

REPORT

Newsletter Summary

It has been suggested that a Summary of the articles in the newsletter would encourage more co-owners to read more of the articles. Therefore, we have provided a summary for this publication as you see below. If you feel this is beneficial and has encouraged you to read more of the newsletter, please let us know. If we get at least (50) favorable comments we will continue with this summary page.

Contact: John Fahrner (248) 765-1270 or Email: jf5090@gmail.com

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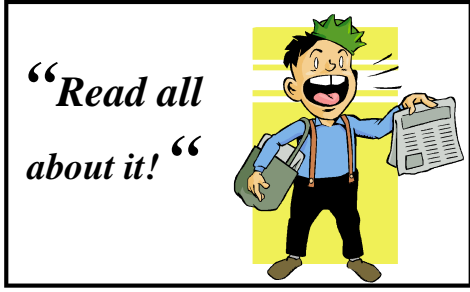
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R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

The leaves are changing color and the days are getting shorter so that must be a sign of things to come. Have you felt those “cool” breezes coming at us from the north? Behind them are cooler winds and you can bet snow will follow sooner than we expect it or want it but, that’s life in Michigan. We are so lucky.



The construction season is over, thank goodness. We had a very good summer and accomplished all the projects that were planned. We talked about many of these at our Annual Meeting on September 21st.

Speaking of the Annual Meeting, we had very good attendance with over 175 co-owners present. The main event for this

meeting is the election of new board members as a result of Bob Eix and Gene Kerwin ending their terms in office.

Bob Eix has served on the Board and various committees for many years but decided he would take a break from board activities. He will continue to participate on several Board committees so he will still be active. Bob has always had a keen interest in the business of River Pines and he has made significant contributions of his time and talents over the years.

Gene Kerwin completes 7 years of service on the Board of Directors as our Secretary. Although the Bylaws allow only 6 years of continuous service Gene served his first year as an appointee for a board member who did not finish their elected term. Gene has been very helpful in the administrative tasks of board activities. With his legal background, Gene contributed to the development of the management contract with McShane and Associates along with updating the Bylaws and the Board Rules and Regulations.

Both Bob and Gene received “Certificates of Appreciation” for their service at the Annual Meeting. Two new directors were elected to the Board. They are Dennis Connolly and Barbara Lee. They have been welcomed to the Board and participated in their first board meeting on September 27th.

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Although we have finished the construction season we are busier than ever these days working on the new budget for 2012. This includes both the Operating Budget as well as the Reserve Plan. This is an activity of the Finance and Budget Committee under the chairmanship to Tom Cornell. our Treasurer. It takes considerable time to review our performance in 2011 and make projections for 2012. By the time you read this article, the budgets will have been developed but I cannot make a prediction at this time. In late December, you will receive a letter from McShane and Associates with a new coupon book and / or notification of the dues amount (assessment) for 2012.

The last project for this year will be the November 15th gutter cleaning. As mentioned in our last newsletter, we are cleaning gutters more often as the trees grow and provide more leaves.

The beautiful winter weather will be here soon enough so we want to remind you to be careful and watch out for the ice and snow and avoid those accidental slips and falls.



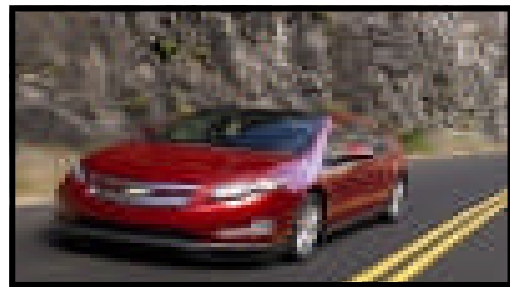
The Thanksgiving and Christmas Holidays will be here before you know it. It seems a little early right now but we want to wish everyone a great Thanksgiving and Happy Holidays.



ELECTRIC VEHICLES— GET PLUG-IN READY

By: The Architectural Committee

If you have an “Electric Vehicle” or are considering the purchase of one you, should visit the DTE web site to learn about charging stations for your vehicle.



