

R E P O R T

President's Message

By: Ed LeFevre

By the time you read this newsletter we will all be looking forward to the cold days of January and February and the wonderful Michigan snow. We have already seen some snow in December just to prepare us a little for what's coming.



Here in the River Pines complex it appears all the project work is completed and the board is enjoying the respite. In reality, this is the time the board is busy with plans and preparations for the 2005 projects that will happen during the summer months.

Speaking of the board, we have appointed a new director. Barb Rappold has decided, for personal reasons, she cannot continue as a director. So, during early December the board began searching for a replacement. Thanks to Janet Hall, we remembered that Gene Kerwin had been nominated for the board at our annual meeting in September. I called Gene and he again agreed to serve so the board nominated him as a replacement for Barb and subsequently appointed him to the Board of Di-

rectors for River Pines Condominiums. We feel very fortunate to have Gene on the board with us and we are certain we will use all the skills he has available.

As mentioned earlier, we are busy planning our project work for 2005. The first thing we have to do is insure all our annual contracts are in place and up-to-date. Projects like, lawn care, trees and shrubs and snow removal for the 2005—2006 winter season. We will be updating our specifications based on issues that came up this last year in an effort to insure we obtain the service we want. We received several favorable comments regarding the lawn care, tree and shrub maintenance we had last year. We also heard from some that were dissatisfied with the service



as well but all in all most of the comments we received were very favorable. We will be continuing the Greenlawn lawn care contact again in 2005 and 2006.

Our roof replacement program should be a little easier this year. Since we have pulled ahead so many roofs in previous

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years, we have only 10 scheduled to be inspected and possibly replaced. Of course, we will find a few more as the year progresses but we need to be careful we do not overspend our reserve fund.

I must mention that, as I make contact with other associations and read about other condominium association trials and tribulations, we owe a debt of gratitude to the past board members of River Pines. Their vision of putting extra money away for future association expenses is certainly commendable.

By Michigan law we are obliged to put away 10% for future common element replacements but we have generally exceeded that amount for many years. As a result, we have been fortunate to have funds available to accommodate this major expense for roofs. I can't tell you how many times I have been asked, "How do you cover the cost of your roof or window replacements?" Then I learn that these associations have been in operation for 8 to 10 years and have very little in reserve to cover such expenses. Their only recourse is assessments for each unit. So, thanks again to Fred Morris, Don Barth and all the previous board members that helped plan for the future. Now our job is to manage these funds wisely and continue to prepare for the future.

In closing, I want to wish all of you a very Happy New Year. To those that are staying with us for the winter, "Be safe and warm." To those traveling south, "Travel safely and enjoy the warm weather."

Gene Kerwin - New Board Member

Gene and his wife Barbara have lived here on White Pine Trail for six years. He retired from Chrysler after a 28 year career as an Attorney. He worked in both the Secretary's Office and Insurance Department of the Chrysler Corporation. He was involved in writing board meeting minutes, developing by-law revisions and various other duties. Gene is currently engaged in a part-time law practice with a legal firm in Livonia and is a member of the Board of Governors of the Michigan Basic Property Insurance Association.

Gene is a graduate of the University of Detroit and has both a Law degree and an MBA. In his spare time, Gene volunteers as a "Reader" for the Detroit Radio Information Service.

We feel fortunate to have Gene serving on the board with us and we look forward to his contributions.

Thank you Gene.

The Board of Directors



Web Site —

The Snow Season is Here

www.riverpinescondominiums.com

By: Ed LeFevre

Remember to check our web site periodically. We update it frequently and recently added the entire set of condominium documents that are often requested. These include:

1. Articles of Incorporation
2. Master Deed w/Amendment 23.
3. Master Deed Amendments 1 thru 23
4. Association By Laws
5. Condominium By Laws
6. Declaration of Easements

These files can be reviewed in Adobe Acrobat as PDF files. If you utilize the "Search Tool" in Adobe Acrobat and enter a key word, the document will be searched and locate all instances where this word is used. This feature can be useful if you are unfamiliar with the documents. For example, if you want to know about the association restrictions, just open the Association By Laws file, select the search tool and type "Restrictions". The document will be searched and the section on Restrictions will be located. We think this will be helpful when you are looking for information within these documents. All of these files can be printed and placed in a notebook if desired.

