

# R E P O R T

## President's Message

*Fall 2004*

BY ED LEFEVRE

What happened to the summer? It seems like it was just a few weeks ago that we were talking about spring flowers and new leaves on the trees. Before long we'll see the leaves turning again and we all know what follows that.

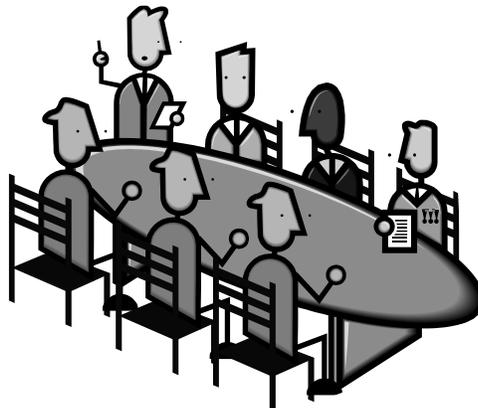
Well, many things have been going on the past few weeks. With the summer season arriving, our construction activity increased significantly. We have been pruning trees and trimming shrubs along with the normal grass cutting. This year we have mulched our tree and shrub beds and things look renewed. We completed our concrete repairs for this year and I'm sure you have seen the asphalt repairs. We even added a new section of walking path on the west end of Silver Ridge Court.

We have completed all the unit painting for this year. We painted a total of 70 units. We have also completed our deck refinishing project for this year and are pleased with the appearance.

The best news I have to report this time involves the irrigation system. This year we operated the irrigation system the entire summer with only one breakdown and disruption of service. In my 8 years of living here in River Pines this is unprece-

dent. It seems that every year we have had something happen that has resulted in long periods without the sprinkler system. Last fall and again this spring we made system adjustments and this time they all worked to perfection....a very satisfying accomplishment.

Maybe even better news is, the system performed so well this year that I am confident we can postpone the system replacement for a few years. That's \$45,000 we can defer to the future. This is certainly a "win-win" situation.



On September 15th we had our Annual Meeting. We had three positions to fill as a result of term expiration for Carol Ciupa, Paul Millis and Ed LeFevre. Roscoe Oloffo has resigned as Treasurer so in total we had four positions to fill.

As you know, we had four nominees on the ballot and Gene Kerwin was nominated at the meeting. Rick Austin, Bob Eix, Ed LeFevre and Barb Rappold were elected. Again, it appears we have a good board and we are optimistic about the challenges we will face in the coming year.

On September 21st, the board elected the officers for this board and they are:

President.....Ed LeFevre

Vice President..... Janet Hall

See....**President**.....(Continued on page 2)

(President.....Continued from page 1)

- Treasurer.....Rick Austin
- Secretary.....Barb Rappold
- Director.....Pat Halloran
- Director..... .Bob Eix
- Director.....Terry Connolly

After the election, the new board held its first meeting of the year with a full agenda of issues.

At the Annual Meeting we discussed several topics. If you go to our new web site:

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

you will find the complete presentation for your review. In case you don't have access to the Internet, there are a couple of items worth repeating here.

**Budget Performance**—Through July 31st we are \$32,193 below our operating budget.

**Reserve Fund Spending**—By the end of this year it is anticipated we will have approximately \$925,000 in our Reserve Accounts. We have over-spent our reserve fund income by about \$34,000 primarily due to the number of roof replacements we have approved. Although our spending exceeded our income it had been anticipated and we are consistent with our overall reserve fund spending.

**Monthly Dues Projection for 2005**—This subject was discussed at length but the bottom line is we expect our monthly dues to increase on the average of \$2 per month. Thirty-six percent of your monthly dues are for reserve funds. This portion of your monthly dues is expected to increase 2.4%. We are optimistic about this projection but we cannot make a guarantee at this time.

Several other subjects were discussed but there is too much content to review here. As mentioned above, you can visit our web site and the entire presentation is available for your review.

So, as we move into the fall season and enjoy the

“colors” we will begin to button-up for winter. Have a wonderful fall and we should all prepare for cold weather.



