

President's Message -

By: Ed LeFevre

Summer has arrived and what a beautiful Spring we had. Life here in River Pines has been rather "special" for all of us; at least from a weather point of view.



As you have witnessed, we have been busy with all the summer projects like painting, concrete, siding and deck repairs to mention a few. It seems like there is always something going on or needs our attention. Bob Goodman is on the site nearly every weekday and sometimes on Saturday, checking on contractor performance and reviewing work orders. We can see the improvement already and I'm sure you do as well. He's a great addition to our team.

The Irrigation System is up and running well as long as Dick Raney keeps the Cla-Val filter clean. Seems that we have to change and clean it every two (2) weeks or we get unwanted shutdowns.

But Dick has been very diligent and we have had good up-time results.

We were a little late in getting the waterfall operational this spring. We have had a leak in the upper ponds the past few years and we have not been able to determine exactly where it is. This spring we thought we had a contractor set up to inspect, find the leak and repair it. After waiting until Memorial Day for him to show up we decided to start up the system and live with the leak temporarily.

We add water to the ponds everyday to keep the waterfall from shutting down



due to low water levels. Later this summer we are hoping that our irrigation contractor will be able to spend some time and help us locate the leak and correct the problem. Nevertheless, it still looks nice when you drive in off 9 Mile Road, particularly at night.

I mentioned "painting" earlier. The painter is doing a nice job again this year. With Bob Goodman's follow-up we are

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doing a better job with caulking and sealing up cracks and blemishes in the T-111 siding. The painter has completed about 30% of the fifty-one (51) units so far and is on schedule right now.

The roof replacements for this year should be starting soon. Although, we had only five (5) units scheduled for this year we have identified seventeen (17) units for inspection and I expect that nearly all of them will require replacement. We updated our roof replacement specifications this winter and have re-bid the project this year.

One of our main roof concerns is the attic ventilation needed to optimize the roof temperature during the summer months. It may sound simple to just add more ridge and soffit venting to meet the requirements. However, our roof configurations are such that a specific plan is needed for nearly each individual unit. The roof overhang design on some units makes it very difficult to install adequate soffit venting. Fortunately, we do not have an emergency situation and we will be working on the resolution of this issue as the summer progresses.

And finally, by the time you see this newsletter it will be July. That leaves August and then in September we have our Annual Meeting to elect new Board Members. We will have at least three (3) openings to fill this fall. Please remember, this is your association and we need the involvement of co-owners to make the system work. There are many of you

that are very qualified and capable of serving on the Board. We need to have people who are interested in continuing to improve the business of River Pines. So, help us find and encourage the good people to step forward and make River Pines an even better place to live.

I should mention that I do not intend to run for the Board in September. I have spent four (4) years and devoted an enormous amount of time to this endeavor. I feel it's time for a new face and hopefully some fresh ideas. I sincerely want to thank all of you that have supported me and the Board for these past (4) years.



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Treasurer's Message—

By: Rick Austin

As I write this, summer is just beginning and our Association is looking GREAT! It sure seems like we have a little oasis reminiscent of “Up North” every time you get off the jammed expressways and crowded construction detours to find your way home. Whether you just kick back on your deck or prefer to go for a walk down along the creek, it sure seems that we have a number of built in stress relievers right here in our neighborhood.

Have you ever stopped to consider that you own part of a ONE HUNDRED MILLION dollar complex? That constant hum of contractors taking care of all those maintenance issues that we gladly gave up as homeowners to become condominium co-owners requires a great deal of effort. All our volunteer committees do a tremendous job in attending to literally thousands of details that contribute to our wonderful neighborhood. Our management company processes hundreds of work orders very efficiently when we take the time to properly inform them (YES – that does mean you NEED to fill out the work order form) of the things that you would like fixed. And your volunteer Board maintains a focus on structured, preventative maintenance to preserve and protect our property.

We are once again right on target with our annual budget. We have Board approved expenditures of all types for 2006 in place that exceed \$700,000 already.

Don't be alarmed – that includes amounts for the entire season of lawn care, the winter snow and salt contracts, and other items that we get in place long before the check is written. We expect another year of reserve expenditures exceeding \$320,000 as we continue to try to eliminate “surprises” by planning major expenses like roofing, concrete, siding, deck repairs, painting and staining.