So, check out our  site once a

month or so and we will do our best to keep it interesting.

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.



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

TREES, LAWNS, WEEDS, MOLES & SKUNKS -

By: Bob Eix

The Grounds Committee is developing a list of projects and reviewing specifications for landscape grounds maintenance for 2005. This includes: dead tree removals, tree trimming, lawn fertilizer, tree/shrub spraying, weed control, and pesticide applications. We also met with a consultant with over 30 years experience with the Michigan Department of Agriculture. He reviewed the issues discussed below in this article.

If you have a request for dead tree removal, tree trimming, or any landscape maintenance, submit a work order request to McShane Management via their web site or work order request form. Do not call; service requests are not taken over the phone. Give a good description of the work that you are requesting to be done. If you are reporting a dead tree, tie a white rag on it and describe the location. We will be reviewing requests during the winter and early spring to get a list ready to issue for removal bids. Tree and shrub spraying will change from a prevention program to a problem treatment program. People in Michigan apply more lawn and garden chemicals than any other state in the nation. During the last 20 years we have become aware of environmental issues affecting the health of humans and wildlife. To support a cleaner, safer environment we will not do tree spraying unless the health of the tree is affected by the insect or disease.

This fall we had many areas where moles and skunks were causing lawn damage. Many residents complained that we must have a grub problem. We reviewed the damage and checked the ground for grubs. The moles and skunks were eating earth worms brought to the surface by wet ground and warm weather. If you want to look for grubs turn over about a square foot of sod in several places and if you have 10-14 grubs in that square foot it requires treatment with a pesticide. There are 4 insects that cause grubs. To identify them, you must get a count of the hairs on the rear end of the grub. Effective treatment is limited to late June and early July. We will monitor this with our landscape contractor and treat the areas that need it. We cannot over treat our grounds with pesticides and create an environmental problem. As long as we have natural areas we will have moles. There are no effective ways to get rid of moles completely unless you have a couple of outdoor cats that take an interest in the ground movements and dig them up and kill them. Trapping is the next best approach against moles. If you stomp their tunnels down you will discover which tunnel is the travel tunnel and which tunnels are the feeding tunnels. The trap is set in the travel tunnel to catch them. Greg can set traps but your help in resetting them and identifying the travel tunnel will complete the job quicker and limit the damage. Neighbors can help one another in this time consuming activity if the trap needs to be reset or moved.

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We have ordered soil sampling tests to determine the level of lawn fertilizer application required in our development. The sampling areas were determined with our consultant, and the landscape contractor will obtain and submit the samples to the county extension service for analysis. Changes to the fertilization contract will be made as needed.

Weed control is also under review. Crab grass control will be done through the use of a pre emergent and a mid to late summer broadleaf control product that includes crabgrass control. We are reviewing all products specified to understand and health concerns or environmental warnings. Flower planting is prohibited in mulched areas. If we are going to ask our landscape contractor to control weeds in the mulched beds, he will apply weed control and any flowers in those areas may die. Trying to make exceptions increases our costs which increases dues.

Many of the pine and spruce trees that were present before our development was built are nearing the end of their life cycle or competing with brush and other fast growing trees within their shadow. Our consultant has recommended a prompt removal of these to try and preserve the pine trees. This is a real issue in the area between Landcrest Court and River Pines Drive. We will be removing diseased pines and softwood trees and brush that are competing with the remaining healthy pines. This will not be a popular issue because we know owners would like to maintain the privacy screen provided by brush and small trees under the pines. Our consultant assures us that

the trees under the pines must go to protect the health of the large pines. Some tree spraying will be required to try and control several insects attacking the healthy trees. More information will be available as this project develops.



Salting Sidewalks and Driveways -

We have had several requests from co-owners, asking the Snow Removal Contractor not to salt their sidewalk and driveway. The reasons given range from “I’m not here during the winter” to “I don’t like to track the salt into my unit.”

We have discussed these requests with our Legal Advisors and they inform us that we could be subjecting ourselves to potential liability claims if we omit salting. We do not want anyone to slip or fall and incur an injury.

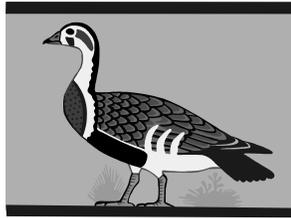


We appreciate your thoughts in trying to reduce cost but this suggestion may actually increase our cost. We appreciate your support.

