

# R E P O R T

---

## **MESSAGE FROM THE PRESIDENT -**

*By: Jan Hall*

Well, it appears that spring is finally here. We have started the spring clean-up and the planning for all the other summer projects. As usual, we will be painting units, staining decks, fixing windows, concrete and roads. As always, your patience with the contractors is appreciated. They need to get their trucks into the complex to do their job so be aware when you drive around them.

Last fall, the Board added a new person to the River Pines team — Jerry Hull. He is quickly getting up to speed on all the facets of managing our complex. You will see him around as he oversees many of the projects planned for this summer. He will be taking on many of the background tasks that have been either performed by Board members or committee members to give us more continuity as committee and Board members change. I believe he will be a great asset for River Pines.

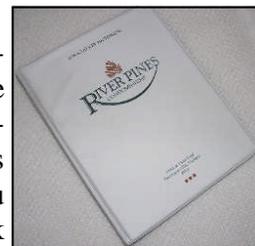
This is the time of year when the complex seems busier as the snow birds return and co-owners start walking more as the weather gets warmer. Please drive carefully and watch out for your neighbors so we all have another great year.

## **Updated Association Handbook to be Published Soon—**

*By: The Welcome & Directory Committee*

We are planning on updating the Association Handbook in late April or early May this year. The last time we updated the handbook was in December, 2005, and many new residents have moved into River Pines. We are planning on printing the new pages in April and delivery to all residents should be completed by the end of May, 2009.

Printing a new handbook is an expensive project for the association and the Board is requesting that you consider the handbook



as part of the unit. In other words, if you move and/or sell your unit, please leave the handbook for the new resident.

The handbook contains many important local telephone numbers including the Farmington Hills Police and Fire Department. A listing of all residents living in River Pines is included along with telephone number if the resident has authorized us to do so.

*(Continued on page 2)*



(Continued from page 1)

Living in a condominium brings many rules and regulations. The Association rules and regulations are printed in the handbook as well as the Board policies. There are several, so be sure to refer to them whenever you have a question about what you can do and what you cannot do here in River Pines.

The Master Deed and Bylaws are not included in the handbook. These documents are available on the Association web site at: [www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)

You will be provided a complete new set of pages to put into the handbook. You will be asked to remove the existing pages but retain the section dividers. New pages are to be inserted in the appropriate sections of the handbook.

We would like to provide an updated directory on a yearly basis. However, as mentioned, printing a complete handbook is expensive. We are looking into a “no cost” proposal for next year that would provide a separate booklet containing names, addresses and telephone numbers of all residents. As this project develops, we will provide you with more information.



# **PLEASE— DO NOT PARK ON THE GRASS -**

*By: The Irrigation Committee*

**N**ow that we have the irrigation system up and running it is particularly important that vehicles do not park on the grass. Actually, vehicles don’t park on the grass, the “driver” of the vehicle does.

The reason is that we have “sprinkler heads” along the edge of the streets and if a



vehicle drives over them, most times, they are damaged and have to be replaced. They are expensive and it takes time to make the repairs. So, if you have friends or neighbors visiting, please ask them not to park on the grass or lawn area.

Most streets are 24 ft wide plus the curbing or gutter on both sides of the street. Therefore, the streets are wide enough to accommodate a car parked on the side of the street and traffic can still get by comfortably.

We thank you and all your friends for your cooperation



## **River Pines Board of Directors**

- |                        |                       |
|------------------------|-----------------------|
| <b>Janet Hall</b>      | <b>President</b>      |
| <b>Doug Keno</b>       | <b>Vice President</b> |
| <b>Tom Cornell</b>     | <b>Treasurer</b>      |
| <b>Gene Kerwin</b>     | <b>Secretary</b>      |
| <b>Donna Jones</b>     | <b>Director</b>       |
| <b>Joyce McFadden</b>  | <b>Director</b>       |
| <b>Shirley Niesyto</b> | <b>Director</b>       |

### **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**

# CONCRETE REPAIR GUIDELINES —

By: *The Architectural Committee*

When should you request repair to your condominium steps, driveway, garage floor, porch, etc.? Currently over 90% of work orders sent in are due to poor appearance like cracks, spalling, separation, uneven, crumbling or chipped. Normally requests of this type are not repaired.

