

## President's Message

By: Ed LeFevre

We finally survived the cold, wet spring weather and now we are enjoying the summer-like conditions. It seemed like it would never arrive.

So many things are going on this time of year it's hard to know where to begin. Let's start with our May 18th Spring Meeting. We had over 200 residents in attendance and that's a record for this information meeting. Refreshments were available and the meeting started a little after 7:00 PM due to late arrivals.

We try to make these meetings informative and cover the subjects that are of interest to everyone. We had (4) board members and (1) committee chairperson speak to the group. Of course, I was allowed to chair the meeting and then we had Rick Austin talk about our financial status, Janet Hall talked about our efforts to get the By-Laws up to date and Bob Eix talked about our mole and grub infestation. They are ugly critters but Bob covered the subject well, including pictures. Bev Cornell spoke about the activities of the Social Committee and their recent outing at the local Steak and Ale. Fun was had by all so, they are planning another event in August. There are sign up sheets and flyers at the mail stations around River Pines.

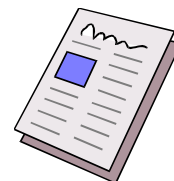
I won't go over all the items we discussed but maybe I'll cover some of the highlights. So far this year, we are on track with our operational expenses vs. the budget. Our projections for Reserve Funds is that we hope to add approximately \$100,000 to the fund after our project expenses for this year.



Rick also spent some time talking about Account Debiting. This is the process where you authorize McShane to deduct your monthly association dues directly from your bank account. This is a very efficient process. If you haven't considered this process, *please do so*. It makes sure your dues are paid on-time and helps the association get funds into our bank and investment accounts more quickly.

We mentioned the fact that Pat Halloran, our newsletter editor, is resigning her post. Pat has coordinated and published the newsletter for the past (3) years and decided it was time to move on to other challenges. She has done a wonderful job and the board is very appreciative of her efforts over the years. Please see the article on page 2 pertaining to the new Editor.

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Our project work is well underway this year. We have a head start on deciding what we want to do and have obtained bids and awarded most contracts by now. We do not have final schedules from the contractors but we'll have another busy summer I'm sure.



The roof replacements continue to be the major expenditure for the association. This year we have identified 27 unit roofs for replacement. We continue to bring forward roofs that are scheduled for later replacement. We are seeing an average life of about 13 years on our units.



The new roofs are expected to last 20 to 25 years. The main differences between the old and the new roofs are; we are utilizing fiber glass shingles and we are increasing the roof ventilation in expectation of reducing the attic temperatures during the summer months. The hot attics contribute to shingle curling.

We will be doing concrete and asphalt replacement again this year. We have several sections of concrete driveways to replace and have identified (26) asphalt replacement areas. Hopefully, we can keep the inconvenience to a minimum. We need your help and cooperation. Please see the article entitled "Contractors, contractors, contractors".

If you are interested, the entire Spring Meeting presentation is on our web site [www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)

By the time you read this, the summer will be in full swing. Have a wonderful time and we will see you at the Annual Meeting in September.

## **We Have a New Editor—**

Welcome Kathleen LaBrosse, our new newsletter editor. We had an article in the last newsletter indicating we were in need of a newsletter editor. Unfortunately, no one has volunteered to take over this position and therefore we have contracted this service in order to maintain communications with all of you. Kathleen can be reached at (248) 681-7883. Her email address is: [klabrosse@comcast.net](mailto:klabrosse@comcast.net). This is Kathleen's first edition of the River Pines Report and we are very pleased to have her working with us.



### **River Pines Board of Directors**

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<b>Janet Hall</b>	<b>Vice President</b>
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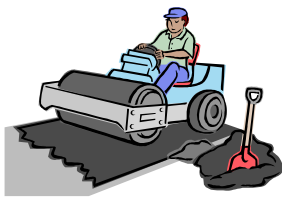
# Contractors!

## Contractors!

### Contractors!

The Board of Directors—

It's the season for Contractors around River Pines again. As we mentioned on our front page article, we have many projects to implement and summer is the most economical time to get the work completed.



Like most of us, the contractors are busy and want to get their work done and move on to the next project.

**W**e must remember, the contractors are here working for us, doing the repairs and projects we have asked them to do. They are not here to disrupt our lives or generally make things difficult for us. So, we ask you to be courteous, polite and understanding while they are here. With your cooperation, they will get their work done and be “out of here” more quickly.

We already have had a situation where a co-owner became frustrated and out of control. They came out of their unit, screaming and hollering obscenities toward the contractors and demanded they leave their property. Co-owners have no right to do this and it is ridiculous and uncalled for.