The Board of Directors

DO NOT FEED THE CRITTERS

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 Canada 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.

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!!**

Thank you.
The Board of Directors

Thank you, Residents!

Residents who have lived here for several years may remember all the crows that frequented River Pines on Trash Collection Day.



We pushed a campaign for all residents to purchase 32 gallon trash containers to discourage the Wednesday feeding frenzy.

Have you noticed the lack of crows now on Trash Day? Isn't this much more pleasant? We do not have trash all over the streets from critters feeding on it.

Thank you to all who took heed and helped us with this problem.

If you have not purchased a 32 gallon trash can, please do so. We do not wish to see the return of the birds or other wild creatures looking for food.



Social Committee Reborn

By Bev Cornell

It is with pleasure that we announce the re-birth of the Social Committee. It started out as two neighbors attempting to get 15 people together to attend a luncheon and play at a group rate. It quickly mushroomed into a group of 73 River Pines residents and friends. The outing, to the Century Grille and Century Theatre to see Forbidden Christmas, was a huge success. Not only were the food and entertainment great, but it was nice to get out and meet some neighbors we never knew before. Those in attendance are asking for more activities of this, or a similar nature. Thus, the Social Committee has been reborn. We welcome any ideas or suggestions you may have for future activities. Watch for flyers at your mailbox for the Ladies Spring Luncheon for the end of April! Current members of the committee:

Bev Cornell, Co-chairperson
615-1970

Sharon Hicks, Co-chairperson
473-0382

Barbara Bechard 476-2866

Marianne Boschma 474-7018

Beryl Swanson 474-3902

Glenda Wilkinson 474-1845

We as a committee are very excited about our up-coming luncheon at STEAK and ALE for April 30, 2005!! Closer to the luncheon date, watch for flyers at your mail box! Hope you had a Wonderful Holiday Season!

Talk US Up!

By Terry Connolly

Board Member and Happy Co-owner

Those of us who live in River Pines know what a great place it is. We have a Beautiful waterfall at the entrance to greet visitors; treed areas, walking trails by the creek and large green common areas to enhance the grounds. We also have friendly neighbors, two golf outings a year, a condo breakfast every third Saturday of the month, and a social committee that provides an opportunity to enjoy our neighbors.

Our financial stability makes us unique and desirable. I have friends who have had to endure rather large special assessments for roofs. This makes me realize how fortunate we are to know this will not happen here.

I am sure friends, acquaintances, maybe even co-workers have inquired about our complex. We need to be enthusiastic in our response about what a great community this is.

Remember, Talk US UP!

River Pines Board of Directors

Ed LeFevre	President
Janet Hall	Vice President
Rck Austin	Treasurer
Gene Kerwin	Director
Terry Connolly	Director
Bob Eix	Director
Pat Halloran	Director and Newsletter Editor

Mail Station Announcements

By: Ed LeFevre

We have noticed and received complaints about people using the mail stations as a community bulletin board. There is no doubt that this is an excellent way to advertise, offer items for sale and provide general information. However, it is nearly impossible to manage.



Although this incident is not necessarily offensive, it gives others the opportunity to display almost anything. We do not want to be overly restrictive, but on the other hand, we don't want the mail stations to become like the local bowling alley bulletin board. Most mail stations have a small box that can be used for flyers, brochures, etc. that would be of general interest to residents. But we do not want notices nailed to the mail stations in view for everyone to see. What we are concerned about is outsiders will eventually pick up on the idea and start putting up all kinds of advertisements. People are great about putting up notices but never taking them down.

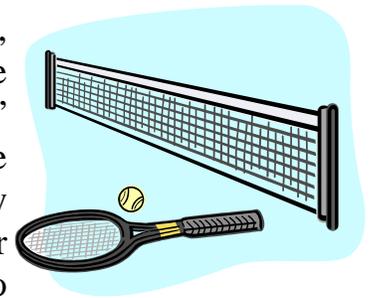
I know the Board uses the mail station twice a year for notices announcing the Spring and Annual Meetings. These are put up 3 or 4 days before the meeting and taken down the day after the meeting.