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## Grounds Committee

BY BOB EIX

The grounds committee has completed the removal of all dead ash trees that were planted as part of the original landscape plan as River Pines Condos were built. Some additional dead ash trees are in the wet lands along the Tarabushi Creek. These would be very expensive to cut and remove and are not a hazard to leave. As they fall into the thick brush surrounding them they provide natural habitat to the wildlife in the land along the creek. We will survey the grounds in the next 30 days to start listing trees and other areas of the grounds for removal, replacement and maintenance in 2005. Late this summer we removed box elder trees in 5 areas and reseeded the restored lawn areas to maintain the original tree lines of the natural areas. Some additional box elder trees were removed from pine and spruce groves to avoid damage to those trees. Diseased pines were also removed. We use a consultant who has over 40 years of experience with the Michigan Department of Agriculture to advise us on tree and lawn problems. He is also the main consultant to the Metropolitan Landscape Contractors Association. Each walking tour with him has provided a wealth of knowledge and information to the Board and committee members present for the tour.

Our landscape contractor has advised us that the crabgrass has become a problem this year and has sprayed some of the worst areas at no addition cost to us to try and control the growth. He and our consultant will assist in preparing a new specification for fertilizer and weed control to use more effective pre-emergent crabgrass control treatment in the spring.

Dead trees from the spring tree replacements will

(See....GROUNDS.....Continued on page 6)

# Condominium Participation

BY: ED LEFEVRE

It is difficult to know what everyone expected when they chose to purchase a unit here in River Pines. Probably, most people felt they would move-in and everything would be taken care of for them. As everyone knows, this association does take care of many maintenance and upkeep items that other associations do not. Of course, there is a cost associated with this maintenance responsibility and I often wonder if the “forefathers” had a good understanding of the cost commitment.

In spite of what some co-owners indicate, the board is constantly trying to insure the association is managed as effectively as possible. It is not easy to balance the responsibility of maintaining property values and site appearance along with achieving low cost.

One of the ways we help to lower our cost is to utilize volunteers and co-owner participation. There are many ways in which we can participate. One of the easiest ways is to write work orders for things that need repair. This includes items outside your unit and anywhere within the River Pines complex. Don't wait for some board member, the maintenance man or the management company to find the problem and assume they will take care of it. Take the time to write a work order so that we can have someone check it out and take the necessary corrective action.

Again, write a “work order” or submit one via the web site so the problem is corrected. Don't call a board member or just tell the maintenance man. Our system works based on written work orders. Telling someone about an issue requires that person to go and check out the problem and then write a work order. Writing the work order yourself not only helps identify the issue but helps to get it corrected more quickly.

Of course, volunteering is another way to partici-

pate. We have several committees that function and do a wonderful job in helping to keep costs down.

I realize that some people cannot volunteer because of age or physical condition



Nevertheless, we have 30 to 40 people that volunteer to serve on committees and the rest of the association is pleased to see them do so. A little over 10% of the people do all the volunteering while nearly 90% sit by and watch. And it's the 90% group that does all the complaining about the cost of monthly dues.

So, give it some thought and figure out where you can help. Call a board member and tell them you are ready to help and give them some ideas of what you could do.



## Thank you, Congressman Knollenberg

BY ROSCOE OLLOFFO

After several months and numerous calls, to our local U.S. Postal officials, requesting help in renovating our mail boxes, we decided to contact Congressman Joseph Knollenberg. Our email was answered promptly and with his help a letter from the District Postmaster addressed to Congressman Knollenberg, which he forwarded to our attention, advised that the work would be accomplished by October 15th. The inspection done in late August indicated some boxes will be replaced others will be repaired/painted as needed.



# Going on Vacation?

*Protect your home while you're on vacation with this Vacation Check List.*

*Before you leave, it is always a great idea to:*

- Lock all the doors and windows
- Have newspaper and mail stopped or regularly picked up by a trusted neighbor
- Ask a trusted neighbor to check on your condo
- Make sure a neighbor knows where the water main shut-off is located in the event of a broken pipe
- Set timers on interior lights to deter burglars
- Unplug TV, computer and appliances susceptible to lightning and power surges
- Advise your Alarm Company and local police if you will be gone for an extended vacation
- Take jewelry and valuable papers to a safe deposit box
- Arrange for care of pets
- Turn off water valves to your washing machine, icemaker and dishwasher



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# KEEP IT RUNNING SMOOTHLY

BY ALICE HAMELE

Tarnow Door reports that a large majority of garage door problems are due to inadequate maintenance. The maintenance procedure they recommend is as follows:

If the chain on your opener has not been cleaned recently, then first spray an old cloth (a worn out cotton sock works fine) with a large amount of WD40. Go over the whole chain wiping it clean. If it is very dirty, it is well to do this procedure at least twice. The long tube of metal that the chain mechanism travels over (the "tube") should also be wiped clean with the WD40.