All concrete shows wear over time. Look at our public roads, parking garages and sidewalks. Other than the first few months of its life it is never “like new”; it starts to deteriorate. Seasonal freeze and thaw cycles, summer temperatures, salt applications for snow and ice all have a great effect on concrete. Concrete cannot be patched in a manner that it does not show the repair. Often the repair patch comes off because it does not maintain its bond to the poured concrete. Also, the color does not match.

First: Check your condominium documents to make sure your Association is responsible for the concrete you think needs repair. If it is the association’s responsibility, select the category below and read the guidelines before sending in a work order.

Second: The request you send in does not automatically guarantee that the repairs will be made. However, it does set the wheels in motion for an Association evaluation.

## Cracks in Horizontal (flat) Surfaces:

- Separations greater than 5/16” between the two pieces that were once joined.
- One piece 3/16” higher than the adjoining section.

## Cracks in Vertical Surfaces or Junctions With Other Vertical Surfaces:

- Separations greater than 3/8” between the two pieces that were once joined.

- Separations greater than 1/2” between sections that once abutted but not joined.

## Spalling & Chips On Horizontal (flat) Surfaces—Not Edges:

- Chips must be greater than 1” diameter and at least 3/16” deep.
- Spalling must be over 3/16” deep in the alleged area.
- A pebbly surface that lost its smooth surface should not be reported. This is normal wear and tear.

## Uneven Flat Surfaces that May Be Reported:

- Driveway slabs that mismatch more than 3/8”.
- Garage floor slabs that mismatch more than 1/2”.
- Sidewalk slabs that mismatch adjoining slabs by more than 1/2”.

## Slab Edge Chips In Porches & Steps That May Be Reported:

- Porch edge chips greater than 2” long and 1/2” wide, looking down from the top.
- Step edge chips greater than 2” long and 1/2” wide, looking down from the top.
- Driveway and sidewalk slabs that have edge chips greater than 6” long and 3/4” wide, looking down from the top.

## Gaps Between Driveway Slabs & Sidewalk Slabs:

- Gaps greater than 3/4” should be reported.
- Gaps up to 1 1/2” will be considered for caulking.

Note: These guidelines attempt to remove some of the subjective evaluation and the resulting co-owner emotional strife from the concrete repair process by explaining what repairs will be considered and which ones will not. It asks the co-owner to be part of the decision process.



# **CARBON MONOXIDE POISONING—PROTECT YOURSELF!**

*By Greg Nothnagel*

**C**arbon Monoxide Can Be Deadly. You can't see or smell carbon monoxide, but at high levels it can kill a person in minutes. Carbon monoxide (CO) is produced whenever any fuel such as natural gas, gasoline, oil, kerosene, wood, or charcoal is burned. If appliances that burn fuel are maintained and used properly, the amount of CO produced is usually not hazardous. However, if appliances are not working properly or are used incorrectly, dangerous levels of CO can result. Have a qualified technician inspect your fuel-burning appliances and chimneys to make sure they are operating correctly and that there is nothing blocking the fumes from being vented out of the house.

Know the symptoms of CO poisoning. At moderate levels, you or your family can get severe headaches, become dizzy, mentally confused, nauseated, or faint. You can even die if these levels persist for a long time. Low levels can cause shortness of breath, mild nausea, and mild headaches, and may have longer term effects on your health. Since many of these symptoms are similar to those of the flu, food poisoning, or other illnesses, you may not think that CO poisoning could be the cause.

