



# R E P O R T

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## **MESSAGE FROM THE PRESIDENT -**

*By: Jan Hall*

Well, it appears that summer may finally be here with an end to cooler than normal days, but that also means the return of contractors. Please be careful driving around the trucks and observe the temporary “no parking” signs so that emergency vehicles have access to all units in the complex.

Hopefully, you have noticed that we have changed the painting contractor this year. So far, the reports I have seen have been positive. The other contractors remain the same and are busy with the work of keeping our complex looking good.

We had very good attendance at the Spring Informational meeting at the Costick Center on May 28<sup>th</sup>. We had lots of comments and questions that will be addressed shortly if they haven’t been already. You can see the entire presentation on our web site.

We are also planning to replace the pumps for the sprinkler system later this year and put up new street signs. Both have reached their useful lives and there is money planned in the reserves for both these actions.

I hope I will see all of you at the General Membership meeting in September and that you enjoy the rest of the summer.

## **GETTING FAMILIAR WITH THE ASSOCIATION RULES AND REGULATIONS-**

Unfortunately, rules and regulations are a necessary part of living in our society and they are what keeps things fair and equitable for all. Living in a Condominium Association gives us more rules and regulations to cope with. They are intended to provide continuity to the complex and maintain the appearance and value of our property.

To avoid disappointment and violations, everyone should be familiar with the Association Rules and Regulations. They are readily available from many sources. You were given a copy of these rules and regulations when you purchased your unit. There is a summary of rules and regulations in the Association Handbook that was given to you when you moved into your unit. An update of this handbook is planned for the spring of 2009. In addition, there is a complete set of documents on our web site:

[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)

that includes the Master Deed, Condominium Bylaws and the Association Rules and Regulations. Look under the menu heading

*(Continued on page 2)*



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“Master Deed and Bylaws”. So, take time to locate these documents and the next time you are thinking about making changes around your unit, take time to check out the rules and regulations. Most of the time, all it takes is a request to the Board of Directors asking for approval.

*The Board of Directors*



## **UNIT ALTERATIONS OR MODIFICATIONS**

By: The Architectural Committee

**R**ealizing we have 20 to 30 new residents every year, it is necessary every so often to remind everyone of various Board policies. The unit modification request policy is one of those issues that seems to come to the Board frequently.

It seems that whenever the seasons change we all begin to think about projects around our units. In most cases, such modifications require submission of an “Architectural Modification Request” and Board approval of the project you plan. This process is designed to maintain the integrity of the condominium association and continue with the uniformity concept.

An Architectural Modification Request must be submitted when you a planning projects such as:

- Adding or changing a deck
- Adding a flower or shrub bed
- Replacing windows in your unit
- Adding awnings to your unit

- Adding or changing walkways
- Changing the driveway of your unit
- Relocating interior walls in your unit
- Adding an egress window

This list covers most situations but if you are not sure, submit a request and the Board will act upon it quickly.

Of course, when we decide to do a project, everyone is anxious to get started. On page 107 of the Association Handbook, the Board policy on “Interior Modifications” is explained and is applicable to exterior modifications as well. The paperwork is easy to complete and basically all we ask for is your explanation of what you want to do and to provide a drawing or architectural sketch of your project. Many times it is necessary to have a contractor develop the drawing of what you are planning to do. Once the drawing is completed the contrac-

*(Continued on page 3)*

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

<b>Janet Hall</b>	<b>President</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**

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tor and you are anxious to start. You can obtain a copy of the Architectural Modification Request form by calling the McShane office, 248-855-6492 or you can go to:

[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)

Once you get to the web site, look for the menu item "Service Requests and Forms".

Recognizing the urgency to provide approval for your project, the Board has implemented many things to expedite the approval process. However, co-owners should not expect the approval process to be treated as an "Emergency Situation".

The management agency, McShane and Associates, receives the modification request and insures that all the proper information is provided. Once the request is finalized, the information is forwarded to the Board for approval. Remember, the Board and the Architectural Committee serve on a voluntary basis and cannot be expected to stop everything they are doing to process your project for approval. Nevertheless, rather than wait for the next Board meeting the information is emailed to the Board members and that usually allows us to obtain approval within 2 or 3 days. The entire process, from the time you mail in your request for modification to receiving approval from the Board, will take from 5 to 10 business days.

So, refer to the association handbook for the rules, regulations and policies as you develop your project. Once you are sure you are in compliance, submit your information to McShane & Associates and we'll do everything we can to get you prompt approval.

## **STEP BY STEP...WALKING RIVER PINES CONDOS**

*By: Donna M. Jones*

As a 'new' Board member, completing the second year, my daily walks present an opportunity to assess the property. It's also a time to greet neighbors and perhaps join other strollers. From spring to summer the explosion of colors is astounding; deep purples, violets, pinks, reds, oranges, white, blues, and indescribable hues of lilies, geraniums, peonies, petunia, daisies, roses, et.al. are displayed in pots, flowerbeds, on railings, in hanging baskets, and on decks. The individual units show the uniqueness of the co-owners in celebrating the seasons. American flags and seasonal banners join statuary of cherubs, animals, religious symbols and just cute pieces adorning some units. One of my frequent-walker partners posed the question: Shouldn't we have a contest/committee to honor the prettiest/best landscaping?