Then after the chain has been cleaned, apply a good Teflon lubricant sparingly to the chain, to the rollers on the door sections, to the little wheels at their axle, to the "tube", and to the two large springs located horizontally over your garage door.

The lubricating procedure should be done every four months, but do be sparing in your application of the lubricant.

Tarnow Door sells a good lubricant at their store on Halsted, ½ mile north of Nine Mile. It is called Zep, 24 oz for \$10. Liquid Wrench with PTFE, a super lubricant with Teflon, was available at Home Depot, Haggerty and Seven Mile, 11 oz for about \$3.



## River Pines

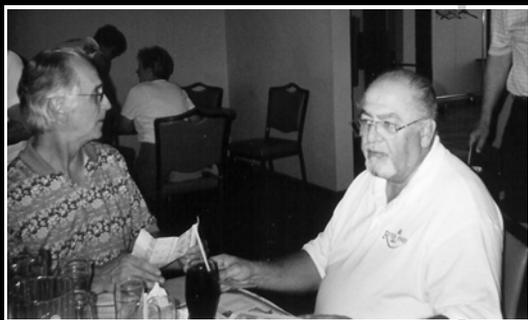
Have you noticed how nice our condominium complex is? All the flower gardens and the trees have just been mulched and look wonderful!! Enjoy the coming fall colors!

BEV CORNELL



# Fall Golf Outing A Wonderful Time

Finally, the Golf Gods and the Weather Gods and the Gods of Goodwill all shone on the River Pines Golfers at once. What a great day we had. It was truly the best conditions that we have had since moving to the new course. In keeping with the conditions, the River Pines golfers showed up ready to play and have a great time.



## Making the Golf Outing Happen

Paul Pardee.....Paul Millis

We had 28 golfers (seven foursomes), and in keeping with our goal to make this a mixer, groups were made up by handicap. There were two men and two

women in each group, and none were related by marriage. Paul Pardee, through the magic of his computer,

sets the teams by handicap. He has also initiated a handicapping system, by team, which really seems to equalize them well.



## First Place

Linda Millis, Ben Hain,  
Carol Anderson, Ed LeFevre

Well, on to the honors. We had prizes for “Closest to the Pin” on our Par 3 holes. On hole #5, the ladies winner was Arick Kasper, and the men’s winner was Terry Connelly. On hole #8, the ladies winner was Dolores Delaney, and the men’s winner was Jim Mayotte.

There was a tie score for the winning team. Two teams came in with a Net 3 under par. When this happens, we go to the score cards and compare scores of each team on the most difficult hole, then the second most difficult hole, etc. When one team was found to have scored lower on one of these holes, they were declared to be the winner. We finally determined a winner on the third hole that we compared, and that was the team of Ed LeFevre, Carol Anderson, Ben Hain and Linda Millis. Ed tells me that Linda Millis sunk a 60 foot putt to give them a birdie, and the win, on the last hole.

Linda says she thinks it was only a 55 foot putt, but Ed's story sounds better. Coming in second place was the team of Gene Milczarski, Mike Lypka, Camille Mayotte and Arick Kasper. Congratulations to our winners.

The group visited together while we dined from a special menu set in “On The Tee” at the Farmington Hills Golf Club. Al Marmion, Manager of the Golf



## Second Place

Gene Milczarski, Camille Mayotte  
Arick Kasper, Mike Lypka

Club and River Pines neighbor came around and visited with us. He said that the new nine holes

(See...GOLF....Continued on page 6)

(GOLF.....Continued from page 5)

(where San Marino used to be) will be ready for play in the spring, and that we have our spring outing there. The *Spring Golf Outing* will be **June 12, 2005**. Watch your mailboxes beginning in May for complete information.