Fortunately, there are very few co-owners who act this way. Also, our contractors have been understanding and so far have not refused to work for us or charged premiums to put up with such nonsense. Just remember; the contractors are here working for us so, please be considerate and cooperate with them.

Thank You.

# Running for the Board of Directors

It's that time again. This September, at the annual meeting, there will be several openings on the Board of Directors. About the middle of August, a letter will be issued asking for nominations, a brief resume, and your reasons for running for the Board. This material must be submitted to McShane for inclusion in the ballot which goes out two weeks later, or two weeks before the meeting.



Please consider sharing your time and talent with us and gain a better understanding of the business the association handles. So if you're considering running for the Board, this is an early notice to get your resume and your reasons for running on paper. Then, when the request comes in the middle of August, you are ready to submit your name for nomination to the Board of Directors.



## In Memory —

By: Ed LeFevre—

At our Spring Meeting on May 18th, Cal Long asked me to take a moment at the beginning of the meeting in memory of a former board member and long time resident, Pat Nuccitelli. I intended to do so and then so many people approached me before the meeting that I forgot. I apologize. Pat served on our board and was a long standing member of the Architectural Committee. He always had a pleasant smile and was cordial to everyone. We extend our condolences to his family. We will miss him.

# UPDATING OUR BYLAWS

*By: Janet Hall*

In 2003, a by-law committee was formed with three objectives: 1) to remove all references to the builder; 2) update the by-laws to present practices; and 3) provide additional by-laws as required.

When the Board and the by-law committee met with our attorney a fourth objective was added to combine the existing association by-laws and the condominium by-laws into one concise and updated document instead of two documents.



In July 2004, the co-owners voted on these proposed by-laws - 82% of those voting approved the revisions. Unfortunately, only 51% of the co-owners voted on the revisions.

The Board has decided on several next steps with regard to the by-law revisions:

1. Review the proposed by-laws for any potential changes based on co-owner feedback. Please feel free to call me on 248-615-1565 with any proposed changes.
2. Develop a plan to get 85% or more of the co-owners to vote.

3. Plan for a vote as part of the September annual meeting.

Many people have questioned why we would bring this issue back to the co-owners. Today, we have two documents that are essentially outdated and create confusion for many co-owners and the Board in deciding which document to read and where to find information. With these proposed by-laws, we will have one updated document that should last for many years, similar to today's two documents which have lasted for many years.

Also, today's new condominium associations start with one document so we want to bring our association up to date with present practice. It is very important that every co-owner read the materials sent with the proposed updated by-laws and vote on your association by-laws.

Again, please feel free to call me with your concerns.



FedEx Kinkos

# Plantings and Ivy -

By: The Grounds Committee

During our annual site walk-through, toward the end of May, we noticed considerable planting outside the designated areas. Basically, the designated area is between the sidewalk and the garage wall. We have allowed some plantings along the side and front of decks but it is evident that some people want to make the area around their unit look like “The English Gardens”. As one person expands their garden area the next person feels empowered to do the same or a little more and soon we are out of control.

So we ask that you restrain yourselves and follow the rules and guidelines of the association. The board does not want to be put in the position of having to remove something you have planted.

Also during our walk we noticed several units where co-owners have planted ivy and other climbing vines along the side of their unit. Most are planted in the designated area



between the sidewalk and the garage however, the plants are crawling up the brick walls and attaching to the wood siding. To some these climbing vines

look very attractive and provide character to their unit but at least (2) problems are created.

First, living in a condominium complex, by definition, does not allow you individualize your unit, particularly on the outside.

Second, and maybe the most important, the ivy attaches to the brick and mortar joints as well as the wood siding. As the vines grow

and mature they weaken the mortar and eventually break up the brick. The ivy and vines also attract insects that eventually enter the unit. Most people don't spray their plantings for insects. All of this presents a maintenance issue for the association.

Unfortunately, the ivy and vines must be removed to avoid the impending maintenance problem. It may be possible to keep the ivy trimmed down so it does not extend up the walls but this creates a



maintenance issued for the co-owner. The best solution of course is “No Ivy” but you may opt to keep it trimmed so that it does not climb up the walls and deteriorate the exterior.

Please take the responsibility to eliminate this problem. The Grounds Committee has many issues to deal with and does not need to act as the “Ivy Police”.

Thanks for your cooperation.