Carbon Monoxide Detectors are widely available in hardware stores and places like Home Depot. You should con-

 Kidde



sider buying one. Installation is easy and most units just plug into an electrical outlet.



*Be safe; not sorry!*



## **Flying the Stars and Stripes**

*By Ken Gauvreau  
(River Pines Flag Master)*

**W**ith spring fast approaching, let's get back into the habit of flying our American Flags again. The sun is shining more often and having the flag flying in front of our units shows our support for our country.



So, dig it out, dust it off and put it into that holder on the front of your unit. Please remember, any U.S. or State flags that need to be retired or disposed of, can be dropped off at my house (22189 River Pines Drive) and I will take care of the disposal.

Thanks for being a Good American.



# Contractors!

## Contractors!

### Contractors!

The Architectural Committee—

The season for Contractors is coming again. We have many projects to implement this summer and it is the most economical time to get the work completed. Like most of us, the contractors are busy and want to get their work done and move on to the next project.



We must remember, the contractors are here working for us, doing the repairs and projects we have asked them to do. They are not here to disrupt our lives or generally make things difficult for us. So, we ask you to be courteous, polite and understanding while they are here. With your cooperation, they will get their work done and be “out of here” more quickly.



Last year, we had a situation where a co-owner became frustrated and out of control. They came out of their unit, screaming and hollering obscenities toward the contractors and demanded

they leave their property. Co-owners have no right to do this; it is ridiculous and uncalled for.

Fortunately, there are very few co-owners who act this way. Also, our contractors have been understanding and so far have not refused to work for us or charged premiums to put up with such nonsense. Just remember, the contractors are here working for us so, please be considerate and cooperate with them.

Thank you.



**Squeegee Clean Windows**  
Window Cleaning Service  
**Jim & Judy Gaglead**  
734-604-5267  
Canton MI 48188  
squeegeewindows@aol.com



Licensed & Insured



**ROBINSON PAINTING**  
Exterior Painting Alum. Siding • Custom Painting  
Water Damage-Drywall Repairs • Vinyl Siding-Cleaned  
Decks-Powerwashed & Sealed  
Caulking Interior & Exterior • Garage Floors Painted  
Concrete Walkways and Patios Cleaned  
Base-Casings and Crown Molding

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

Interior  
Residential  
Exterior



**American Euro Painting Inc.**

“We work all seasons”

Cell Ph: 248-755-5961  
Fax: 248-684-9057-

Residential  
Commercial  
Interior  
Exterior  
Licensed  
Insured

Pasko  
President

## **Please Welcome Our New Residents**

Anna Difederico  
35605 Lone Pine Ln  
489-3938

Masamich & Yumiko Nawa  
22270 River Ridge Tr  
476-7173

Kathleen O'Connor  
35101 White Pine Tr  
470-5119

Mary Ann Riegel  
35183 Knollwood Ln  
946-2209

Margaret Susan  
35570 River Pines Ct  
249-9578

Jim & Carol Ogarek  
35017 Red Pine Tr

Pam Wasko  
22022 Lancrest Ct  
388-8892

Lynn Jennings  
35320 Blue Spruce Dr  
313-213-6339

David Murphy  
22130 River Ridge Tr  
248-615-1663

Dr. Michael Burkhardt  
22290 River Ridge Tr

Hideo & Etsuko Kimara  
35104 Knollwood Ln  
987-2015

## **Keeping Your Unit Information Up-To- Date**

*By: Gene Kerwin*

**A**s co-owners of River Pines of Farmington Condominium Association, we share ownership of and responsibility for the Common Elements of the Condominium, which includes the General Common Elements (the land and all the landscaping and service equipment which supports the Condominium) and Limited Common Elements (the exterior of our units and the front decks, sidewalks and other elements which serve only a particular unit). As condominium co-owners we are members of the Condominium Association. This gives us certain benefits and special responsibilities that we might not have as independent homeowners, responsible only for our own homes without organized support from our neighbors.