Check website for more pictures.

(GROUNDS.....Continued from page 2)

be replaced this fall. These are replaced at the contractor's expense covered by his guarantee.

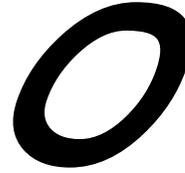
We had a number of complaints about the tree removals in the last several weeks. The committee would like to remind unit owners that the responsibility for tree trimming, spraying, replacement and removal is the responsibility of the association. No unit owner owns any specific tree. They own a part of every tree thru their association membership. The landscape committee prepares and recommends the care of all landscape issues to the Board for approval. Many times people say they paid a premium price to the builder for a location or for the trees adjacent to their unit. That fee was related to the purchase of the unit but does not hold any issue in the future actions of the association to maintain the grounds with special actions based on that premium paid to the builder. It is impossible to replace mature, large trees with an equivalent tree. As trees mature and some are replaced and others are not, the decision is based on the density of growth in the total area to prevent crowding from other mature trees.

All requests for trimming, removal or additional planting must be addressed to the Board thru a service request sent to Mc Shane Management on the web site or service request form. No committee or Board member can take your request.

Grass clippings were very thick this year. A number of comments were received questioning this issue. Our sprinkler system has worked the best that it has ever worked in the history of River Pines. We had the greenest summer ever. With this comes longer grass and some wet areas. It would be a full time job to continuously change clock schedules to try and balance the varying

## **Proposed By-Law Changes Fails to get enough Votes -**

BY: ED LEFEVRE



***On July 14th we held our vote count meeting for the proposed by-law changes. Although we had 82% approval we did not have enough co-owners to vote on the proposal. In order to make any change to the by-laws, 2/3's of all the co-owners must approve the proposal. Only 51% of the co-owners took the time to vote.***

***Considerable time and effort was expended by the By-Law Committee and the Board to consolidate and simplify the by-law document. We were not necessarily disappointed the proposal failed but rather we were disappointed that so many people were disinterested.***

***Nevertheless, we want to thank all those that did take the time to vote and participate in this important event.***



water needs of our landscaped areas. The pumping only shut down once this summer. In other years it was a constant challenge to keep it running. We kept it green with the exception of a few areas where we had zone valve problems or system damage. The result is some excess grass clippings from long grass. Some people asked about lawn equipment problems causing the problem. This was not the issue.

If you would like to serve on the grounds committee, contact a Board member and express your desire.

# Welcome New Residents

Valeria & Daron Mathis  
35745 Lone Pine Lane

Robert & Deanne Blackwell  
22220 River Pines Drive  
248-477-0029

Yong-Ae Ho  
35123 Knollwood Lane  
248-476-9952

William & Katherine Immergluck  
21590 River Ridge Court  
248-476-9599

Valeria & Daron Mathis  
35745 Lone Pine Lane  
248-471-4895

J. Morgan  
35057 Red Pine Drive  
248-476-3703

Michael & Joanne O'Bryan  
22090 River Ridge Trail

Alice Plaga  
35795 Lone Pine Lane

Ronald & Susan Rygwelski  
21850 River Ridge Trail  
248-477-5638

Dan & Darcy Sims  
35285 Blue Spruce Drive

Larry & Judy Trybulec  
35021 White Pine Trail  
248-478-5399

**Please let us know if you have a new neighbor so that we may call upon them.**

**Thank you!**

**Marilyn Gentry .....477-6854**

**Patsy Kenworthy..... 615-4031**

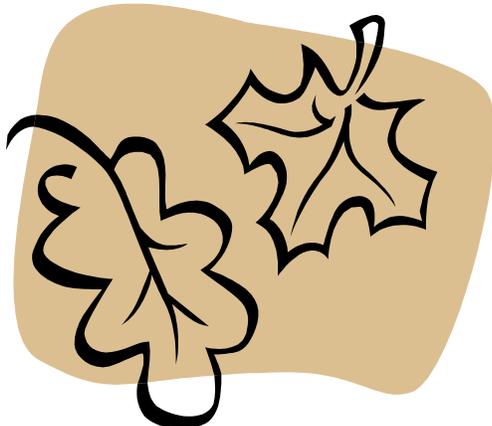
**June Holmes.....442-7439**

# Change of Address

Douglas & Jan Keno  
35028 White Pine Trail

*Please change your records.*

**Due to the amount of information in this newsletter, a smaller size print has been used. This will not always be the case!!!**



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43215 Grand River Avenue, Suite A, Novi, MI 48375

# Did You Vote ???

BY: ED LEFEVRE

We have recently had two important association issues that have been presented to the membership for their consideration and action. One was the proposed by-laws changes and just last month the election of new board members.

