



R E P O R T

MESSAGE FROM THE PRESIDENT -

By: Ed LeFevre

Well, the “snow-birds” are back by now and enjoying a nice Michigan Spring. Many of us that went to Florida this year experienced some Michigan spring weather for most of January, February and March. But we’re back and have many memories.

As spring shows up, we have many things on the agenda for this year. We have already started our annual painting project and the painters are working on River Pines Drive right now. The irrigation system will be starting up soon along with the waterfall. We have been doing a lot of tree trimming over the winter months and we will be continuing with this project for a few more weeks. Lawn cutting will be starting as soon as we begin watering the lawns. Our annual projects for roofing, concrete and asphalt replacement will be underway soon, so you will be seeing a lot of activity in the coming months.

Since last fall and during the winter months, we have become more aware of violations of the Bylaws and Association Rules and Regulations. I doubt anyone likes rules and regulations for the most part but living in a condominium complex brings with it “rules and regulations”. Unfortunately, we are

finding more and more violations and the situation will get worse if we do not address the problem.

Last fall we discovered 26 storm door violations and the Board struggled with resolutions for the problem. Some of the violations were innocent in nature and others were more deliberate. Nevertheless, we have rules and we either enforce them or eliminate them. Therefore, over the winter months we have been reviewing the rules, eliminating some and updating others. A new publication of the rules and regulations should be out by summertime.

VIOLATIONS

In the meantime, we will be conducting inspections this spring of the entire site and identifying unit violations based on the current rules and regulations. The violations will be reviewed by the Board and a determination will be made regarding enforcement. Then a notice will be sent to co-owners who have violations and they will be given an opportunity to correct the situation.

There are undoubtedly many explanations for the violations but most frequently the cause is that the co-owners have not read

(Continued on page 2)

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the rules and regulations. We have made this information readily available in our association handbook and on our web site but most of the time the answer we get is, "I didn't know that was a violation."

River Pines has a great reputation with the local real estate agencies along with the banks and mortgage companies in our area. Much of this reputation is due to the management of the complex and rules and regulations are part of management. In these tough economic times, we need do whatever it takes to maintain this reputation and keep our complex a desirable place to live.

You have heard me say many times that River Pines is a business and we have to operate as a business. An old adage of business is, "a business either get's better or worse. It cannot remain the same." The objective of the board is to make things in River Pines get better. Thanks for your understanding..



Updated Association Directory

By: Ed LeFevre

By mid summer we should have a new updated Association Directory available for our co-owners. We have entered into a cost free contract with Cathedral Printing and they will be providing a annual updated directory for our association based on information from our Management Agency and our Welcome and Directory Committee.



Cathedral Printing is in the process of selling advertisement space in the directory and that income source to cover the cost of organizing and printing the directory.

You will be hearing more about this project in the summer newsletter that will be published in the July / August timeframe.

2010 Spring Meeting

The Board of Directors

It's hard to believe that spring is here already although the winter was surely long enough for most of us. Along with spring comes more sunny days,



flowers and lots of activity around our complex. Also, in May we will have the opportunity to let you know what has been going on and what is going to happen here in River Pines. The Spring Meeting is scheduled for

7:00 PM, Wednesday, May 26, 2010

and will be held at the **Costick Center**, as usual. So, mark your calendar and reserve that time for an informative evening to learn more about "What's happening in River Pines."



River Pines Board of Directors

- | | |
|------------------------|-----------------------|
| Ed LeFevre | President |
| Donna Jones | Vice President |
| Tom Cornell | Treasurer |
| Gene Kerwin | Secretary |
| Joyce McFadden | Director |
| Shirley Niesyto | Director |
| Bob Eix | Director |

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West Bloomfield, MI 48322

Phone: 248-855-6492

For Emergencies after 5:00 p.m. call:
248-456-0233

FHA CERTIFICATION PROJECT—

By: Ed LeFevre

In our January, 2010 Newsletter, we mentioned the new HUD / FHA rules and regulations that have been imposed on all condominium associations throughout the country. We did not have very much information back in January but we have been working on the process with the help of our management agency, McShane and Associates, and our attorney Doug Alexander.

