

# R E P O R T

## MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

It looks like we have survived the winter of 2010—2011. Some of the “snow birds” have already been sneaking into town and there are others to follow. Too bad they missed the cold refreshing days of January and February not to mention the snow piles. But they are gone and we are all glad.

Rather than focus on what has happened over the last (3) months I would prefer to look forward to what is ahead of us.

We are working on contracts for roof replacements, concrete work, repair and replacement of damaged landscape assets and review, repair and replacement of our asphalt roads.



Our painting contract has been awarded to American Euro again this year and they are anxious to start the project. We will be painting

(48) units on Blue Spruce, River Pines, River Ridge Trail and White Pine.

We already have our contract for flower in-



*“FHA Certification  
Approved”*

stallation so all we need is some nice warm weather.

It won't be long and we'll be starting the irrigation system and that means the waterfall will be operating soon. Seems that everybody enjoys the flowing water and the area is visited often by the ducks and the grandchildren or our residents.

The Auditors are working on our 2010 financial records and their report should be available for our Spring Information Meeting scheduled for Monday, May 23rd, 2011.

We have finally received HUD approval and we are now FHA Certified. We received notice of the approval on March 23, 2011. This is a (2) year certification so we will have to apply again in 2013. It is unclear what the renewal process will entail but we will be looking into that later this year.

This has been a laborious process and we

*(Continued on page 2)*

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have to thank McShane and Associates along with our attorney Doug Alexander for helping us achieve our objective. We are hopeful this will have a positive impact on the sale of units within our complex.

Although we have had lots of cold weather, snow and ice over the winter; we have been busy planning and getting ready for spring and the summer months. This of course means that the contractors will be busy with their projects working to keep our complex as attractive and presentable as possible. Please cooperate and be patient with them as they are doing our work.

Enjoy the coming spring weather and sunshine.



## **SPRING CLEAN-UP—**

*By: John Fahrner*

**W**ell, with the winter we had, it's hard to believe that spring is finally here. (It wasn't quite here when I wrote this article.) So we're all out there thinking about preparing for summer, and cleaning up the mess left by old man winter. There a couple of things to remember.

Greenlawn has been out repairing some of the damage done due to snowplowing. But their work will continue through the spring. From picking up branches, repairing damaged sod, reseeding damaged areas. And of course – there will be grass to cut soon!

One of things we have been informed about has been an increase in mole activity inside

our property. Plans are in the works to eliminate these nuisance animals, and lawns will be repaired and preventative action to keep the varmints out. But it's a constant battle.

The great part about the River Pines complex is the large amount of natural spaces that are allowed to be just that - Natural! In these areas we don't go in and cut the grass, and we leave on the ground what falls from the trees. Please if you feel the need to go into these areas, and pick up the branches that have fallen, take a recycling bag with you and carry the debris out with you. Don't leave these in piles for someone else to pick up, your maintenance crew is busy, and if they sit around, the piles tend to attract undesirable animals, which will nest and make homes.

Please go out and enjoy the River Pines grounds and scenery, but let's not make work out of something that is beautiful to begin with.



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

<b>Ed LeFevre</b>	<b>President</b>
<b>Jan Hall</b>	<b>Vice President</b>
<b>Tom Cornell</b>	<b>Treasurer</b>
<b>Gene Kerwin</b>	<b>Secretary</b>
<b>Paul Pardee</b>	<b>Director</b>
<b>Shirley Niesyto</b>	<b>Director</b>
<b>Bob Eix</b>	<b>Director</b>

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#### **Management Company**

**McShane and Associates  
6230 Orchard Lake Road, Suite 200  
West Bloomfield, MI 48322**

**Phone: 248-855-6492**

**For Emergencies after 5:00 p.m. call:  
248-456-0233**

# BE SAFE AND AWARE

By: John Fahrner, A/F Manager

Whether you are on the road, in your home, or walking around the neighborhood it's important to be aware of your surroundings. This is not a warning about intruders, or others that might do harm- it's about being safe and knowing the conditions of the environment around you!

We have just finished one of our nastiest winter seasons in a while and have had to deal with snowy and icy conditions. The association worked hard to keep things clean and ice free, but there are always spots that are dangerous. In the spring the hazards are numerous from fallen branches to winter debris accumulating on lawns and sewer areas. Steer clear of these hazards. During the

summer it could be constructions or repairs that leave hazards in your path – be aware!

What's important to all of us at River Pines is that you stay healthy and avoid accidents, (which according to those great studies almost all can be avoided). It's costly to you and your quality of life if you have an accident that keeps you from living life to the fullest. Additionally the personal financial cost can be great and impacts everything from insurance rates to association costs.