As mentioned in another article, we had 51% of our co-owners vote on the proposed by-law changes. Last month we had 52% of our co-owners vote on candidates for the Board. This is a sad testimony to personal involvement. In national elections we feel good when we have 50% of the people vote for the President of the United States and we accept the low participation with the excuse that, "My vote doesn't count that much." But here in River Pines your vote does count because we have only 355 potential voters.

We have tried to make the voting process as easy as possible. We provide information in our newsletter and mail other information directly to your home. We also mail ballots to your home so you can vote as an absentee voter or for you to have advance information prior to the meetings. We have not provided stamped and addressed return envelopes for cost reasons and also because of the poor response. It's hard to understand why people waste the privilege of voting and yet feel justified to complain about the service they get. Yes, everyone pays their dues for services and we also pay taxes to the government for government services.

We try to prepare for our association meetings and provide as much information as we can so you know what's going on and what we are planning. We prepare a newsletter and provide more information on things that are happening in River Pines. It appears that there are a significant number of people that don't really care. If that's the case, let us know so at least we can eliminate sending you the newsletter and

(See....**VOTE**....Continued on page 11)

## Caring For Our River

KRISHNA  
(PH: 477-2741)

*[SYNOPSIS: SURVEY IN FALL, PLAN IN WINTER AND CLEAN IN SPRING TO ENJOY THE RIVER THROUGHOUT THE YEAR]*

Our complex derives its name from the beautiful river, which embraces it and the abundant variety of pines, which grace it with their charm and impressive sizes. The pines thrive amidst lots and lots of colorful trees and shrubs, which decorate the complex with their enchanting beauty and breathtaking color changes season after season.

What we call as the river, is a small stream (Tarabusi Creek) which originates not too far from our subdivision, near the southeast corner of 10 Mile and Halstead roads. Flowing in a southeasterly direction, it joins Bail Branch of the Rouge River near 6 Mile and Middlebelt roads. Continuing on, it joins River Rouge, the Detroit River, Lake Erie and eventually the Atlantic Ocean. For our co-owners it is a place to get-away-from-it-all and experience oneness with nature. It is also a boon for our property values. Without the river our subdivision would not be what it is.

However, even the most precious gift of nature has to be cared for and protected from some of nature's own elements and man-made causes. Walking along our river, one can find many fallen trees, debris collecting along its banks, sediment deposits formed around fallen trees, logjams etc. Although these snags are not serious enough to create flooding problems, they are undesirable inasmuch as they block the normal flow in the river and certainly mar the beauty of the river. Local governments do not do anything about these obstructions unless they become so severe as to create potential flooding problems and damages to adjoining prop-

(See..**RIVER**....Continued on page 9)

## River Pines Board of Directors

Ed LeFevre	President
Janet Hall	Vice-president
Rick Austin	Treasurer
Barb Rappold	Secretary
Terry Connolly	Director
Bob Eix	Director
Pat Halloran	Director

### Management Company

McShane Associ- ates	Phone: 248-855-6492
6230 Orchard Lake Rd.	
Suite 200	Fax: 248-855-4104
West Bloomfield, MI	

### Newsletter Editor

Pat Halloran                      248-426-0052

*Emergency Phone*            248-456-0233  
*Number:*

For emergencies  
after  
5:00 PM

# Reminders

Vehicles cannot be parked on the streets overnight. Please be sure they are moved to the driveway.

The Lighting Committee schedule is printed in this newsletter. Please call the volunteer for your area if you have a problem with garage lights. The Sprinkler Committee schedule will be printed in the spring newsletter.