So, if you have announcements that you want to get to everyone, please use the "flyer box" or utilize the Post Office Bulk Mail process.



Tennis Courts

Please remember, the tennis courts are for "Tennis Only." The surface can be easily damaged by skateboards, roller blades, bikes, go carts, etc. Please do not allow your grandchildren, visitors or guests to use this area improperly. We thank you and appreciate your cooperation.



The Board of Directors



TARABUSI CREEK

BY LOU STERN

The last issue of this newsletter contained a plea to clean up Tarabusi Creek, one of the unique assets of our Association. No doubt most residents are in favor of that.

A related question is what, if anything, should be done about the area along the creek. Some residents want to preserve a wild view by letting brush and weeds grow unrestricted even if they hide the creek. Other residents want clear areas where they can see the creek, or sit awhile to watch the ducks parade on the water. Is the area big enough for both wild and park-like areas?

And what about the many piles of brush beside the paths to and along the creek? We probably should leave dead trees lie where they fall, but do we really want trash piles?

Neither the Grounds Committee, nor the Board, knows what the majority of residents want, nor how many residents even care. Therefore, please consider the following questions before the Spring General Meeting:

- 1. Should the Grounds Committee clear some areas along the Tarabusi Creek and set up a park bench or two, or should the entire area be left wild?*
- 2. Should the brush piles beside the paths to and along Tarabusi Creek be removed or left alone?*

Thank you for taking the time to consider this matter.



Welcome New Residents

Angelo and Pat Cecchini
22015 River Ridge Tr. 442-9082

Marianne Boschma
35223 Knollwood 474-7018

Ellie Jorgensen
35124 Knollwood 474-5887

Velma C. Sanford
35550 River Pines Ct. 442-0148

Sue Tousignant
21620 River Ridge Tr. 477-6573

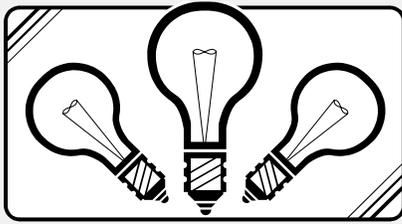
Change of Address:
Rachel Churches
35490 River Pines Ct.

Association Handbook Alert:

We are running short of our Association Handbooks. Please! When you move from the complex would you please leave your Handbook for the new owners.

Thank you.

The Welcoming Committee



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.

AREA 1 Alice Hamele
 River Pine Court Bruce Tobis
 Blue Spruce Drive 471-5981

AREA 2 Frank Pilzner
 22255-21930 River Rdg Tr. 426-6851
 35080-35040 Silver Rdg Ct. Jim Redmond
 478-1288

AREA 3 Larry Frey
 21920-21780 River Ridge Tr 477-5278
 35017-35106 Red Pine Dr.

AREA 4 Charles Jones
 34911-35021 White Pine Tr. 476-7606
 21770-21620 River Ridge Tr
 21480-21610 River Ridge Ct.

AREA 5 Cliff Askren
 22265-22380 River Ridge Tr 473-7293
 35240-35028 White Pine Dr.

AREA 6 Andy Tarpinian
 35053-35233 Knollwood Lane 478-3478

AREA 7 Gerald Ewald
 35275-35495 Lone Pine Lane 477-8851
 21955-22185 Lancrest Ct.

AREA 8 Richard Raney
 22280-21945 River Pines Dr. 615-8527

AREA 9 Gene Milzarski
 35515-35575 Court Ridge Ct 615-7544
 35515-35862 Lone Pine Ln.



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 sociation Board as a Director.

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Office: (734) 464-6400 Home: (248) 477-5278



**I just sold 2 of your
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yet listed, please call me to discuss -
I might be able to sell your home
QUICKLY!



Bill Tracy

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Office: 248-644-7000

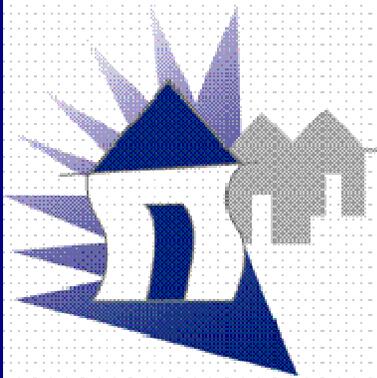
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