



# R E P O R T

## **MESSAGE FROM THE PRESIDENT**

By: Ed LeFevre

Here it is February already and the past (4) months seem like a “blur”. In addition to the Christmas and New Year Holidays we have had several issues to consider and develop a course of action.

During November and December of last year, the board and the Reserve Planning Committee were busy finalizing the 2010 budget and the 2010 Reserve Plan. By now you have received your copy of the 2010 Budget from McShane & Associates. A copy of the budget has been forwarded to our Web Master and it is, or will be, on the web site very soon.

The 2010 Reserve Plan will also be on the web site showing the (30) year spending plan for facility replacements and repairs as well as the fund balance over the life of the plan. The spending and fund balances vary over the (30) years but the important thing is, after spending more that \$25 million we will still have over \$1 million in the reserve fund in 2040. We have to remember that this is a plan and over the coming years we will be faced with many challenges that will affect our planning. Our strat-

egy is to consider these challenges as they present themselves and update the plan accordingly.

In November, our Association General Manager, Jerry Hull, decided to pursue other opportunities outside River Pines. This leaves a big hole in our planning team and we are working on finding a suitable replacement as soon as possible. Nevertheless, we were successful while Jerry was with us and we made all of our reserve plan payments in 2009 and we were slightly under our operating budget spending projections.

You may have heard about our Federal government passing new rules and regulations pertaining to condominium mortgages. The department of Urban Housing and Development (HUD) and the Federal Housing Administration (FHA) are in the process of finalizing regulations that impact the process of selling and/or purchasing a condominium. McShane & Associates are leading the process of pulling together the documents required to obtain FHA certification of the River Pines Condominium Site. Our attorney, Doug Alexander and the board are collaborating with our management agent in the collection and development of the required documents.



*(Continued on page 2)*

(Continued from page 1)

We cannot provide much information as this is an evolving regulation process. There is considerable information on the web but it may be more confusing than helpful. Here is a web site but there are many others:

<http://www.disasterhousing.gov/offices/adm/hudclips/letters/mortgagee/files/09-19ml.doc>

We will keep you informed as we learn more.

Our management agreement with McShane and Associates expires March 31, 2010. During the month of December 2009 we solicited (4) bids from management companies and we have been evaluating their proposals. The board met on January 12th and finalized our contract requirements. On January 13, 2010 we had a final contract meeting with Bill McShane and Lloyd Silberman and came to an agreement to extend their contract with us for another (3) years.

McShane and Associates has been our management agent for (8) years and over that time we have enjoyed much success and very few disappointments. We will continue to look for ways to improve the service provided to our co-owners.

So, as they say at the horse race, "we're off and running" in 2010 and we have another busy year ahead. Thanks for your support and we'll be looking for you to be out and about in the spring.



## 2009 financial audit-

By: Tom Cornell

Our auditor, Owens and Strussione, for the last few years has completed the audit of the previous years financial records and provided the report at the annual meeting in September. At the September meeting last year it was requested we provide the audit report earlier in the year.

McShane & Associates arranges the schedule with Owens and Strussione and we have asked them to move up the delivery of the audit report earlier in the year for 2010.

As usual, we will have copies of the 2009 audit report available at the annual meeting in September.

Those co-owners that would like an advanced copy of the audit report should send an email, or note, to Lloyd Silberman requesting such. Lloyd will hold your request until the report is available and we will mail an early copy to those that have submitted a request .



### River Pines Board of Directors

<b>Ed LeFevre</b>	<b>President</b>
<b>Donna Jones</b>	<b>Vice President</b>
<b>Tom Cornell</b>	<b>Treasurer</b>
<b>Gene Kerwin</b>	<b>Secretary</b>
<b>Joyce McFadden</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**

## **WEB SITE UPDATE COMING SOON -**

*By: Ed LeFevre*

**I**t's hard to believe that our web site was designed back in 2004 and is nearly (6) years old. As we went through the management contract bidding process we received many complimentary comments about our web site. The management companies we talked with were impressed with all the information that we have available on the site and the ease of navigating around the menus.

I visit the site frequently and try to make sure we present up to date information. It seems like a never ending project. One of the menus that needs major updating is the "Project Schedules" section. As you know, we have schedules for painting, deck staining, gutter cleaning and roof inspections. The dates that show for many of these projects has passed and we need to show the next scheduled cycle. Bob Goodman is working on this update process during the cold winter days we are experiencing.

In addition to the project schedule updates we will be changing the look of the entire site. That's because the software we use to display our information is out of date and no longer supported by the software provider. Sounds like "forced obsolescence" but maybe it's time for a visual change. Anyway, we hope to make the site better, more friendly and easier to use.

You should see the new appearance in the next few weeks so send an email to Lloyd Silberman at McShane & Associates and let him know what you think.

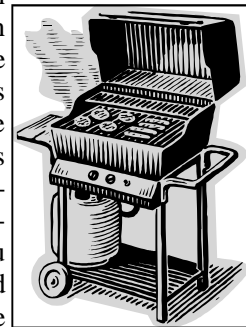


## **Enjoying Your Barbeques —**

*The Board of Directors*

**W**e are in the so called "dead of winter" but that doesn't stop the diehard people who enjoy their barbequed meals. Our message is, "please be careful to avoid fires". We noticed several instances this summer where people were barbequing either inside the garage or on their deck too close to the unit. We do not have "Condo Police" and it's very embarrassing to go up to someone and advise them of the barbeque violation.

