

R E P O R T

MESSAGE FROM THE PRESIDENT -

By: Jan Hall

Well, it appears that spring is finally here. For most co-owners, it is just the prelude to the summer season. However, in River Pines, it also means the return of projects and contractors in the complex. This year we will again be re-roofing units, power washing and staining decks, painting units and fixing the roads as required. Please be careful driving around the trucks and observe the temporary no parking signs so that emergency vehicles have access to all units in the complex.

With regard to contractors, we have changed the painting contractor this year so hopefully the process will be smoother. We also decided to replace the wood board with a composite material prior to painting for improved appearance and useful life. Otherwise, we have the same contractors as last year as their service and price have been very acceptable.

Plan on attending the Spring Informational meeting at the Costick Center on May 28th at 7PM. Look for signs at the mail box stations as a reminder.



WRONG WAY DRIVERS—

By : The Architectural Committee

Recently the Board received a traffic control complaint. This complaint pertained to the traffic island at the east intersection of White Pine and River Ridge Trail.



These islands establish one way traffic on each side of the island. Some drivers are turning against the oncoming traffic pattern.

We actually have three intersections with traffic islands. Although called “traffic islands” they were really installed to provide more character to the street layout and the overall appearance of the complex.

The other day we observed a driver who took

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the shortcut and as they proceeded, an oncoming driver sped up in an effort to intimidate the other driver. What is this? Vigilante traffic control? This is ridiculous and must stop before someone gets injured.

It has been suggested that we should install “wrong way” signs similar to those you see at the exit ramps on highways. We installed speed signs two years ago and most drivers adhere to the 19 mph speed limit. However, there is a small percentage of drivers who have an endless number of reasons for not obeying the speed limit. Unfortunately, there are no consequences for speeding or ignoring road signs within our complex. Adding more traffic signs probably will not deter those who refuse to follow directions.

The architectural committee has investigated this situation and has considered some alternatives.

We could remove the islands but there is a fire hydrant in one, a man hole in another and curb drains to the storm sewer. This is far too expensive for us to undertake.

We could consider “traffic spikes” that will deflate the vehicle’s tires if you go the wrong way but that seems rather extreme.

We could modify the islands such that turning into the right lane is easier and not as difficult as today. This will involve removing some curb and gutter and reinstalling with a more generous radius.

The cost to modify these islands is estimated to be approximately \$3,000 to \$5,000. We will develop a plan and obtain a cost estimate from our concrete contractor.

SAVING ASSOCIATION \$\$\$

BY: THE NEWSLETTER EDITOR

Just thought you should know how much money the Association saved by not mailing the newsletter to co-owners who have shared their email addresses with McShane and Associates. Those who received an email notice that the newsletter was available at the River Pines website (www.riverpinescondominiums.com) in February helped to reduce the cost of printing and mailing from about \$608 to about \$388, a savings of \$220 (36%).

Please go to the McShane and Associates web site (www.mcshanemanagement.com) and update your contact information to include your current email address.

Thanks for helping the Association save even more money!



River Pines Board of Directors

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RIVER PINES RESERVE PLAN...PLANNING FOR THE FUTURE—

There are some signs of spring these days, mostly the sun shine and some warm 70° temperatures. But hopefully the winter weather is gone for many months.

During the winter months, most of us were hiding inside enjoying the warmth of our homes and looking out at the beautiful snow. Of course, some slipped out of town and headed to warmer climates, like Florida and Arizona. However, besides enjoying the environment, some of us were working and updating the Association Reserve Plan.

As we read about other condominium associations around the area and listen to residents, we are fortunate to have a \$1 million reserve fund. And we have to thank our forefathers for starting the reserve fund early in our existence and having the discipline to build that savings account and not spend the money just because it was there.

As you probably know, the Reserve Plan is based on taking a look at our complex and identifying the facilities that will need replacement within the next 20 to 30 years. We have used a professional company to evaluate our complex and make the life determination of our facilities. The last plan was developed by Reserve Advisors in 2004. Since 2004, we have updated that plan based on new projects that have come to our attention, e.g., the spruce trees that have developed a “pine wilt” disease and now need to be replaced to preserve the beauty of our site.

The Reserve Plan is updated to reflect the interest income we have gained from the con-

servative investing by Merrill Lynch. We reflect our actual expenditures for the past year and our actual annual contributions to the reserve fund.. Although we have an inflation index included in the plan, we still look at the projects planned for the upcoming years and adjust the projected costs based on current economic conditions. For example, 4 years ago we did not anticipate the cost of oil being over \$100 per barrel and that fact is affecting the construction cost of our projects.



You have seen the roof replacements, concrete and asphalt work, deck staining and so forth. These are all reserve fund projects. We’ve been looking at garage doors, windows and street signs and developing strategies for replacement. So, there are a lot of things going on.