[/www.dteenergy.com/residentialCustomers/productsPrograms/electricVehicles/getReady.html](http://www.dteenergy.com/residentialCustomers/productsPrograms/electricVehicles/getReady.html)

If you hurry you might qualify for a \$2,500 Energy Incentive from DTE.



River Pines Holiday Party

G. Subu Leather Bottle
Sat. Dec 3, 2011– 4pm

Cash Bar 50/50 Drawing
Optional White Elephant
Gift Exchange
Your Choice;

Almond Encrusted Whitefish \$26

Red Roasted Pepper Chicken \$22

Cheese Ravioli w/Marinara \$20

New York Strip \$27

Includes: Rolls, Butter, Salad, Potatoes, Vegetable, Dessert, Coffee, Tea, Tax, & Tip

Contact

Sharon Hicks 248-473-0382

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River Pines Board of Directors

Ed LeFevre	President
Jan Hall	Vice President
Tom Cornell	Treasurer
Barbra Lee	Secretary
Paul Pardee	Director
Shirley Niesyto	Director
Dennis Connelly	Director

Management Company

McShane and Associates

6230 Orchard Lake Road, Suite 200
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For Emergencies after 5:00 p.m. call:
248-456-0233

IRRIGATION SYSTEM SHUTDOWN FOR THE WINTER –

The Irrigation Committee

The Pump House has been closed, the piping has been blown out, the Waterfall has been shut down and I guess that means we are ready for winter.

We have pumped nearly 12 million gallons of water from our well this year and that's a record. The system worked flawlessly all summer. Yes, we had some brown areas that were caused by sprinkler head filters being plugged. We have over 2,000 spray heads with filters that protect the nozzles. By the time we find the plugged filters the lawn has turned brown and it is nearly impossible to put down enough water to bring the lawns back to green. We need Mother Nature to provide the rain and nutrients to recover.

The irrigation system takes a lot of attention and the participation on the irrigation committee is declining. Although, we can buy repair service we do not get the immediate response as we get from committee members.

Nevertheless, we are watering approximately 40 acres and doing so with an effective and dependable system. Remember, we still have sprinkler heads in the lawn area by the curbs so do what you can to keep cars from parking on the lawns.



FAILING AND FALLING PINE TREES—

By: The Grounds Committee

There has been a lot of discussion and assessment of the trees around the Maintenance Building over the past months. Recently, we used a consultant to evaluate the condition of these trees, He formerly worked for the State of Michigan Agriculture Dept. and was also a consultant to Michigan State University. He is now retired. In addition, we have had Andrew Tree Service survey these trees for possible cutting.



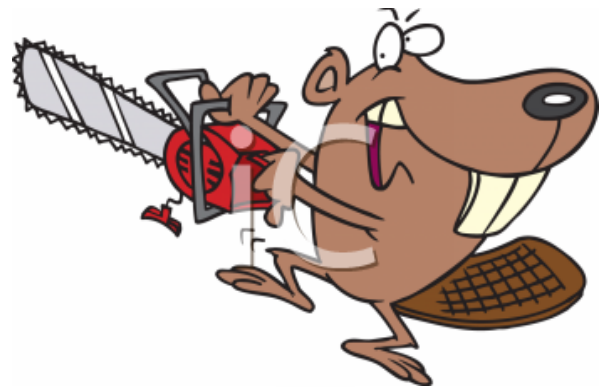
Both resources indicate the trees on the south side of the Maintenance Building are dead or severely compromised. Poison Ivy and other vines have grown up and invaded the area. In recent weeks we have had several large limbs break off the tree trunks and fall to the ground. Both of our consultants feel the trees on the south side of Maintenance Building need to come down to avoid injury and damage to nearby structures. We want to bring them down according to our schedule rather than wait for the wind to do the job.

We know there has been considerable discussion by co-owners in the immediate area of these trees, asserting they are perfectly healthy. Unfortunately, this is not the case.

Therefore, we are planning to remove the trees on the south side of the Maintenance Building early next year before they fall on the adjacent buildings or the mail station.

The trees on the north side of the Maintenance Building are also deteriorating and will need to come down sometime during the next 3 to 5 years. There are some white pines that are still healthy and we will attempt to save these.