River Pines Condominiums is committed to providing the safest environment for the co-owner. It takes a lot of work to keep our environment clean. We have scheduled reviews that inspect concrete, sidewalks, driveways, roofs, roadways and decks. An architectural committee that reviews changes and improvements, a grounds committee that reviews open space and trails, and a lighting committee that has responsi-

bility to ensure street lights, mail station lights and the lights on the garage are working.



Sooo! – Be Safe Out There and if you see things that need our attention, please let us know by contacting Bob Goodman, Greg Nothnagel or by submitting a work order.





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## **KEEPING YOU INFORMED— RIVER PINES WEBSITE**

By: John Fahrner, A/F Manager

New to the website..... we will be posting summary minutes of the monthly board meeting. The minutes will be summarized, and edited out will be any sensitive co-owner information. We are providing this information so that you are better informed of the activities and issues that come before the board on a monthly basis. We will not be printing sensitive issues regarding, late fees, defaults, or legal actions being discussed that may affect the co-owner or the association.

If you have a specific issue you are interested in and would like to know if the board has discussed such an issue, you should submit a written request to McShane and Associates.

Please note that full meeting minutes are not available until after the board approves the minutes. Board minutes for the previous month are approved at the board meeting of the following month.



## ***Sending our Condolences***

River Pines condominiums would like to send out our condolences to the family and friends of Herbert Dunatchik, Herbert was 98 when he passed on March 2, 2011, and was a long time resident living on River Ridge Trail. Best remembered for his friendly smile and always a “Hi” while picking up his mail, Herbert will be missed by those that knew him best.



## **SPRINKLER COMMITTEE NEEDS YOUR HELP —**

By: Bob Goodman

Our Sprinkler Committee membership is dwindling. Please consider becoming a member by called Bob Goodman at 248-756-3888.

We have a very large system and need the



help monitoring and identifying problem areas. We need to know when and where heads need to be adjusted or replaced.

Monitoring is particularly important as the weather warms up in late June and July. We usually run the system every other day but when it's hot we run every day. If we get behind watering and the grass turns brown it is very difficult to recover by just watering. It usually takes a good rain storm to return the lawns to the lush green color. We will be having a sprinkler committee meeting sometime in May as the weather improves and we start the irrigation system.

Again, please consider helping us.



# **MAINTENANCE BUILDING EXPANSION UNDER STUDY—**

*By: Ed LeFevre*

**T**here is a rumor going around that we are planning on building a Club House and other amenities this spring. Let me say that the rumor is untrue and the Board of Directors has not approved any project at this point in time.

Have we been studying a maintenance building expansion? Yes. We are considering expanding the maintenance building to the north and adding approximately 840 sq ft.

What is the purpose of this facility? Condominium and Board of Director activities.

- Monthly and special Board of Director meetings.
- Periodic committee meetings such as:
  - Architectural Control Committee
  - Reserve Planning Committee
  - Landscape & Grounds Committee
  - Irrigation Committee
  - Lighting Committee
  - Social Committee
  - Contractor review meetings
  - Weekly work order review and project coordination meetings

The first issue every committee has to contend with is where to have a meeting. The choices are limited to making special arrangements with the 9 mile road Farmington Hills Fire Department for use of their conference room, We also use the Farmington or Farmington Hills Libraries, the homes of individual committee members, meeting at local restaurants or meeting in the street. Making arrangements for a meeting place can be time consuming and often is a deterrent to actually having a

## **Please Welcome Our New Residents And Add their Names to your Association Handbook**

### *New Co-Owners*

Mary Ann Parent  
35570 River pines Ct

Mary & Cephres Pomaville  
35163 Knollwood Ln.  
248-987-6062

William & Ann Troia  
22195 River Ridge Tr.

Joseph Weaver  
22160 River Ridge Tr.

Michael Reilly  
22270 River Ridge Tr.

meeting. Many times these meetings are constrained by location time limits and the desire to get the meeting completed as quickly as possible. With several issues or projects to consider meetings tend to be difficult to manage and result in a hap-hazard outcome.

With a defined meeting place the board and committees can plan and arrange for an organized and structured meetings with agendas, action plans and member assignments. Such meetings can be scheduled to convene on a regular or periodic basis resulting in meaningful results.

With insurance restrictions and potential liability issues this facility will be used for River Pines Condominium Association business. It will not be a Condominium Club House for use by members of the association.

The Architectural Control Committee is currently studying this project and developing the project cost. Currently we are considering this a project for 2013 but a final schedule has not been established. We have included funds for this project in our 2011 Reserve Plan and this estimate will be updated when our project plan is completed.

As additional information is available we will have articles in this newsletter and also posted on our River Pines web site. We may also have a further update and the Spring Information Meeting in May.



summer months. If you plan to plant flowers by your unit, please remember the restrictions that are in the rules and regulations.