The Association has responsibility for the care and maintenance of our units and the Common Elements of the Condominium. In order to be able to carry out that responsibility, the Association has the right to enter into our units as necessary to respond to emergencies that may arise and to do whatever is necessary to protect and preserve Condominium property, using force if necessary (Section 11 of Article VI of the Condominium By Laws).

Obviously we would prefer to have any entrance to a Unit be accomplished in a peaceful manner without any disruption of or damage to our property. It is thus important that we provide our own contact information and the names and numbers of emer-

gency contacts to the Association, through McShane & Associates. Therefore, entry into the unit when we are not at home may be effected as necessary to handle emergency situations without damage to Limited Common Elements of the Condominium or to our Units.

The Association is also required to have current contact information so that notices of Association meetings, the annual budget for the Association and other information that is required to be given to the co-owners can be sent. Section 3 of Article VIII of the By Laws provides for designation of the representatives who is authorized to receive all notices and to vote at meetings of the Association. The designation is required to include the name and address of the representative, the number of the Unit and the name and address of the co-owner of the Unit.

### *“Renting Your Unit”*

When a Unit is to be rented, the Bylaws (Section 2(c) of Article VI) require that the Association be notified of the terms and conditions of the lease and the name and address of the tenant(s) and people to be notified in case of emergencies.

These notice requirements may appear to be burdensome but they are designed for the protection of our interest as co-owners of the commonly held property of the Condominium and the interest of the individual co-owners in their Units. Your cooperation in following these requirements will be greatly appreciated and will make a significant contribution to the orderly and efficient management of the Condominium.



## **CLEAR VIEW MAINTENANCE**

“GREG” NOTHNAGEL  
9799 RUSSELL ST.  
NORTHVILLE, MI.

PHONE: 734.323.7594

**“ALL JOBS CONSIDERED”**

We provide exceptional services in the following areas:

Deck restoration that includes cleaning and staining.

Vinyl siding and concrete cleaning.

Home maintenance services including painting and caulking.

Garden and Landscape maintenance including outside lighting.

# ***DO NOT FEED THE ANIMALS***

**W**e have many new co-owners who 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. Foxes, ducks and Canadian 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. In 2008 we spent over \$5,000 for pest control.

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!!***

## ***NOTICE***

*The River Pines Ladies Spring Luncheon will be:*

**Saturday, June 6th 11:30AM at  
ROCKY'S  
41122 W 7 Mile Rd  
Northville, MI**

## ***REMINDER***

Don't forget our monthly  
Condo Breakfast,  
Third Saturday  
of the month,  
9AM  
at Luigi's  
located on east side  
of Farmington Road,  
just South of  
Grand River!

Hope to see you there!!

Your Social Committee

# ***SPRINKLER SYSTEM UP AND RUNNING FOR 2009***

*By: Jerry Hull*

**B**y the time you read this article, the irrigation system will no doubt be up and running. Our contractor, *Tri-County Irrigation*, will have started the system, replaced or repaired non-functioning heads damaged during the winter weather or by snow plows, and insured all our lawn areas have coverage. They will be available to keep the solenoids, pumps, and clocks operating for the summer months.

As you know, we have a new pumping system in the pump house this year and we are very excited about it. We expect great performance and reliability.

We would like to remind all the co-owners and residents to please call the area sprinkler committee person about malfunctions in the system after the initial opening. These volunteers will evaluate the issue and take necessary action to correct the problem. This includes digging, getting wet, and spending their valuable time. We certainly appreciate and thank them for their service.



Should the area sprinkler committee person not be available, please call Greg Nothnagel or Bob Goodman or, if you prefer, write a work order. The main thing is to let us know so we can correct the problem. Please see page 11 of this edition of the River Pines Newsletter for the contact in-

formation for our sprinkler committee team.

We need volunteers so anyone wishing to help should call Greg or Bob, and they will arrange to assign an area to you.