We are considering plans to restore these areas and we will report more on this subject as we finalize planning and funding.



**Neighbors:
We just formed
a new committee:**



Communication

Is the activity of conveying meaningful information.

Do you want to communicate something to your neighbors? To the Board? Are you looking for meaningful information? Have questions? Contact one of us and we will facilitate the communication! Open, honest exchange of meaningful information is our goal. Interested in joining the Committee? - Contact Paul

Current Members

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Nancy K Swanborg 248-473-0710

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**Pasko
President**

Smoke Detectors—

By: Ed LeFevre

It is the responsibility of all Co-owner to maintain and replace their own smoke alarms

As I was changing smoke detector batteries the other day it occurred to me that smoke detectors have a specified life. I did some checking and sure enough I found that they are supposed to be replaced every ten (10) years. All of our units are over (10) years old and chances are the original smoke detectors are still in operation.

I also learned that just because you push the "test button" and get the loud annoying sound it doesn't mean the detector will detect smoke. The sensor collects dust and loses it's sensitivity over time. That's why they recommend replacement.



Replacement units are available at places like Home Depot, Lowe's, Wal-Mart and other stores. If you take a look at the name and model number on your detectors you can probably find an exact replacement and then the installation is simple. If you buy a different type unit you may have to do some modifications to get it to work in your situation. You may need the help of a carpenter and/or electrician to get the job done.

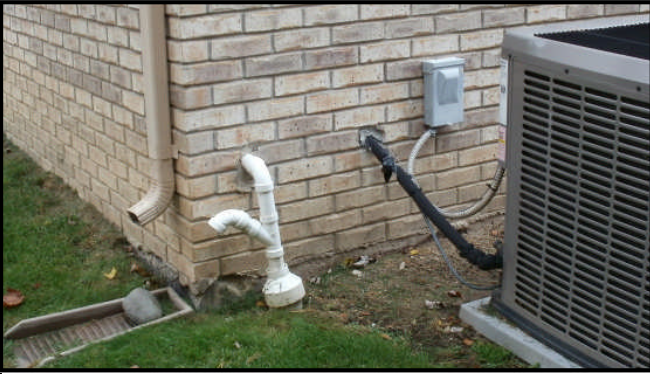
Smoke Detector and Home Fire and Safety Inspections are no longer listed as a service of the Farmington Hills Fire Department. So, you need to do your own smoke detector battery replacement and fire safety inspections. Remember, it's better to be safe than sorry.



.YOUR SUMP PUMP -

By: The Architectural Committee

It's the time of year when you need to check your sump pump and be sure it is operating effectively. Pour a pail of water into the sump to be sure the pump operates and pumps the water outside.



Your sump pump is as important as your furnace in that it keeps your basement dry when it operates correctly. With the winter snow and the spring rains coming it is important to be sure the system is operating effectively. If you are not familiar with sump pumps then you need to have a plumber or someone check it out. The most vulnerable part of the system seems to be the float and float switch.

When the pump operates correctly, water is pumped through the white PVC pipe and outside your unit. On the outside the pipe turns to the ground, passes through a "Y" and goes underground to a nearby storm sewer. See the photo below.

At times, the underground line can be restricted by tree roots and in the winter time the line can actually collect water and freeze solid. If that happens, the water is discharged onto the ground through the "Y" that you can see in the photo. If you see water coming out the "Y" fitting, please contact the Management Company, Bob Goodman or our maintenance man, Greg.

Introducing New Board Member - Barbara Lee



Having lived in the Farmington/Farmington Hills area since 1980, I have always thought of River Pines as a prestigious community. I've lived in River Pines now for 4 years and truly feel it is a very special place. As I go on my routine walks, I'm always touched by the beauty that surrounds us here. I'm very proud to be a co-owner in River Pines where there are such kind and wonderful neighbors. Yes, I brag to all my friends about you.

I retired from Ford Motor Company in 2007 after 33 1/2 years of service all within the Sales and Marketing Organization. Some of the time was spent in Human Resources, while much of it was spent in data analysis and market research.

