

# REPORT

## **MESSAGE FROM THE PRESIDENT -**

*By: Jan Hall*

We had a great annual meeting on Wednesday, September 24<sup>th</sup>. Lots of information and lots of questions. If you missed the meeting, shortly my entire presentation will be available on our web site. The presentation reviewed the changes to the reserve program with regard to window replacement and the removal of the potential of a \$30-\$35/month increase in monthly dues in 2010. The changes planned by the Board for 2009 were also discussed and the fact that the Board is looking at an increase of less than 2% in 2009 fees.

We elected three co-owners to the Board, including two newcomers, Joyce McFadden and Shirley Niesyto, and one returning member, Tom Cornell. If you see any of them, congratulate them and share your concerns.

Well, although the weather seems more like summer, fall is here and it's time to wrap up all the summer projects and begin the review and plans for next year. I believe that all the projects were completed with a minimum of disruption to the complex this year. We used a new painting contractor this year and I want to thank all the co-owners who let the Board know what a great job they were doing. It's easy to call and/or write when there are problems but not when you are pleased.

## **ASSOCIATION RESERVE PLAN -**

*By: Tom Cornell*

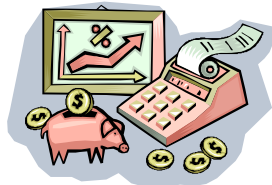
The Reserve Fund Plan was originally created in 2001 by an outside company at the request of a previous board. The plan forecasts expenditures for major repairs and replacements for the next 30 years. The Reserve Plan was updated in 2004 and is scheduled for another update in 2010.

Your Board uses this plan to help determine required contributions to the Reserve Fund and the effect on the monthly Association fees. Properly administered, this Fund assures that special assessments will not be required. The Reserve Fund is separate from the operating budget which covers the day to day expenses of maintaining the complex.

The contribution to the Fund for 2008 will be \$402,648. The estimated contribution in 2009 will be \$442,517.

As the complex matures, we anticipate that reserve expenses will become an increasingly large part of our total expenditures.

It is important to remember, the Reserve



*(Continued on page 2)*

(Continued from page 1)

Fund is a plan to spend \$18 million over the next 26 years. Specific items are planned for replacement with a specific time schedule for replacement. Effective management is required to insure we have the funds available to replace facilities in accordance with the Plan schedule. In order to implement our Reserve Plan we needed to have a little over \$1 million at the beginning of 2008. That's exactly where we are so our plan is on track. The \$1 million we have should be considered as "spent", or in accounting terms, "committed funds" and it is not available for discretionary spending.

We are fortunate to have a working reserve plan that is on a managed funding schedule. We intend to keep it that way.



## ***BEFORE YOU LEAVE ON THAT TRIP TO FLORIDA –***

**T**here are several things you can do to prepare your unit for your absence. These suggestions are provided to reduce potential unit and personal property damage in the event of power failures, water line breakage, etc.

- Turn off the main water valve when you are going to be away from your unit for a period of days or longer.
- Flush toilets after you turn off the water.
- Check your hot water heater for leaks.
- Turn off your hot water heater.
- Check your sump pump and make sure it's working properly. (Consider installing a back-up sump pump.)
- Have your furnace checked annually.
- Check your washer hose and replace as needed (at least every 4 years).
- Check your smoke alarm system and elec-

tronic thermostat. Replace batteries annually.

- Notify the Management Agency when you are leaving town for any period of time. Leave a key with a neighbor and advise McShane and Associates who that person is and where they can be reached.
- Stop your mail, have it forwarded or have a neighbor pick it up.
- Stop your newspapers or have a neighbor pick them up.
- Call police and tell them how long you are going to be away and who will be looking after your unit.
- Put lights and radio on a timer.
- Unplug electrical equipment you do not need running.

There may be other things you need to do for your specific unit. Several days before your departure just take a moment and think about the things you have and how you can minimize the damage and inconvenience should something unforeseen occur.



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

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# WHAT ARE YOUR EXPECTATIONS OF LIVING IN A CONDOMINIUM?

By: Doug Keno

Most people move to a condominium because they don't want the work involved in the upkeep of a yard and exterior of a house. If that's your motivation, then you're on the right track. As co-owners in a condominium, we can expect to have our lawn work, exterior work, such as painting, window repair/ replacement, sidewalk and driveway repair and much more done for us as required. We pay a maintenance fee so others will do that work. That's the life!

Now when you live in a close-knit community of 354 others that also have their expectations and agendas,



some rules are required. If everyone did whatever they fancied, things would get out of control fast. Not many of us want to look at the overall picture, but want to concentrate on what we want. That's where the rules and policies are required.

Some problems occur when co-owners want to make a change and don't know how to go about it or just don't care that it may violate the rules. The proper way to seek change is to ask permission and submit a request to the Board of Directors. Board members will evaluate the request and either approve it or reject it.