## ***FROM THE GROUNDS COMMITTEE—***

**H**opefully, spring will get here soon and then we can get out and see what damage winter has done to our trees and flowers. As usual, the Grounds Committee will again survey the entire site with our outside consultant. We will be looking for any changes to our trees. This survey will form the basis for any actions that might be required, for example spraying, fertilizing, etc. that will allow us to maintain the trees on our site.

At the end of May, we will again have Sue's Flowers plant annuals at several locations in the complex. Along with these flowers, the flowers planted by co-owners give our complex a great look during the

## ***ANNUAL MEETING SCHEDULED FOR SEPTEMBER —***

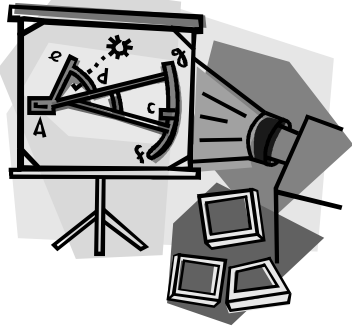
**M**ark your calendar for September 21, 2011 so that you will be available for the Annual Meeting. Registration starts at 6:30 pm and the meeting will start at 7:00 pm.

This is an important meeting in that we will be nominating and electing new board members. Start thinking about become a part of the Board of Directors and help us make River Pines an even better place to live.





# Spring Information Meeting!!




- Acknowledgement of the current Board
- Association Financial Status
- The State of the Association
- Other Items of General Information

## PowerPoint Presentation



**Monday**  
**May 23, 2011**  
**7:00 PM**  
**Costick Center**

## LIGHTING COMMITTEE

<p><b>Area 1</b> River Pines Ct Blue Spruce Dr.</p> <p>Bruce Tobis 470-9650</p>	<p><b>Area 2</b> River Pines Dr. Includes pole lights at entrance</p> <p>Phil Plaga 426-0143</p>	<p><b>Area 3</b> 35515—35862 Lone Pine Ln Court Ridge Ct.</p> <p>Gene Milczarski 615-7544</p>
<p><b>Area 4</b> 35275—35495 Lone Pine Ln.</p> <p>Terry Connolly 473-8414</p> <p>Lancrest Ct. Carl Wiatr 471-8242</p>	<p><b>Area 5</b> 21740—22255 River Ridge Tr. Silver Ridge Ct.</p> <p>Frank Pilzner 426-6851</p>	<p><b>Area 6</b> 22265—22385 River Ridge Tr.</p> <p>Cliff Askren 473-7207</p>
<p><b>Area 7</b> River Ridge Ct. 21615—21770 River Ridge Tr. White Pine Tr</p> <p>Charles Jones 426-7606</p>	<p><b>Area 8</b> Knollwood Ln. Red Pine Dr</p> <p>Paul Pardee 478-4308</p>	

## **DID YOU CHECK THE LIGHTS?**

**H**ave you ever noticed one of your or a neighbors garage lights being out for more than a day? It is very unlikely to happen. Ever wonder why? Because you have a diligent lighting team at River Pines that checks the lights each night and replaces them the next day. This is one of the many groups of volunteers that give up some time to make our little community just a bit better. If you ever notice one of the garage lights out for more than a day, then take a moment and call the appropriate contact from the chart **above**. Just give the address and right or left as viewed from the street.

*Thank you—  
The Lighting Committee*

## *Do Not Feed The Critters*

We have a **BIG** problem!! Some Co-owners are feeding bread, popcorn, goodies and whatnot to the wildlife around River Pines. Fox, skunks, and raccoons are living among us because they think they will be fed. Then, Co-owners want someone to remove the undesirable ones that hang around.

These animals are **WILD** and will find their own food.

**WE DO NOT NEED TO FEED THEM!!**

Thank you.  
Board of Directors

# **WE NEED A GARAGE SALE VOLUNTEER**

River Pines Condominiums annual garage sale is coming up June 10<sup>th</sup> & 11<sup>th</sup> and we're in need of a Chairperson to help organize this event. Your responsibilities would include gathering a listing of Co-owners participating in the garage sale. Help making a map of locations of co-owners participating and posting the maps at the entrance ways on the day of the event. Additionally we may want to provide each co-owner with balloons or signs in the complex to help traffic the sale sites.



So if you have a little bit of time (and maybe you usually participate in the garage sale), how about helping us out and make this event a great success for those participating.

If you are interested contact Bob Goodman (site manager) 248-476-3496 or John Fahrner (A/F Manager) 248-765-1220. We'd be happy to answer any questions, and assist you with chairing the event.



## **CLEAR VIEW MAINTENANCE**

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