I have a B.G..S. from the University of Michigan (Go Blue).

Since retiring from Ford, I have found myself involved in various volunteer opportunities, much of which is within my church. Also I work closely with Rebuilding Together Oakland County, an organization who assists seniors, veterans, and low-income families with home repairs at no cost to them.



Introducing New Board Member - Dennis Connolly

(Young Dennis ?)



I moved into River Pines in May. Pete Murphy alerted me to a potential vacancy 3 doors down from his condo. I was very

familiar with Pete & Marges' beautiful condo having visited them often since they moved to River Pines. On seeing the unit, I was very impressed with the location and views and since moving in, I have been equally impressed with my neighbors as well as all the River Pines residents I have met.

Regarding my background, I grew up in Dearborn and graduated from Fordson High School and went on to Ann Arbor and earned 2 degrees from the University of Michigan. I worked for the Wayne-Westland Community Schools as a teacher, counselor, and a building Principal, retiring as the principal of John Glen High School in 1995. I then formed an Educational Consulting Company, which I still run.

I enjoy hiking and bicycling the area as well as walking the "river trail" with my grandsons. I moved here from Locklin Pines, a condo development in West Bloomfield. It was all detached condos in a heavily wooded area and I served on the board of directors there also. I plan to enjoy my "new" condo for a long time.



Fall in River Pines —2011



ARE YOU ADEQUATELY INSURED?

By: The Board of Directors

Condominium owners sometimes assume that the Association's master insurance policy is all the coverage they need. The master policy actually only covers the building, not your personal belongings. Neither does it cover parts of the building that are used only by you—like the back deck or awnings. Our policy covers “betterments and improvements” but you will avoid confusion if you provide your own coverage for upgrades and improvements; and the cost for such is minimal.



All residents need their own insurance for the inside of their units, their belongings, and any damage that might be caused by something within your unit (such as a leaking toilet). The association policy does not cover this type of damage. In specific cases where the association policy does cover your losses the deductible cost will be the co-owners responsibility. To have your personal belongings and any deductibles covered, you need to invest in a condominium owner's insurance policy, available from most carriers. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won't cover the damage to your unit without a sewer backup rider.

If you have any questions regarding what type of coverage you need, please contact your insurance agent. McShane Management is also very familiar with the type of coverage condominium owners need and can help you avoid double coverage or gaps in coverage between your personal insurance and the association's master policy.



Holidays Are Here—Be Safe, Stay Alive

By: John Fahrner

The holidays are upon us and it time to be extra safe in your neighborhood. That means watching out for yourself and neighbors. As the cold comes and ice and snow start to abound, let's be aware of slips and falls. Greenlawn will be out to take care of our driveways and sidewalks, but mother nature tends to hide black ice. Be aware of the situation around your car, as you take your walks, the mail station.

Before you travel, make sure your car is ready for the trip. First Aid kit, Survival Blanket, Water, and Food (like energy bars) are good to keep in the car.

Let's be helpful to each other this winter. Check on our neighbors, make sure if they can't get out, that they have food and medicine. Take care of each other and stay warm.

PART OF THE JOY OF THE HOLIDAYS IS FREELY GIVING—LET'S MAKE THIS A JOYOUS SEASON & NEW YEAR.



Keep the Vent Clean—Your Dryer

By: John Fahrner

Keeping your home safe and free of fire danger includes keeping your dryer vent clean and free from lint. This job is easily done by the home owner or can be contracted out. Not only should you check the lint trap before each load, but you need to make sure the vent pipe is also clean of lint build-up. The easiest way to do this is to unplug your dryer and turn off the gas.

Pull your dryer out from the wall, and with a screwdriver remove the vent at the base of the dryer. Detach the vent tube from the dryer and where it exits the wall. Clean out the vent tube by hand or use your vacuum to make sure all the lint is removed. Then look at the exhaust vent to the outside and make sure there is no obstructions to the outside. Reassemble your vent tubing, plug the dryer back in, turn on the gas, and feel safe knowing that your lint won't be causing you a problem.

Of course if this is too much, call a licensed contractor, because it's your home and we all want to be safe.



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