If you have not yet purchased a 32 gallon trash container, please consider doing so. It keeps the varmints away. Trash should not be left out in plastic bags.

Owners of dogs or other pets must immediately remove all droppings and dispose of them properly.

If you are new to River Pines and have not been visited by a member of the Welcoming Committee, please call one of the members. They have valuable information to give you.

**SPECIAL MOVING SALES....**are occasionally granted by the Board of Directors. **PLEASE** do not remove Moving Sale signs without checking with a Board Member. It may be a **LEGAL** Moving Sale!!

*( RIVER.....Continued from page 8)*

## Social Breakfast

**P**lease remember our breakfast gathering at 9:00 am the third Saturday of every month. This is held at the American Table Restaurant on the south side of 8 Mile Road, west of Farmington Road. Come join us and meet your neighbors!



erties. Chances of such occurrences in our area are almost nil. I propose that the River Pines Board of Directors form a committee of volunteers to accomplish 3 tasks - Survey in Fall, Plan in Winter and Clean in Spring start in Spring. I will be more than happy to participate in the program.—



# 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.

<b>AREA 1</b> River Pines Court Blue Spruce Drive	Alice Hamele Bruce Tobis 248-471-5981
<b>AREA 2</b> 22255-21930 River Ridge Tr. 35080-35040 Silver Ridge Ct.	Frank Pilzner 248-426-6851 Jim Redmond 248-478-1288

<b>AREA 3</b> 21920-21780 River Ridge Tr. 35017-35106 Red Pine Drive	Larry Frey 248-477-5278
<b>AREA 4</b> 34911-35021 White Pine Tr. 21770-21620r Ridge Trail	Charles Jones 248-476-7606
<b>AREA 5</b> 22265-22380 River Ridge Tr. 35240-35028 White Pine Dr.	Cliff Askren 248-473-7293
<b>AREA 6</b> 35053-35233 Knollwood Lane	Andy Tarpanian 248-478-3478
<b>AREA 7</b> 35275-35495 Lone Pine Lane 21955-22185 Lancrest Court	Gerald Ewald 248-477-8851
<b>AREA 8</b> 22280-21945 River Pines Dr.	Richard Raney 248-615-8527
<b>AREA 9</b> 35515-35575 Court Ridge Ct. 35515-35862 Lone Pine Lane	

## Volunteers Needed

We have a need for more volunteers for the **Lighting Committee**. Those above are extremely important and save us an appreciative amount of funds by volunteering their services.

If you are able to help in any of these areas, please give **Larry Frey** a call at **248-477-5278**.

It should be noted that **AREA 9** has no volunteer at the present time. If you live in this area and could possibly help, we would be very grateful. If you do

not live in this area and would still like to volunteer, you will be welcomed.



Thank you for considering these important volunteer positions.

<p><b>Deborah Chene</b> 248 735-9137</p> <ul style="list-style-type: none"> <li>Professional Service, Personal Commitment &amp; Results You Can Count On</li> </ul>	 
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(VOTE.....Continued from page 8)

save the postage cost we are incurring. It seems to me that everyone that lives here in River Pines has a responsibility to participate in this community and help make it a better place to live. The least you can do is "vote". If you don't understand the issue or don't know the candidates for board positions, talk to a neighbor or give them your proxy to vote.

In summary, take a look at your situation and ask, "Am I doing enough or all that I can?" I suggest that the answer to this question will result in a significant increase in voting participation. And finally, "Thanks" to all those who are helping to make this a better place to live. —



**TERRY & ELLIE CONNOLLY**

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**River Pines Residents for  
over five years.**

**Terry is currently serving on the  
Association Board as a Director.**

**Both of us are committed to  
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service.**

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selling your home or  
buying a new home,  
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**Office: (734) 464-6400 Home: (248) 477-5278**

***Gutter Cleaning —  
This Fall***

As the leaves begin to turn and change color, the next thing to happen is that they fall on the roof and fill the gutters. We already have a contractor, Major League Gutter Cleaners, set up to be here in early November to clean gutters. Not all units will be cleaned but we have approximately 230 units scheduled for gutter service. .

McShane and Associates

6230 Orchard Lake Road



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**Sprinkler Committee**

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