## Message from the Social Committee -



By: Bev Cornell

What a wonderful turnout we had at our ladies luncheon in April. We had 49 lovely ladies enjoy lunch and conversation. It was a very nice way to talk to ladies that you don't see very often. Thank You Ladies for making the afternoon so enjoyable.

(Continued on page 6)

# The Waterfall -

By: Ed LeFevre

Imagine that many of you have been wondering what delayed the start-up of the waterfall this year. The same thought has occurred to us. When we reinstalled the pump, after the winter, it would not start up. We finally determined we had a motor problem and after an exhaustive search for the original manufacturer we found the company that now produces our pump.

This pump has been in service since the original installation in 1989 or 1999, I'm not exactly sure, but at any rate it has worked very well. We learned that it is a special stainless steel waterfall pump and it now manufactured by the Carry Manufacturing Co. in Munger, Michigan.



We then sent the pump to the manufacturing source and they replaced the motor and reconditioned the entire unit. They completed all this work and returned it in less than a week. After overcoming some control problems we now have the waterfall working and it can be enjoyed by all. We want to give a "special thanks" to Bob Eix, Greg Nothnagel and Dick Raney for their help in getting things going again.

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By the time this newsletter comes to you many of you will have signed up for the day trip to Turkeyville, USA. which is located in Marshall, Mi. I hope to see many of you on Saturday, August 20th. We will have a FUN DAY in TURKEYVILLE!!!

The Social Committee has selected the Alfocchino Restaurant for the River Pines Holiday Party. The date is Saturday, December 10th starting at 4:00 PM. So don't forget to mark your calendar. More information about the party will be available as we get closer to the event.

# Speeders -



By: Ed LeFevre

This is a repeat of an article we had in the newsletter last year. You know what? It's still appropriate.....

Did you know that there is a speed limit within the River Pines complex? We do not have signs posted everywhere but there are signs at the 9 Mile Road and Bridgeman entrances. Do you know who the speeders are? **It's You!** I don't think the problem is the absence of signs; I think it's "absent mindedness." Speeding is easy to do when you are coming home late or leaving in a hurry because you are late. We have many people out walking on the streets getting their exercise. Also, people are backing out their driveways and they don't always look carefully before entering the street. If everyone makes the effort to slow down, our streets will be safe again. The last thing you want to do is run into someone and injure them. *Please drive carefully.*

# **OVERCAST SKIES DON'T SPOIL THE SUNSHINE OF GOLF.....**

*by Paul Millis*

Well, the sky was overcast, and in Michigan that can mean almost anything, but we had a nice warm day for our outing, and the overcast sky probably kept us from getting sunburned. The day however, was full of sunshine. You could just tell by the smiles on everyone's faces that they had a wonderful time out there. The socializing and good times continued in the club house as everyone got a bite to eat while waiting for the final group to come so that the winners could be determined.

Our format is a "Mixer". That means that we put teams together by separating husbands and wives (just for nine holes) and then putting together groups of two men and two women, when possible and trying to keep the handicaps pretty even. It's a fun time, and there is usually no telling who will win. About the only thing you can be sure of is meeting new people and, hopefully, making new friends.



The winning team on this outing consisted of: Carl Waitr, Barb Bechard, Don Cornellier and Clare Pardee. They came in with a net score of one over par 36.

Second place went to the team of: Terry Connolly, Ann Cornellier, Mike Lypka, and Nancy Rogers



who also finished with a net score of one over par 36. The winning team was determined by comparing scorecards on each of the high handicap holes. Low score on the highest handicap hole was declared the winner. Other awards went to Carol Anderson and Terry Connolly for closest to the pin on Hole No.5 and to Camille Mayotte and Jim Rogers for closest to the pin on Hole No. 8. Congratulations to our prize winners.

We were happy to have some new players at our outing this time, Carl and Christine Waitr, Bob Blackwell, Ralph Temby, Eldon Crawfis and Zoria Schafer. This was Carl's first time at our outing, and darned if he didn't wind up on the winning team. On the other hand, Barb Bechard has played in several of our outings, and as I look back at the results of previous outings, she is no stranger to first place.

Once again, I would like to thank Paul and Clare Pardee for their help in putting this together. When I first started running the outings back in '98, in order to put the teams together with even handicaps, a group of six or seven people would meet and write the names and handicaps on the back of old business cards and then pin them to a

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styrofoam board and keep moving the cards around until we had the teams made up. Along came Paul Pardee with his computer, and he does it by himself through the wizardry of electronics. Way to go Paul.

Oh yeah, let me thank my wife, Linda, who does all that background stuff that you think I am doing and lets me take the credit. What a woman.