For instance, many co-owners still feel that they have their yard and want to plant gardens, vegetables, trees and shrubs for their beautification and privacy. When you move into a condominium, you do not have a yard. All the grounds are common areas belonging to everyone. Planting in these areas can cause a problem. Let's say you plant a tree without approval and then move away two years later. The next co-owner moves in and doesn't like the tree. They ask the association to remove the tree. That tree does not belong to the association and now if removed, all your neighbors will share in the cost of its removal. Or perhaps someone plants flowers in the common area and expects the association to weed them. Again all your neighbors would end up paying for the weeding. When people request a change, it can affect the cost structure for the entire complex. That's what the Board must review.

We also have wooded areas in our complex that are designated as natural areas. These areas are not maintained unless there is a safety issue. If a change is desired in a natural area, a request must be sent to the Board. The impact of the request is evaluated and in some instances, the change is approved at the co-owners' expense.

So before you request a change, consider the ramifications of this change for the other co-owners. Sometimes a change may be necessary or an improvement, but for the most part our condominiums look good and are well maintained just as they are.



## NEW STREET SIGNS –

By: Bob Goodman

You may have noticed the new street signs and changes to the other signs in River Pines recently. The deteriorated wood street name plaques have been upgraded to metal, and all wood sign posts along the roadways and walking paths have been covered with a heavy white plastic protective cover that should require no painting or maintenance.

The changes are subtle, but the new signs freshen up the complex. The River Pines community is very fortunate to have such proactive and involved committee members and directors to ensure that the nice appearance is maintained.



## THE SNOW SEASON AND PARKING –

Our By-laws state 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 12:00 AM and 6:00 AM.

**NO** parking of *any kind* (guests, visitors, etc.) is permitted on River Pine 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.



With the winter weather and all the ice and snow, parking is a big problem. The Snow Plows and Salt Trucks need to get up and down our streets and cars left in the street make it difficult for the trucks to maneuver around them. Your cooperation will be greatly appreciated.



# CONSTRUCTION INCONVENIENCE –

During the construction months of May, June, July and August, we had many contractors doing several projects at the same time. Our objective was to get these projects done as quickly and safely as possible so we would minimize any inconvenience our co-owners. Unfortunately, some co-owners were inconvenienced and demonstrated very little tolerance or understanding toward the contractors or our barricades.

One of the more difficult projects to schedule was the crack sealing of asphalt on River Pines Dr. from 9 mile road to Court Ridge Ct. We tried to restrict the entrance traffic to one lane and then seal the cracks on the closed lane. After sealing, we utilized small traffic cones to identify where the sealant was located and to control traffic away from the fresh sealer. This may not have been our best idea and we had to put up with some indignant people for a couple of days. This situation is not an unusual occurrence these days. When there is an accident or construction on the highways the authorities either



shut down the highway or restrict traffic flow considerably due to inconsiderate drivers.

Our only recourse to deal with those who are so inconsiderate, is for us to shut down our streets and roads so the construction work can be performed. It's a shame that a few impatient people can cause inconvenience for the rest of us but we have no choice. Someone could get hurt and we don't want that responsibility on our conscience. Thanks to all

of those that are considerate and helpful.

*The Architectural Committee*



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# ***IRRIGATION SYSTEM PUMP STATION —***

*By: The Architectural Committee*

**Y**ou may have noticed all the activity around the pump station on Thursday, September 18th. We removed our old irrigation pumping system and installed a new Watertronics system.

Our old system has served us for nearly twenty years. It has been a challenge most of the time trying to keep it operational and our grass green. It was designed with the technology available in the 1980's and has been very difficult to manage. Over the past three or four years, we have had pretty good success with the system uptime as a result of balancing the clock controllers and system zones.

However, this spring, when we opened the system, we began to experience some of the old problems of system shutdown due to high pump temperatures and low system pressure. There are numerous pressure switches, pressure controls, temperature controls, electrical relays, timers and other components that make the system function. Any one of these controls will shut the system down. Finding the reason why the system shut down has been difficult. The original contractor that built the system is no longer in business. Locating local contractors that were willing to spend the time to diagnose the problem has been even more difficult. This spring, we started experiencing component failures. Finding replacement parts became very difficult as many of the components were manufactured by the now "out of business" contractor.

Therefore, we decided the old system had



done it's duty and it's time for the old system to go. We have purchased a new, state of the art, irrigation pump station similar to the type used by golf courses. Although considerably smaller, it is similar to the new system installed by the Metro Parks Kensington Golf Course near Milford and New Hudson.



We have not had much operating time with the new system, but we have had more than two weeks of trouble-free performance. We will be shutting down the pump house soon and winterizing the equipment. We will open again in the spring and expect many years of trouble-free performance from the new system.



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

*Correction*

*Hugo & Maria Merlo  
22000 River Ridge Tr.  
586-630-8800*

*Lisa & Linda Barbee  
21530 River Ridge Ct.  
426-6371*

*Bert & Ruby Carlsson  
22025 River Ridge Tr.  
476-6147*

*Anthony & Kim Lupa  
34938 White Pine Tr.  
734-751-8179*

*John & Colette Nienhaus  
22375 River Ridge Tr.  
471-0707*

*John & Theresa Turner  
21960 River Ridge Tr.  
476-3348*

If you know of new resident, please call  
June Holmes @ 248 442-7439.