Continuing to observe as I walk, the variety of pets again demonstrates the uniqueness of the co-owners. Cute little Pekinese & yorkies, Irish sheep dogs, shih tzus pure and mixed, pugs, Labradors, labradoodles, schnauzers, snoodles, Chihuahuas, terriers, spaniels; mongrels and pedigreed all joining the stroll for a few steps or for a few miles. Cats peek through blinds and drapes watching the parades. Whether on one of the paths or on the streets, birds of many varieties can be heard singing. If we are lucky, we spot the majestic blue heron or the egret or get a glimpse of the brilliant cardinals and/or ori-



oles. The ducks and geese with their progeny bring a smile. Sightings of deer, coyote, or fox never cease to excite. The cast of insects is too large to name but on the days when my repellent fails me, mosquitoes rule the day. Many of the pet names are committed to my memory and those of their owners—often the pets are recognized more often than their human care givers. What fun it is to greet both human and pet as I continue to step.

The loss in the number of trees continues to be of concern to many of us but as I move through-- the replacements are slowly being planted. Weed control is being addressed as are asphalt, cement, and brick repairs, shrubbery, and the general upkeep of our complex. As a co-owner for a dozen years and a Board member for a couple, I continue to enjoy the view from my walks and from discussions with neighbors. Learning about the texture of

paints, the flexibility of hoses, soffet vents, sump pumps, sealing basements, insurance issues, reserve funds, auditing practices, and diplomacy are further steps for me as a Board member. Listening to co-owner concerns and making reasonable decisions based on the expertise of fellow Board members and consultants are the steps I take in keeping River Pines a wonderful place to live. Thank you for the opportunity to serve.—



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*DON'T FORGET —*


*THE ANNUAL MEETING*

*SEPTEMBER 24, 2008*

*AT*

*THE COSTICK CENTER*

*6:30 PM*





# WINDOW REPAIRS—

By: The Architectural Committee

We have something like 4,000 windows in the River Pines complex. Keeping them repaired and painted is a big job and never-ending. Of course, finding good contractors that know how to do the repairs and do a quality job has been a problem for some time. We believe we now have some good contractors for this work and we are pleased with the results we have been seeing.

As you know, we paint approximately 60 buildings each year on a 6 year cycle. Our process at this time is to inspect windows on the 60 units we are going to paint. The windows located on the south and west sides of our units are difficult to keep in repair. The window sills and sashes are the areas most susceptible to damage from the sun and rain.

We all like to have our units looking good. When our buildings are freshly painted they look particularly nice. During the years that pass between paintings, the stain that is applied wears off little by little. The horizontal surfaces like window sills really take a beating.



We are asking you to take a look at your window sills at least once a year and observe the paint condition. If the window sills are peeling or appear to be rotting, please submit a work order and ask the management company to inspect them and do any necessary repairs. If we can do early repairs we can save ourselves heavy repair costs later on.



This makes sense and helps keep our association dues in check. Don't let your windows get like the one in this photo—

So please do what you can to help by letting us know what's happening around your unit.



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**Brian Robinson**  
Fax-Phone : (734) 542-1408  
Cell: (734) 564-0230

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Residential  
Exterior

***Please Welcome  
Our Residents  
And  
Co-Owners***

Correction of Phone Number  
Joseph & Patricia Marasco  
478-9294

Joyce McFadden  
22165 River Ridge Trail  
615-4853

Joseph Weaver  
21660 River Ridge Trail  
313-220-8054

Merlo & Maria Hugo  
22000 River Ridge Trail  
586-630-8800

If you know of new co-owners or residents,  
please call June Holmes at 248 442-7439.

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## **SOCIAL COMMITTEE NEWS**

*From: Sharon Hicks and Bev Cornell*

**O**n a bright sunny Saturday in early June, 53 ladies gathered for lunch at Rocky's in Northville, to celebrate our annual Ladies Spring Luncheon. It was the perfect place to enjoy entrees such as Chicken Piccata, Potato-Encrusted Whitefish, and Pecan Chicken. A 50/50 drawing was held, and the winner of the \$100 prize was none other than Phyllis Alger, of River Ridge Trail. Judging from all the exuberant chatter and laughter, a good time was had by all in attendance!

There is a new show coming to The Gem

Theatre in September, and we have been able to obtain discount tickets for the 2 PM performance on Thursday, September 11, 2008. You won't want to miss this uproarious and heart-warming tribute to George Burns and Gracie Allen, called "Say Goodnight Gracie"! Flyers arrived at your mail stations in mid-July. Regular price show tickets are \$39.50, BUT we were able to get them for \$25.00. In addition, we will each have lunch at the Century Grille, next to the theatre, prior to the show, for \$18.00. Lunch and show comes to a grand total of \$43.00 per person. Some of you have been asking about bus transportation for our trips to the theatre, so we have decided to give it a try. If we can fill a 46 passenger bus, at a cost of \$15.00 per person, we can do it. Pick-up point would be the shopping center at 9 Mile & Farmington Rd. Details will be forthcoming. Currently, we have 84 show tickets on hold on the main floor. We can add to that number if necessary. Hope you, your spouse, and other family and friends are able to join us for a fun afternoon.