Once again, Al Marmion and his staff treated us very well, as well as the restaurant staff. Al, of course, is a resident of River Pines and a good friend of us all. In the fall, our outing will be held on the new nine-hole course that has recently been opened. That should be exciting. The date that we selected was Sept. 18th. Now this is different than what we announced at the dinner, but there were a lot of conflicts and it was scheduled for 9-11, so we have a new date of 9-18, and we will be playing on the new course.



Watch for the flyers on the mailboxes sometime in August. Come out and help us inaugurate the new nine holes. It will be history in the making.

## Please Welcome Our New Co-owners

Claudia Burke  
35065 Silver Ridge Ct.

Jeanne Crowe  
22365 River Ridge Tr.

Ken & Jane Johnson  
21780 River Ridge Tr.

Janice Pavach  
35047 Red Pine Dr.

Fred & Joan Ritz  
22005 Red Pine Dr.

Z. Schafer  
35221 White Pine Tr.

Carl & Christine Wiatr  
22102 Lancrest Ct.



### Important Notice

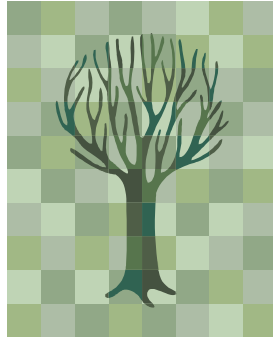
Our “Lawn Sprinkler Committee” and our “Lighting Committee” have had some changes. There are new members on both of these committees. It is highly recommended that all Co-owners save these schedules for future reference. If you have a garage light out, you will need to know who to call to replace it. If a sprinkler head goes berserk, you will have to phone your specific volunteer to help you with that problem.



*The Board of Directors*

# Grounds Committee

The grounds committee has completed the removal of all dead ash trees that were planted as part of the original landscape plan as River Pines Condos were built. Some additional dead ash trees are in the wet lands along the Tarabushi Creek. These would be very expensive to cut and remove and are not a hazard to leave. As they fall into the thick brush surrounding them they provide natural habitat to the wildlife in the land along the creek. We will survey the grounds in the next 30 days to start listing trees and other areas of the grounds for removal, replacement and maintenance in 2005. Late this summer we removed box elder trees in 5 areas and reseeded the restored lawn areas to maintain the original tree lines of the natural areas. Some additional box elder trees were removed from pine and spruce groves to avoid damage to those trees. Diseased pines were also removed. We use a consultant who has over 40 years of experience with the Michigan Department of Agriculture to advise us on tree and lawn problems. He is also the main consultant to the Metropolitan Landscape Contractors Association. Each walking tour with him has provided a wealth of knowledge and information to the Board and



committee members present for the tour.

Our landscape contractor has advised us that the crabgrass has become a problem this year and has sprayed some of the worst areas at no additional cost to us to try and control the growth. He and our consultant will assist in preparing a new specification for fertilizer and weed control to use more effective pre-emergent crabgrass control treatment in the spring.

Dead trees from the spring tree replacements will be replaced this fall. These are replaced at the contractor's expense covered by his guarantee.

We had a number of complaints about the tree removals in the last several weeks. The committee would like to remind unit owners that the responsibility for tree trimming, spraying, replacement and removal is the responsibility of the association. No unit owner owns any specific tree. They own a part of every tree thru their association membership. The landscape committee prepares and recommends the care of all landscape issues to the Board for approval. Many times people say they paid a premium price to the builder for a location or for the trees adjacent to their unit. That fee was related to the purchase of the unit but does not hold any issue in the future actions of the association to maintain the grounds with special actions based on that premium paid to the builder. It is impossible to replace ma-

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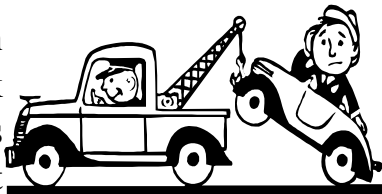
*The Board of Directors*

# Vehicles & Parking

Our By-laws cover rules for parking in the confines of River Pines. **They state that no vehicles are to be parked overnight on any street. This includes the hours between 12:00AM and 600AM.**

**NO** parking *of any kind* (guests, visitors, etc.) is permitted on River Pines Court, Red Pine Trail, Silver Ridge Court and Court Ridge Court because of their narrow width.

Out of town guests must park within their host's driveway. Street parking for out of town guests will be limited and only with written permission of the Board of Directors.