***Please Note !!!***

*We plan to update our  
Association Handbook and  
Directory in 2009.  
Please call June Holmes @  
248-442-7439  
To make corrections*

***GUTTER CLEANING TO  
START SOON –***

*By: The Architectural Committee*



**T**he fall gutter cleaning will start soon, typically in early November, assuming the cold weather arrives as usual and the leaves drop from the trees before it snows. This is the major gutter cleaning period of the year where we clean the greatest number of

units. We need the cold, dry weather to accomplish this task effectively.

We try not to get the wet leaves and gutter debris on your windows or decks. However, we are not always successful and the weather does not always cooperate for us. Nevertheless, the gutter must be cleaned for winter and we apologize for any inconvenience.



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## **SOCIAL COMMITTEE NEWS —**

*By: Bev Cornell and Sharon Hicks*

**A**UTUMN is here, and what a pretty scene it is. The leaves are so pretty as they float down from the trees. Remember when you were a child and liked jumping into the piles of leaves your parents raked into the piles!! Wouldn't you like to step back in time and do that again!! No, unfortunately, we don't have a magic time machine that will take you back there. We do, however, have a few suggestions for fun fall activities which you can do with your family, friends and/or neighbors. How about visiting one of the nearby cider mills, and sampling their cider and donuts. Or maybe a big, crisp, juicy apple is more your style. And don't forget the Farmer's Market in downtown Farmington every Saturday from 9AM-2PM, through the month of October. You will be sure to find quite an array of items for your fall harvest! Don't forget our condo breakfast at 9AM, on the third Saturday of every month, at Luigi's, on Farmington Rd, just south of Grand River.

Our condo outing to the Gem Theatre on September 11th was a huge success. Thirty two of us had a FUN afternoon of food, entertainment, and LOTS of laughter as we watched "SAY GOODNITE, GRACIE!!!", a tribute to George Burns & Gracie Allen. It sure brought back memories!

RIVER PINES HOLIDAY PARTY IS COMING UP AND WE ARE EXCITED! SO JOIN YOUR NEIGHBORS AT.....G. SUBU'S Leather Bottle, on Saturday, December 20th, at 4 PM. It is located on the east side of Farmington Rd., just south of 8 Mile.

The optional white elephant gift is back by popular demand. The raffle is also back, however, we are taking your suggestion to have more than one winner. This year, the cash prize will be divided between three winners, and one of those winners could be YOU, or YOU, or YOU! Look for Holiday Party flyers at your mail stations in November, and sign up early for this popular event!!

## **PLANNING TO LEASE YOUR UNIT? —**

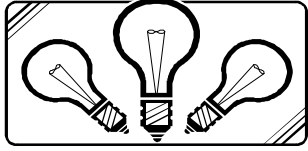
*By: Lloyd Silberman, McShane and Associates*

**C**o-owners at River Pines Condominiums are allowed to lease their units. However, there are specific requirements in the Bylaws regarding leasing.

Article VI, Section 2 states a co-owner may lease his/her unit for residential purposes only provided that the lessee and his family lease the unit for **a minimum of thirty (30) consecutive days**. No rooms in a unit may be rented and no transient tenants may be accommodated. An **exact copy of the proposed lease must be provided to the Association ten (10) days prior to presenting it to the tenant for execution** and must specifically state that **the tenant acknowledges that he/she must abide by all of the terms and conditions of the Condominium Documents including the Association's rules and regulations**.

Co-owners who do not comply with these requirements are in violation of the condominium bylaws and **will be fined** by the Board of Directors.

It is also critically important that the co-owner **provide the lessee's name and phone numbers to McShane and Associates** so that we can contact the lessee, if necessary.



## 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><br>River Pines Ct.<br>Blue Spruce Dr. | Alice Hamele<br>Bruce Tobis<br>471-5981 |
|---|---|

|  |  |
|--|--|
| <b>Area 2</b><br>22255-21930 River Ridge Tr<br>35080-35040 Silver Ridge Ct                             | Frank Pilzner<br>426-6851                            |
| <b>Area 3</b><br>21920-21780 River Ridge Tr<br>35017-35106 Red Pine Dr                                 | Larry Frey<br>477-5278                               |
| <b>Area 4</b><br>34911-35021 White Pine Tr<br>21770-21620 River Ridge Tr<br>21480-21610 River Ridge Ct | Charles Jones<br>476-7606                            |
| <b>Area 5</b><br>22265-22380 River Ridge Tr  | Cliff Askren<br>473-7293                             |
| <b>Area 6</b><br>35053-35233 Knollwood Ln  | Andy Tarpinian<br>478-3478                           |
| <b>Area 7</b><br>35275-35495 Lone Pine Ln<br>21951-22162 Lancrest Ct.                                  | Terry Connolly<br>473-8414<br>Carl Wiatr<br>474-8242 |
| <b>Area 8</b><br>22280-21945 River Pines Dr  | Rickard Raney<br>615-8527                            |
| <b>Area 9</b><br>35535-35595 Court Ridge Ct<br>35515-35862 Lone Pine Ln                                | Gene Milczarski<br>615-7544                          |



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