The new rules cover many areas of our business. The following outlines some of the requirements for FHA site certification:

Delinquencies—No more than 15% of total units can be delinquent.

Owner Occupancy ratios—No more than 50% rentals

FHA Concentration—Only 50% of mortgages can be FHA insured.

Budget Review—Requires sufficient funds to cover maintenance costs plus at least 10% reserve contributions.

Reserve Study—A professional reserve study must be purchased every 2 years.

Insurance Requirements—Hazard, Liability, Fidelity and, in some cases, Flood Insurance.

Investor Ownership—No more than 10% of units can be investor owned.

FHA Re-certification—Required every (2) years.

In addition to the above, we will be required to amend our Condominium Bylaws, Articles V, VI, VII and XIV. For the most part, these changes are inconsequential but any change to the Bylaws requires a vote of the Association members and the requirement

that 67% of the members must approve the change. In the past, it has been very time consuming to get everyone to vote. In addition, all banks and mortgage companies holding mortgages on units within River Pines will be required to vote and approve the Bylaw changes.

We will not take the time here to go into more detail of the required changes to the Bylaws but you will be receiving more information during the month of April from our Association attorney, Doug Alexander.



We hope to complete the voting in May and June and obtain the approval of the co-owners. We plan to provide an update on the progress of this project at the Spring Information Meeting on May 26, 2010. At that meeting, we will be able to address your questions and provide further information regarding the FHA certification process.

The River Pines Board of Directors believes this is a critical project for the Association to approve. The lack of FHA Certification can seriously affect the ability to sell or buy condominiums units in our complex.

So, you will be hearing more about this FHA Certification in the coming weeks and we encourage your cooperation with the Board.





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Pasko
President

TIME TO CHECK YOUR FURNACE FLUE PIPE

By: Bob Goodman

Now that spring has arrived and the snow is gone, it is a good time to visually inspect the steel furnace flue pipe that is up on your roof. This steel pipe is part of your heating system and a co-owners responsibility. The metal pipes can be on the roof penetrating the shingles or on top of the chimney. It is about 4" to 6" in diameter. Here are a couple of pictures of rusting flue stacks.

In some cases, the pipes have rusted through and rainwater leaks have occurred in the attic or living space. The purpose of the pipe is to carry the furnace combustion gases safely to the outside. If the pipes are not intact, harmful gases could get into the living space.

If visual inspection from the ground dictates, a more thorough inspection can be done by a licensed furnace contractor.

Remember, "Be Safe."

Here are a couple of pictures of furnace stacks that are rusting.

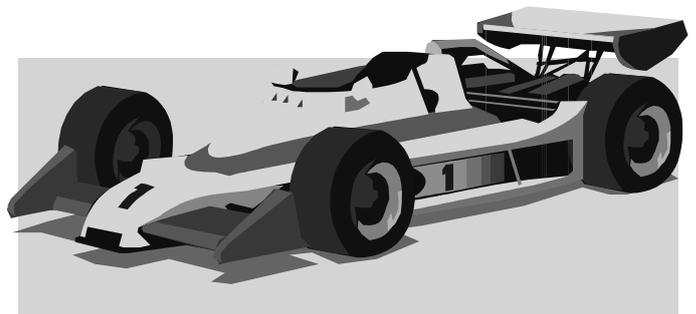


Speeders!

Ed LeFevre

This is a repeat of an article we had in the newsletter awhile back. You know what? It's still appropriate...

Did you know that there is a speed limit within the River Pines complex? We do not have signs posted everywhere but there are signs on most streets. Do you know who the speeders are?



It's You!

I don't think the problem is the absence of signs; I think it's "absent mindedness." Speeding is easy to do when you are coming home late or leaving in a hurry because you are late. We have many people out walking on the streets getting their exercise. Also, people are backing out their driveways and they don't always look carefully before entering the street.

If everyone makes the effort to slow down, our streets will be safe again. The last thing you want to do is run into someone and injure them. Drive carefully.