Vehicles may not be parked in the driveway under cover or protection from the elements. No driveway parking is allowed for any commercial vehicle owned or operated by a Co-owner. These vehicles must be parked **IN** the garage. Trailers and recreational type vehicles cannot be parked in the driveway.

If compliance is impossible, the Co-owner may request, in writing, assistance from the Board of Directors to try to resolve this problem.

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ture, large trees with an equivalent tree. As trees mature and some are replaced and others are not, the decision is based on the density of growth in the total area to prevent crowding from other mature trees.

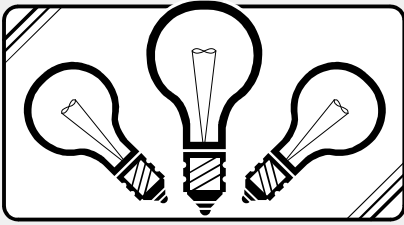
All requests for trimming, removal or additional planting must be addressed to the Board thru a service request sent to Mc Shane Management on the web site or service request form. No committee or Board member can take your request.

Grass clippings were very thick this year. A number of comments were received questioning this issue. Our sprinkler system has worked the best that it has ever worked in the history of River Pines. We had the greenest summer ever. With this comes longer grass and some wet areas. It would be a full time job to continuously change clock schedules to try and balance the varying water needs of our landscaped areas. The pumping system shut down only once this summer. In other years it was a constant challenge to keep it running. We kept it green with the exception of a few areas where we had zone valve problems or system damage. The result is some excess grass clippings from long grass. Some people asked about lawn equipment problems causing the problem. This was not the issue.

If you would like to serve on the grounds committee, contact a Board member and express your desire.

# Lawn Sprinkler Committee

<i>Area A</i>			<i>Area J</i>		
		Phone No.			Phone No.
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.	Dick Raney	615-8527	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 Prosoli	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.	Jerry Ewald	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 Mileczar-ski	442-7439 478-8115 615-7544



## Lighting Committee

The purpose of the Lighting Committee is to identify and replace burned out garage and mailbox lights. Each month Committee members identify lights that are burned out and replace them. Residents may contact Committee members listed below when help is needed. Be sure to identify which light you wish replaced.

This committee does an outstanding job finding burned out lights on their own. If you see a light out, please take the time to call the appropriate Area Person.

**AREA 1** Alice Hamele  
 River Pine Court Bruce Tobis  
 Blue Spruce Drive 471-5981

**AREA 2** Frank Pilzner  
 22255-21930 River Rdg Tr. 426-6851  
 35080-35040 Silver Rdg Ct. Jim Redmond  
 478-1288

**AREA 3** Larry Frey  
 21920-21780 River Ridge Tr 477-5278  
 35017-35106 Red Pine Dr.

**AREA 4** Charles Jones  
 34911-35021 White Pine Tr. 476-7606  
 21770-21620 River Ridge Tr  
 21480-21610 River Ridge Ct.

**AREA 5** Cliff Askren  
 22265-22380 River Ridge Tr 473-7293  
 35240-35028 White Pine Dr.

**AREA 6** Andy Tarpinian  
 35053-35233 Knollwood Lane 478-3478

**AREA 7** Gerald Ewald  
 35275-35495 Lone Pine Lane 477-8851  
 21955-22185 Lancrest Ct.

**AREA 8** Richard Raney  
 22280-21945 River Pines Dr. 615-8527

**AREA 9** Gene Milzarski  
 35515-35575 Court Ridge Ct 615-7544  
 35515-35862 Lone Pine Ln.



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McShane and Associates  
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Suite 200  
West Bloomfield, MI 48322



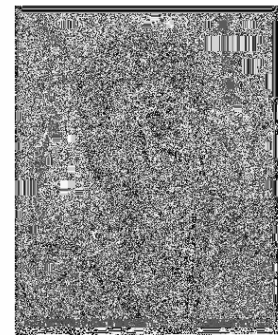
Phone: 248-855-6492

# A VERY BIG THANK YOU TO OUR CLIENTS. WHEN YOU'RE HAPPY, WE'RE HAPPY.

The McShane and Associates team is proud to have been selected by our clients to provide the highest quality of service. We are grateful for the trust and confidence you have placed in us. We will continue to strive for excellence in everything we do.

Thank you for your business and for making us a part of your success. We look forward to serving you in the future.

We are committed to providing you with the best possible experience. Please contact us if you have any questions or feedback.



McShane and Associates  
6230 Orchard Lake Road  
Suite 200  
West Bloomfield, MI 48322  
Phone: 248-855-6492