After the spring meeting, one of our co-owners came up and asked me why the Reserve Funds were not substantially higher. I explained that at the end of 2002, the Reserve Funds had grown to \$990,000 partially because there was minimal spending (only \$67,000 in 2002) on replacements. In the last three years, the Association has invested over \$1,050,000 for needed “common area” improvements and still has about \$1,000,000 of invested funds for future expenses. The Board believes we have a balanced combination of refurbished infrastructure and available reserves.

I hope everyone gets out and enjoys our community this summer. I will not be running again for the Board this fall, so perhaps one of you with a financial background may want to think about running for Treasurer at the fall meeting.



2006 Asphalt Repairs — Updating Our Bylaws

By: Ed LeFevre

The concrete repairs have been completed. We asked for everyone's support in keeping off the new concrete for seven (7) days. Almost everyone was cooperative but we did have two (2) co-owners who ignored our request. Asphalt repairs have not been completed and we do not have a construction schedule as yet.

We do not want to disrupt your schedules. However, if we want to keep the site in presentable condition, these repairs must be made. It takes time to do the work and it takes time for the work to cure. The cure specification for asphalt is twenty-four (24) hours. We are required to abide by these specification or our warranty is voided.

We try to schedule this work over a two (2) or three (3) day period. We try not to have anyone inconvenienced for more than a few days. Since this is outside work, we are very dependant on the weather and therefore trying to schedule this work for a specific day in nearly impossible. Nevertheless, we will make every effort to notify you when the work will start as soon as we can.

So, we ask for your cooperation and patience during this short period of construction and repair. Remember, we are doing this work for you and working to keep the complex as attractive as possible.

We sincerely thank you.....

By: Janet Hall

After many meetings and a very detailed review by several Board members, the revised, updated and consolidated bylaws are ready for each co-owner to review. For those co-owners who may remember last year's version, these bylaws are essentially the same. We revised some sections to make them easier to read and understand and we made sure that all sections complied with Michigan's Condominium Laws.

In early July, you will each receive a copy of these proposed bylaws and an invitation to attend an informational meeting at the Costick Center on July 25th. This meeting will include the bylaw committee, many Board members and our attorney. It will be your opportunity to ask questions and receive answers about the new proposed bylaws. In mid-August, you will receive a ballot to vote on the new bylaws which will need to be returned within three weeks. The results of the balloting will be announced at the Annual Meeting in September.

All of us who have worked on these bylaws believe we have achieved the objectives of consolidating into one document the original Association and Condominium Bylaws, removing all references to the builder and updating them to the present practices of the Association. Please take the time to review these bylaws and please vote. It's your association, not just the Board's, so review these bylaws and vote.

Why should I run for the Board ???

By: Ed LeFevre

I mentioned the subject of “Running for the Board” in my earlier article. This is an important part of condominium life and cannot be “shucked off” to just anyone. Like it or not, the River Pines Condominium Association is a corporation and it has to be operated as a business. Every corporation has a board of directors that is responsible to the stockholders of the corporation. In our case, the Board is responsible to govern the Association.

Most people that purchase a condominium do so with the belief that they are just purchasing a home that will be maintained by someone else. Eventually, they realize that interior maintenance is their responsibility but all exterior maintenance is taken care of by the Association. The thing that is not understood, or overlooked, is that each purchaser or co-owner becomes a partner of the corporation that is called “The Association.” As such, it is important for each co-owner to see that the business of the corporation is governed, managed and operated on an efficient and effective basis for the benefit of all co-owners. You have an investment in this property and it should be important to see that it appreciates for your future benefit or the benefit of your heirs.

It is your responsibility as a co-owner to collaborate in the effort to protect your investment. We realize that not everyone

is capable of taking on this job because of their health or the health of a family member. This is understandable. But there are many people here in River Pines that are healthy and capable of participating as a member of the Board.

Being on the Board does not necessarily take a lot of time. We have a management company, McShane and Associates, that handles the everyday business activities. We have a Site Manager that coordinates between the management company, contractors and you, the co-owner, to see that work orders and other issues are handled effectively.

We have a site maintenance man to expedite some of the smaller jobs and take care of emergency situations. So there is a system to take care of the everyday affairs of the Association. The Board members should not have to be involved in this aspect of the business. However, many co-owners want to use the Board for their issues and it’s tempting for Board members to get involved. If the Board exercises the proper discipline, their time will be spent on governing and not managing the affairs of the Association.

The current Board has worked very hard to establish a better understanding of the management company’s responsibility-



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ties. We have established responsibilities for the new Site Manager, and we have established responsibilities for the Board members. All of these things have been written down and distributed appropriately so the everyone knows what they are supposed to do.