WEB SITE UPDATE COMPLETED—

By: Ed LeFevre

The week of April 12th, we sent a message to everyone who has provided us with their e-mail address, notifying them that our web site update has been completed.



We have rearranged the site so that it is easier to move around and find the information you are looking for. If you haven't visited the site as yet, you should do so as there is a new look and new information available.

We have a new home page where we can post current information messages about things that are happening in River Pines and other messages of importance to everyone.

In the Information section we have (2) two videos for new co-owners regarding life in a condominium association and another on insurance needs. In addition we have provided an article about buying and selling a condominium. This section includes our archived newsletters as well.

The Document section contains a copy of the Master Deed, our Bylaws and the condominium rules, regulations and policies. We are in the process of reorganizing the rules and regulations with the intent of making it easier to find the information you want. There is a menu item on Architectural Control with request forms and directions.

Under the Operations section there is a menu item for the painting, deck staining, gutter cleaning and roof inspection schedule that has been updated. This section also provides some need forms along with our

financial budget and charts.

The Photo Gallery provides pictures of the site and photos of our recent Christmas Party others from throughout the year.

The web site is another information source for you so take a minute and check it out.



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

Ken & Sue Williams
21735 River Ridge Tr
313-318-1699

Christy Sherrik & Nicki
22300 River Ridge Tr
248-752-1159

Donna Sewrey
21945 River Ridge Tr
248-477-2808

Elaine Throckmorton
21965 River Ridge Tr
313-204-9050

NOTICE

River Pines Ladies Spring
Luncheon will be:

Saturday, June 5th 12:30
38259 W. 10 Mile
Farmington Hills, MI

Lawn Sprinkler Committee

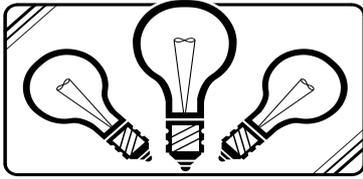
<i>Area A</i>			Phone #	<i>Area J</i>			Phone #
35490-35610 River Pines Court Front Entrance	Greg	(734) 323-7594		34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Phil Plaga	426-0143	
<i>Area B</i>				<i>Area K</i>			
35345-35420 Blue Spruce Dr. 22160-22280 River Pines Dr. 35475-35535 River Pines Ct.	Greg	(734) 323-7594		21480-21610 River Ridge Ct 21615-21710 River Ridge Tr.	Greg	(734) 323-7594	
<i>Area C</i>				<i>Area L</i>			
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Greg	(734) 323-7594		35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Roscoe Oloffo	471-2398 426-8930	
<i>Area D</i>				<i>Area M</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 Roscoe Oloffo	471-2398 426-8930	
<i>Area E</i>				<i>Area N</i>			
21960-22170 River Ridge Tr.	Greg	(734) 323-7594		35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Prosoli	888-9004	
<i>Area F</i>				<i>Area P</i>			
22005-22195 River Ridge Tr.	Greg	(734) 323-7594		21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern	615-0243	
<i>Area G</i>				<i>Area R</i>			
21935-21995 River Ridge Tr. 22355-22385 River Ridge Tr. 35040-35085 Silver Ridge Ct. 35228-35258 White Pine Tr.	Greg	(734) 323-7594		35375-35675 Lone Pine Ct.	Lee Holmes Gene Milczarski	442-7439 615-7544	
<i>Area H</i>				<i>Area S</i>			
21720-21940 River Ridge Tr.	Greg	(734) 323-7594		35580-35610 Lone Pine Lane 21945-22085 River Pines Dr.	Ken Gauvreau	474-4332	
<i>Area I</i>				<i>Area T</i>			
21695-21755 River Ridge Tr. 34911-34941 White Pine Tr. 35017-35056 Red Pine Dr.	Bev Cornell	615-1970		35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Gene Milczarski	442-7439 615-7544	

Chairman - Bob Goodman 756-3888

Ed Nies - 810-560-5626

Ed LeFevre - 248-471-5422

April 2010



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



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