Again, I am sure all of us here at River Pines would like to thank the volunteer area committee persons for their contributions.



## ***BARBEQUE SEASON—***

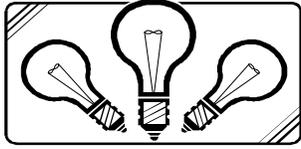
*The Board of Directors*

**N**ow that the spring weather has arrived, the barbeque season will begin again in earnest. Some of you have not been hampered by the weather or the season and have barbequed all winter long. There is certainly nothing wrong about barbequing.

However, there are certain safety and common sense rules that we should all follow. As a matter of fact there is a Farmington Hills City Ordinance regarding the use of barbeques. Most of you know that we should not barbeque inside the garage. We should set up outside the garage and at least eight feet from the building. The last thing anyone wants to do is set their home on fire. So, take the time to think about what you are doing. If it's raining you may want to delay dinner to avoid a fire or getting wet. Of course you could always go out for dinner and avoid the problem altogether.

Enjoy the weather.





## 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
---	---

<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	Phil Plaga 426-0143
<b>Area 9</b> 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544

## It's Time For Spring Clean Up



## Smoke Detectors—

*By: The Architectural Committee*

Don't forget to check your smoke detector to be sure it is working. Most are equipped with a 9-volt battery that needs to be replaced periodically. Many will sound a warning when the battery is low but it's a good idea to change the battery when you change your clocks to day-light savings time in the spring.



Also, most detector manufacturers recommend replacing your detectors every 10 years. How old is yours?

## *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 Andy Tarpinian 478-3576
<i>Area B</i>	Phone #	<i>Area K</i>	Phone #
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 Tom Mossner 477-1832
<i>Area C</i>	Phone #	<i>Area L</i>	Phone #
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 471-2398 Phil Plaga 426-0143
<i>Area D</i>	Phone #	<i>Area M</i>	Phone #
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 471-2398 Andy Tarpinian 478-3576
<i>Area E</i>	Phone #	<i>Area N</i>	Phone #
21960-22170 River Ridge Tr.	Marv Kornegger 476-6733	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Prossoli 888-9004
<i>Area F</i>	Phone #	<i>Area P</i>	Phone #
22005-22195 River Ridge Tr.	Doug Keno 476-3320	21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern 615-0243
<i>Area G</i>	Phone #	<i>Area R</i>	Phone #
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 442-7439 Gene Milczarski 615-7544
<i>Area H</i>	Phone #	<i>Area S</i>	Phone #
21720-21940 River Ridge Tr.	Greg (734) 323-7594 Tom Mossner 477-1832	35580-35610 Lone Pine Lane 21945-22085 River Pines Dr.	Ken Gauvreau 474-4332
<i>Area I</i>	Phone #	<i>Area T</i>	Phone #
21695-21755 River Ridge Tr. 34911-34941 White Pine Tr. 35017-35056 Red Pine Dr.	Greg (734) 323-7594 T. Mossner 477-1832 Bev Cornell 615-1970	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes 442-7439 Gene Milczarski 615-7544

Chairman-Bob Goodman 248-756-3888 Ed Nies 810-560-5626 Ed LeFevre 248-471-5422 (Revised—March 15, 2009)

McShane and Associates  
6230 Orchard Lake Road  
Suite 200  
West Bloomfield, MI 48322

Phone:248-855-6492



# NO TIME LIKE THE PRESENT TO KEEP YOUR FUTURE ON TRACK

Lots of times, changes in life also affect your investments. That's why there's never been a better time to schedule your free portfolio review. We'll talk about the changes in your life, and help you decide whether it makes sense to revise

**A portfolio review will help ensure your investments are keeping pace with your goals. Call or visit today.**



**Brent A. Richards**

21892 Farmington Road  
Farmington, MI 48336  
248-615-1003

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

Member SIPC

**Edward Jones**<sup>®</sup>

Serving Individual Investors Since 1871