With all this in place, we believe the job of being a Board member will be significantly easier than what you may have witnessed in the past. You should not be harassed by co-owners. You will not be functioning on the operating side of the business but rather in the governing side of the business. The only exception to this is the approval of contracts in excess of \$1,000. Such contracts require Board approval before they are executed.

So, give this opportunity some thought and consideration. If you have any questions please feel free to call me (248) 471-5422. Call or talk to any of the other Board members. I'm sure we can clear up any misunderstanding or misconceptions. It's not a life long commitment. The term of office is two (2) years and the time goes by very fast.

Again, please join us and be a part of the solution. Thanks.



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Good Friends, Great Weather Equals A Fantastic Spring Golf Outing—

By: Paul Millis

The weather cooperated nicely, giving us balmy temperatures, a cooling breeze and plenty of sunshine to add to the enjoyment of thirty-two River Pine-ians who showed up for the umpteenth semi-annual River Pines Golf Outing on May 21st. After golf, we all enjoyed a sumptuous lunch from a specially prepared menu in the clubhouse, where we were joined by many non-golfing friends and spouses. Once again, we played on the newest nine holes and what a beautiful layout that is.



Prizes were awarded to the first, second and third place teams and for the closest to the pin, men and women, on both par 3 holes. Teams were randomly put together, based on handicaps, by Paul Pardee who used his computer magic to come up with eight pretty evenly matched teams. We play a “Scrambles” format with a few special rules thrown in to keep the better golfers from dominating the play. Our main goal is for everybody to have fun, and I think we accomplished that goal this time.

The first place team was Fred Gregory, Carol Anderson, Mary Kay Lefevre and Bob Bullinger who finished with an even par 36. Second place went to the team of: Ed LeFevre, Joyce Brandemihl,

Dolores Lypka and Tom Cornell who finished with a one over par 37. Third place was a tie between two teams who each finished with a three over par 39. We tried to use the tie-breaker method of matching scores hole-by-hole, starting with the hardest hole, but nothing could be determined because they shot identical scores on each hole. We finally went to that tried and true method of flipping a coin. The coin was tossed and the team of Paul Pardee, Mike Lypka, Lin Whiteman and Linda Millis were named the third place winners. Runners up for that spot were the team of Ralph Temby, Bob Blackwell, Donna Hacker and Camille Mayotte.

Closest-to-the-Pin awards went to: Hole Number 13, Ladies - Dolores Delaney, Men - Fred Gregory. Hole Number 15, Ladies - Lin Whiteman, Men - Carl Waitr.

I'd like to say thanks to my wife, Linda and to the Pardees, Paul and Clare for all of their help. And of course, a special thanks to Al Marmion, also a River Pines resident who manages the Farmington Hills Course for all of his help and considerations.



And, Yes, there will be a Fall Golf Outing. It will be Sunday, September 12, with tee times starting at 1:00 PM. Watch your mailboxes beginning about mid-August for flyers and entry blanks. For more information feel free to call Paul or Linda Millis at 426-7663.



Flying the Stars and Stripes *By Cal Long (River Pines Flag Master)*

I am the Board appointed flag master of our complex. I look out for the flag at our 9 Mile Road entrance. I replace it when it's torn or dirty and lower it to half mast (sometimes) at my Governor's call and replace burned out lights like I did on the State flag the 6th of June.

My background is military (26 years in the Naval Reserves) so I have a love to see the Stars and Stripes flying frequently. There are not enough Stars and Stripes flying from our garages or porches in our complex.

Last fall, my survey showed an average of only 44 flying on three successive tours of our complex. That's a mere 12.4% of our 355 units. Over the Memorial Day weekend I counted 85 flying, a nice increase to 24.2%. Still, not many to show our patriotism and we are at war. I care not what you think of the Iraq war but we all should show concern and prayers for the troops. Flying the flag of our country is surely a good sign.


Meijers had a special for a 3' x 5' flag kit to sell for \$5.95 while Aco/Damon always see flag kits for a mere \$7.95. Why not buy and fly. I have and will volunteer to install the holder for anyone when asked. I have already assisted two widows installing flag holders as asked.

In my surveys, I have counted 9 other banners flying and one very foreign flag


flying. Why does the Board allow these ten units to distinguish their units from all the others? Since 1993, The Michigan Condominium Bylaws state that Homeowners Associations must allow the flying of one American flag from the front of the unit.



Won't you join us in flying the American flag in front of your unit?



