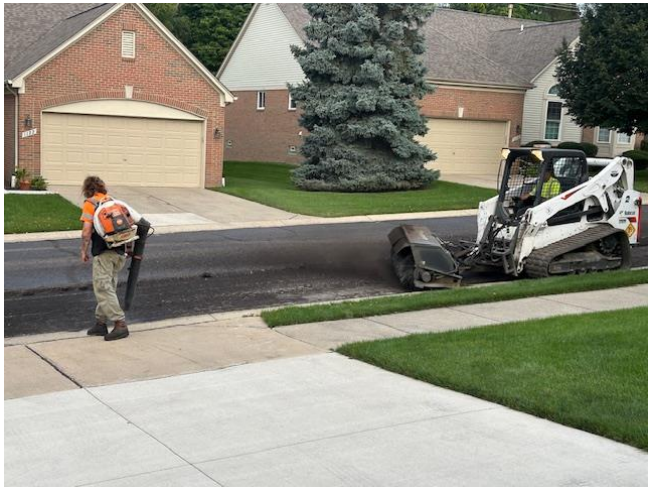
If you have pavers next to the driveways, it is the co-owner's responsibility to replace and repair them anytime they are disturbed by the cement company. This is not the Associations responsibility.

Churchill Circle – new road

Our road has lasted 26 years, which is pretty darn good, but it desperately needed to be fixed. Churchill Circle was milled down 2" on September 9th. This was a huge undertaking. They took one day to mill the road, one day to repair it and one day to add the new asphalt and seal it. On Thursday, they painted the lines at the front entrance and removed the cones, which allowed everyone to drive on it. We are very pleased with Bowen Paving; all the workers were polite, they answered questions from many of us, they assisted some co-owners in getting around the Circle and they all knew what their roles were – they worked together as a great team. We appreciate everyone's patience and understanding with this project.

St. Paul's United Methodist Church was very accommodating and allowed us to park in their parking lot during this process. We are very grateful and have made a donation of \$500 to the St. Paul Scholarship Fund as a Thank you. The Rochester Police & Fire Department were notified of this project and we asked the Police to please keep an eye on the cars in the parking

lot at St. Paul's and they said they would. The cost of this project was \$164,228 and was paid for out of our Road Reserve. Let's hope it lasts another 26 years! Here are some pictures from the road project.





Priority Waste

Priority Waste is the new company that removes the trash and recycling. This change occurred in late July of this year. You can reach them at: 586-228-1200 or Live Chat at [PriorityWaste.com](https://www.prioritywaste.com). **This contract is handled by the City of Rochester and any issues or questions should be sent to them, not AMI or the Board.** This service is your “tax dollars” at work.

Our trash day has not changed, it is still on Tuesday. They are asking that we have our trash, recycling, and compost out by 7:00am the day of service. We have a collection day, but not a specific collection time.

Priority observes 6 major holidays including Christmas, New Year's Day, Easter, Thanksgiving, Memorial Day and Labor Day. Your trash will be picked up the **following day** of the holiday.

FRIENDLY REMINDERS

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**.

Fall Clean Up

Fall clean up by Adam Oaks will be done late in the season so that most of the tree leaves have fallen and can be cleaned up.

Fall Gutter Cleaning

Fall gutter cleaning will be reviewed by the Board, and where necessary, will be scheduled as late in the Fall season as possible, so that most of the tree leaves have fallen and can be removed.

Water Shut Offs

With cooler temperatures ahead, we want to remind you that Co-owners are responsible for winterizing their own outdoor water spigots, including the spigot in your garage if you have one. We ask that this work be done as soon as you can, but no later than November 3, 2024.

To winterize your outdoor water spigot, turn OFF the water supply to that faucet from the inside of your unit. Then after turning OFF the water supply, open the outdoor valve and let all the water drain out. You can then leave the valve turned ON/OPEN.

Failure to winterize the spigot could cause the water left behind to freeze in the pipes, causing damage to your unit or the building, which would be a co-owner responsibility for repair.

Snow Season

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:

- Our snow plow contract is with J's Lawn & Snow, the same company as last year.
- 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. No cars should be parking on the Circle overnight. Please let the plows do their jobs safely.

We 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. We want to minimize any risk of an accident due to ice/snow.

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!

Smoke Detectors & the Fire Department

Please remember to replace furnace filters, garage door security pad & smoke detector batteries. It is important to install a smoke detector on every floor of your residence. It is also a good idea to place a detector in every bedroom. Remember that smoke travels up and out, so place detectors where the smoke will go first. Test each detector once a month. A good rule of thumb for changing batteries is to change them when you change the clocks every spring and fall.

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).

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

Boy, do we have a lot of speeders in our little community! 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.

Social News Around the Circle

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 and Agnes Spata, who volunteer their time to exchange any burnt out carriage light bulbs on the garages.

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

Catherine & Thomas Brown	1104
Bill Wardle	1090

These neighbors have passed away and Saying **Goodbye** is never easy ...

James Filak	1000
Ron Segan	1024

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.

Air Duct Cleaning
Peabody's Air Duct Cleaning Service, 586.243.2424
Concrete Coatings
TruTech Concrete Coatings, Shannon Homa, 810.360.9071
Decks – Power Washing

A.J. Power Washing/Decks, Art Jackson, 248.703.6025
Decks – Remodeling
Larson Remodeling, John Larson, 248.467.7328, Larsonremodel@yahoo.com
Lars David, Decks/Remodeling, Damon, 248.625.9501
Dryer Vent Cleaning
Dryer Vent Wizards, 248.227.6789 Larry Butterfield Owner & Certified Technician, Dryer Vent Wizard of Southeast Michigan 313.402.7659
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, Greg Quintana, 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
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