Don't forget our condo breakfast at Luigi's, in downtown Farmington, on the third Saturday of every month, except for July, when it is interfered with by the Founders Festival. If you haven't been to the breakfast, why not bring a neighbor and join us in August or September! The more, the merrier!

We would like to thank Joyce McFadden for so graciously volunteering to be a member of the Social Committee. Joyce will be replacing Beryl Swanson, who found it necessary to resign due to other commitments. Good luck, Beryl, in your new endeavors!



*On June 7th..... the Ladies Social Committee.....  
enjoyed lunch at ....Rocky's of Northville.  
Here are some photos of the event.....*



## RIVER PINES GOLF OUTING —

By Paul & Clare Pardee

Normally at this time you would be reading about the River Pines Summer Golf Outing but the event scheduled for June 22nd was cancelled due to lack of interest. In a way that was fitting because Paul Millis, who organized and so eloquently wrote about the outings for over 10 years, passed away on June 13th. Paul and his always cheerful and fun personality will be missed by everyone here at River Pines that knew him and especially by those who participated in the golf outings.

Please mark your calendars now and watch your mail stations for more information on the Paul Millis Memorial Golf Outing scheduled for September 7th at 1 pm. Hopefully, we will have a better turn out in the fall.

Also, Linda Millis has asked that we pass along her appreciation to all of the River Pines residents that expressed their sympathy to her during this very sad time.



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## TENNIS ANYONE?

By: Lee Holmes

On schedule, weather permitting, a small but enthusiastic group of men meet regularly to play tennis on our two courts. More players will be welcome. Everyone who comes to play will play in rotation. If you enjoy a neighborly game of tennis, please join us. Men may call Lee Holmes for more information at 248-442-7439.

Wednesdays at 5:00 PM  
Saturdays at 9:00 AM

Women interested in forming a group may call Joanne O'Bryan at 248-478-9296. Come join in the fun.



## VOLUNTEER POSITIONS OPEN -

As mentioned on page 4, the Annual Meeting is coming up in September. This is an important time for our Association as we will be voting for new Board members. We need co-owners to nominate themselves or someone else to run for the Board. Our association has received several compliments regarding the River Pines Board and how they run the business of the association. How about joining the team and sharing your talent?

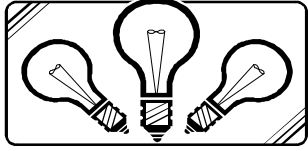
Also, we need sprinkler committee members. It's mostly a job of monitoring the performance of the system in a specific area and making some simple adjustments. Please volunteer to help so we don't have to increase dues by hiring a contractor.

# Lawn Sprinkler Committee

	<i><b>Area A</b></i>	Phone #		<i><b>Area J</b></i>	Phone #
35490-35610 River Pines Court	Dick Raney	615-8527	34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Phil Plaga	426-0143
Front Entrance				Andy Tarpinian	478-3576
	<i><b>Area B</b></i>			<i><b>Area K</b></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><b>Area C</b></i>			<i><b>Area L</b></i>	
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Dick Raney Ken Gauvreau	615-8527 474-4332	35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Phil Plaga	471-2398 426-0143
	<i><b>Area D</b></i>			<i><b>Area M</b></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><b>Area E</b></i>			<i><b>Area N</b></i>	
21960-22170 River Ridge Tr.	Marv Kornegger	476-6733	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Pro-soli	888-9004
	<i><b>Area F</b></i>			<i><b>Area P</b></i>	
22005-22195 River Ridge Tr.	Doug Keno	476-3320	21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern	615-0243
	<i><b>Area G</b></i>			<i><b>Area R</b></i>	
21935-21995 River Ridge Tr. 22355-22385 River Ridge Tr. 35040-35085 Silver Ridge Ct. 35228-35258 White Pine Tr.	Doug Keno	476-3320	35375-35675 Lone Pine Ct.	Lee Holmes Gene Milczarski	442-7439 615-7544
	<i><b>Area H</b></i>			<i><b>Area S</b></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><b>Area I</b></i>			<i><b>Area T</b></i>	
21695-21755 River Ridge Tr. 34911-34941 White Pine Tr. 35017-35056 Red Pine Dr.	R. Oloffo T. Mossner Bev Cornell	426-8930 477-1832 615-1970	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Gene Milczarski	442-7439 615-7544

Chairman - Dick Raney - 248-615-8527   Ed Nies - 810-560-5626   Ed LeFevre - 248-471-5422

(Revised—April 27, 2008)



## 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.	Alice Hamele 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	Andy Tarpinian 478-3478
<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	Rickard Raney 615-8527
<b>Area 9</b> 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544



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