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Association Handbook Corrections—

By: June Holmes

Please note the following corrections for your association handbook:

Address: Bob & Sherry Kuhr
22040 River Pines Dr.

Phone No: Elsie Wells
586-419-5046

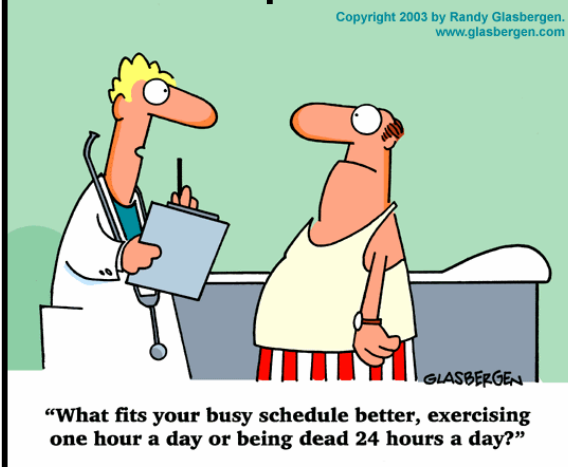
Joseph & Parricia Marasco
248-472-9294

The new directories are out thanks to many people. Thanks to Ed LeFevre and the Association Board for the update on the Rules and Regulations. Also, thanks to our “distributors”:

Marianne Boschma
Joann Centar
Bev Cornell
Linda Dohany
Sue Eix
Joan Fiori
Janet Hall
Pat Halloran
Barbara Kerwin
Delphine Madura

Please let us know if you have any new neighbors.

Health Spot—



Social Committee News

By: Bev Cornell and Sharon Hicks

Warm weather and a successful Ladies Luncheon on June 3rd at the Family Buggy made for a great afternoon. There were fifty-six (56) lovely ladies who had a great time talking and eating.

Thanks to Anne Tarpinian for making such pretty corsages for each lady at the luncheon.

Watch for Social Committee flyers at your mail-station for the Gem Theater outing. Playing at the Gem Theater “The Pack is back”. Hilarious, bawdy, bantering, merciless razzing and a swinging big band playing hit after hit. We have sixty-two (62) prime seats “on hold” for Thursday, October 5th at 2 PM. There is a package of a light lunch and show for \$47.50 per person.

Lawn Sprinkler Committee

<i>Area A</i>		Phone #	<i>Area J</i>		Phone #
35490-35610 River Pines Court Front Entrance	Dick Raney	615-8527	34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Jack Boivin Andy Tarpinian	471-2398 478-3576
<i>Area B</i>			<i>Area K</i>		
35345-35420 Blue Spruce Dr. 22160-22280 River Pines Dr. 35475-35535 River Pines Ct.	Dick Raney	615-8527	21480-21610 River Ridge Ct 21615-21710 River Ridge Tr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832
<i>Area C</i>			<i>Area L</i>		
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Bob Blackwell	471-5875	35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Andy Tarpinian	471-2398 478-3576
<i>Area D</i>			<i>Area M</i>		
35285-35305 Blue Spruce Dr. 22270-22380 River Ridge Tr. 22225-22295 River Ridge Tr.	Jerry Ewald	477-8851	35104-35214 Knollwood Ln. 35161-35231 White Pine Tr.	Jack Boivin Andy Tarpinian	471-2398 478-3576
<i>Area E</i>			<i>Area N</i>		
21960-22170 River Ridge Tr.	Mary Kornegger	476-6733	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Provoli	888-9004
<i>Area F</i>			<i>Area P</i>		
22005-22195 River Ridge Tr.	Jim Redmond	478-1288	21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern	615-0243
<i>Area G</i>			<i>Area R</i>		
21935-21995 River Ridge Tr. 22355-22385 River Ridge Tr. 35040-35085 Silver Ridge Ct. 35228-35258 White Pine Tr.	Jim Redmond	478-1288	35375-35675 Lone Pine Ct.	Lee Holmes Howard Petter Gene Milczarski	477-8851
<i>Area H</i>			<i>Area S</i>		
21720-21940 River Ridge Tr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832	35580-35610 Lone Pine Lane 21945-22085 River Pines Dr.	Ken Gauvreau	474-4332
<i>Area I</i>			<i>Area T</i>		
21695-21755 River Ridge Tr. 34911-34941 White Pine Tr. 35017-35056 Red Pine Dr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Howard Petter Gene Milczarski	442-7439 478-8115 615-7544
<i>Area J</i>			<i>Area U</i>		