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. It's even risky to do so on the deck of your unit. We should set up outside the garage and be 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 great winter season..



## Bathroom Ceiling Vent Fans

By: Bob Goodman

In the colder months, some co-owners may experience dripping water from their bathroom ceiling vent fan. This dripping water is usually condensation due to cold ductwork in the attic. The fan and associated ductwork in the attic is the responsibility of the co-owner, but the management company still receives several calls each winter regarding this issue.



The quickest and lowest cost solution to the dripping problem is to have someone go into the attic and put a bend in the duct so that it slopes down away from the fan housing. The condensation then flows away from the fan and slowly evaporates in the duct.

There are methods that others may suggest such as wrapping insulation around the duct, installing a more powerful fan, or running the fan longer, which may or may not eliminate the dripping problem. The bend/slope modification in the duct seems to be what most co-owners have had success with.





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## Message to Dog Owners

By: Bev Cornell

It is winter time again and I have noticed that some of our dog owners are not picking up their dog's poops. It is very inconsiderate for dog owners not pick up after their dog. People do NOT like to step into dog poop. The pond area is the worse area for dogpoop.

We run this message in the newsletter quite often but it seems that people just forget. We have many co-owners out exercising themselves and the dog and that's good.

If you forget your "bag" or don't want to carry it, maybe you should train your dog to do their job over the sewer grate along the edge of the street.

The deposits are not only unsightly but a health hazard. Plus, there is a city code in Farmington Hills that dog owners must pick up after their dogs or face a fine.

Please be kind!!

Pick up after your dog!!



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

**New Residents**

Denise Felix  
35174 Knollwood

Sue Piotzonski  
35174 Knollwood

**Please add**

Debra Gray  
35077 Red Pine Dr  
615-0864

Carol & Jim Ogarek  
35017 Red Pine Dr  
615-1370

**Please make phone # correction**

Carol Ellis  
893-7563



***SOCIAL COMMITTEE NEWS—***

*By: Bev Cornell and Sharon Hicks*

The holidays are over; most of the snowbirds have flown the coop and the rest of us are enjoying our snowy landscape and looking forward to an early spring. How's that for positive thinking?

Once again, our condo holiday party at the Leather Bottle was a huge success. The food was scrumptious, the room was festive and the company was divine! The White Elephant gift exchange has become very popular and it is fun to see how clever some of our residents are in selecting just the right gift to bring to the party. There were a lot of laughs as the gifts were opened.

Another big hit was the 50/50 raffle. Congratulations go to the two winners, Janet Hall and Sharon Hicks. It was great to see a number of new faces in the crowd. Judging from exuberant chatter and laughter, a great time was had by all in attendance. We hope you will make plans to join your neighbors for the next Holiday Party in December 2010. You won't regret it.

Plans will soon be underway for our next big event, the annual Ladies Spring Luncheon. Details will be forthcoming in the next River Pines Newsletter.

Come join us for breakfast on the 3rd Saturday of every month 9:00 am at Luigi's in downtown Farmington. It is located on the east side of Farmington Road just south of Grand River. They have an extensive breakfast menu and reasonable prices. Bring a neighbor and join the fun.

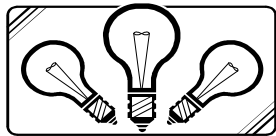
The members of the Social Committee wish each and every one of you a happy, healthy and prosperous New Year.



# Christmas Party 2009







## 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.

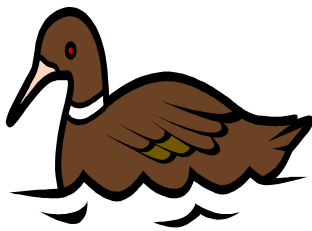
This committee does an outstanding job finding burned out lights on their own. If you see a light out, please take the time to call the appropriate Area Person.

<b>Area 1</b> River Pines Ct. Blue Spruce Dr.	Bruce Tobis 471-5981
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<b>Area 2</b> 22255-21930 River Ridge Tr 35080-35040 Silver Ridge Ct	Frank Pilzner 426-6851
<b>Area 3</b> 21920-21780 River Ridge Tr 35017-35106 Red Pine Dr	Larry Frey 477-5278
<b>Area 4</b> 34911-35021 White Pine Tr 21770-21620 River Ridge Tr 21480-21610 River Ridge Ct	Charles Jones 476-7606
<b>Area 5</b> 22265-22380 River Ridge Tr	Cliff Askren 473-7293
<b>Area 6</b> 35053-35233 Knollwood Ln	Paul Pardee 478-4308
<b>Area 7</b> 35275-35495 Lone Pine Ln 21951-22162 Lancrest Ct.	Terry Connolly 473-8414 Carl Wiatr 474-8242
<b>Area 8</b> 22280-21945 River Pines Dr	Phil Plaga 426-0143
<b>Area 9</b> 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544

# **DO NOT FEED THE ANIMALS**

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 Canadian 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. In 2008 we spent over \$5,000 for pest control.

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!!**

## **RIVER PINES LOSES ANOTHER GOOD NEIGHBOR**

We received a notice from Joyce Brandehiml that her husband Frank passed away on January 22, 2010. Joyce and Frank moved to River Pines in 1989 and were considered "founding fathers". They were members of the Breakfast Club and Joyce has served on many committees over the years. Frank was well know within the community as he will certainly be missed. Our condolences go out to the family.



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