Chairman - Dick Raney - 248-615-8527 Ed Nies - 810-560-5626 Ed LeFevre - 248-471-5422 (Revised—July 21, 2005)

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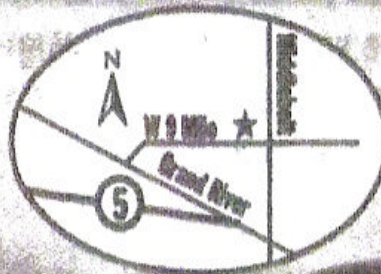
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Speeders —

By: Ed LeFevre

We have written several articles regarding speeding within our complex. It seems that since the summer weather has arrived many people have “stepped on the gas”. We all lead busy lives and have many things to accomplish before the day ends. But speeding in our complex, or anywhere for that matter, is a very dangerous habit.

We are very concerned about this situation within our complex. We have many walk-



ers, traffic in and out of driveways and sometimes even grandchildren on our streets. What a burden to carry the rest of your life if you injure someone. And the injured person has to suffer through the recovery process just because someone was inconsiderate and in a hurry.

Therefore, in an attempt to “slow down” those driving within our complex, the Board is considering several alternatives to reduce vehicle speed. There is probably no foolproof way to stop speeding. If there was, the police would be utilizing the method. We do not want to install “speed bumps” as they are unattractive, irritating and present problems in the winter for snow plowing.

Nevertheless, rest assured, we are looking into this matter and will be making some changes in the near future. Thanks to all of our co-owners who are considerate and drive responsibly. To those who habitually speed; we are trying to get your attention. Please be careful.

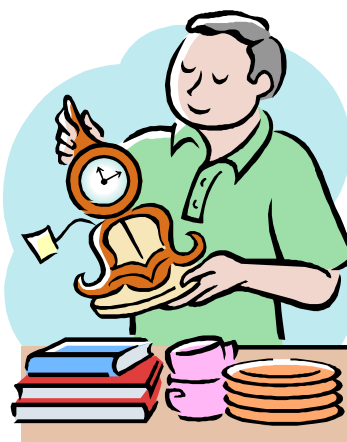
Thanks for your cooperation.



Garage Sale—2006

By: Ed LeFevre

Let's all give Doug and Jan Keno a big “Thank You” for all the work they put into the June 9th and 10th garage sale. Also, a special



“Thank You” to Larry Frey for again providing garage sale signs. The weather was nearly perfect and we had plenty of “stuff” for sale. I think Doug won the prize for disposing of the most comic books. Doug thought the most interesting item he saw was at Jim Roger's. It was an aerial photograph, that he had taken some years ago, of the River Pines complex.



Barbeque Season—

The Board of Directors

Now that the summer weather has arrived, the barbeque season will begin again in earnest. Some of you have not been hampered by the weather or the season and have barbequed all winter long. There is certainly nothing wrong about barbequing.

However, there are certain safety and common sense rules that we should all follow. As a matter of fact there is a

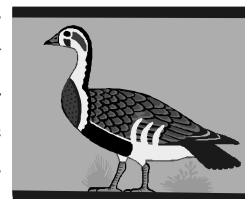
Farmington Hills City Ordinance regarding the use of barbeques. Most of you know that we should not barbeque inside the garage. We should set up outside the garage and at least 8 ft from the building. The last thing anyone wants to do is set their home on fire. So, take the time to think about what you are doing. If it's raining you may want to delay dinner to avoid a fire or getting wet. Of course you could always go out for dinner and avoid the problem altogether.

Enjoy the summer.



DO NOT FEED THE CRITTERS

We have many new co-owners that have joined us and may not be aware of our wildlife strategy. Some Co-owners enjoy feeding bread, popcorn, goodies and whatnot to the wildlife around River Pines. Fox, Ducks and Canada Geese are living among us because they know they will be fed. Then, Co-owners want someone to remove the undesirable droppings that are left behind.



Some residents enjoy feeding the squirrels. They look so cute running around the yard and up and down the trees. When fall and winter comes the squirrels start looking for places to bury food for the winter as well as shelter. They find openings along the roof overhang, vents, etc. and enter the unit. Co-owners then call the Management Agency or our Maintenance Man and want the critters removed.

These animals are **WILD** and will find their own food. We interfere with their instincts when we provide food for them. **WE DO NOT NEED TO FEED THEM!!**

Thank you.
The Board of Directors

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