Reserve plan planning is not the responsibility of the management company. The River Pines Board of Directors, the committees and the site manager have a very “hands on” responsibility for this activity. They also utilize companies like Reserve Advisors for professional oversight and input.

Although all of these people, except the site manager, serve on a volunteer basis, this cannot be a hap-hazard job. It takes time, thought and coordination to make the plan work. The attention to details keeps the cost of operating our complex under control and their success reflects in our monthly dues. Thanks to all who contribute.

The Board of Directors



DEPARTMENT OF POLICE

Residential Crime Alert

The Farmington Hills Police Department is asking for your help. Residential break-ins are crimes that we, as a community, can strive to reduce. Be sure to keep your residence secure and report suspicious activity or persons to the Farmington Hills Police Department at 248-871-2600, or by use of 911 if an emergency. Remember, crime prevention is everybody's business. Below are a few tips that may prevent you, or your neighbors from becoming a victim of a break-in.

- Keep your garage and other doors closed and locked (a great deal of home invasions are the result of unsecured or open garage / entry doors)
- Secure your overhead garage door from unauthorized entry while away from home (i.e. vacation or long weekend)
- Keep the car doors locked, even when in the garage and conceal cell phones or other valuables
- Make sure that strike plates are deep enough to receive the entire latch bolt on your deadbolts to secure the door to the jamb
- Obscure visibility into your residence by keeping blinds closed on all the windows when away or alone
- All windows should be kept locked when your home is unoccupied
- Be suspicious of hang-up calls or wrong number phone calls. Turn down the volume of your telephone before you leave home so that it cannot be heard ringing from the outside during your absence, or use a telephone answering machine
- Run errands at different times of the day
- Secure all tools, equipment and ladders inside the garage and keep it closed and locked
- When hiring help, make sure that the company or person is reputable. Get recommendations from at least three persons. Secure valuables when workmen are in your home and close off areas that do not affect their work
- Engrave all valuable items with your Michigan Driver's License number, preceded by "MI" for Michigan, and followed by "DL". Electric engravers are available for loan, free of charge, from Crime Prevention Department of your police department

The Crime Prevention Section offers free security surveys to residents and businesses within the City. These surveys help identify security deficiencies, and make recommendations to correct them. A written assessment of your current security along with crime prevention tips and recommendations will be provided following the on-site visit. To schedule a security survey, please contact the Crime Prevention Section at (248) 871-2750.

Flushing Your Water Heater—

Did you see the article in the “Homestyle” section of the Detroit News on Saturday, April 8th? This article was written by Glen Haege, the noted Home Maintenance expert who writes a regular column for many newspapers.

Anyway, he talked about flushing the water heater tank regularly. This is something that most of us fail to do because it’s out of sight and therefore out of mind. Doing this regularly helps extend the life of the tank.

If you can get down to the basement you can do the job. It’s easy. This is what Glen Haege says,

“This is not a hard job. The most difficult part will probably be finding the garden hose and dragging it over to the hot water heater. Hook the hose up to the bottom drain valve and run it to the floor drain or to the sink. Open the drain valve and run the water out of the hose until the water turns clear. Wear gloves, it’s hot. Turn off the drain valve and carefully disconnect the hose so you don’t spill any water.

You’re done.”



GARAGE DOOR DAMAGE

BY: BOB GOODMAN

With so many units within our complex it is not unusual to frequently see a damaged garage door. There are multiple reasons for the damage. Surprisingly enough, we see situations where things are stored in the garage, beside the door and somehow they end up interfering with the door operation. The following is an example:



In this case, the flag did not cause any damage to the garage door but it could have easily done so. Take a look around your garage and see if there are things that can get in the way of the door operation. If so, move them to a safer location. It could save you or the association some expense.

Thanks.



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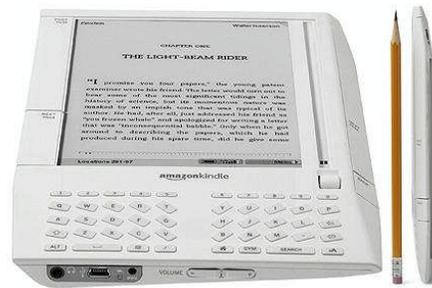
This reading assistant was found on the Internet at Amazon.com and has aided many who have trouble seeing to read.

If you are interested in an Amazon Kindle, there is much more information at the web-site.

The newsletter is not recommending you purchase one nor does it have any interest in selling them. We just thought it was new

technology you should be aware of should you find a use for it.

A "Thank You" to the person who brought this wireless device to our attention. If it helps only one person, it is worth letting everyone know it exists and is available.





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Your Social Committee



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TENNIS ANYONE?

By: Lee Holmes

On schedule, weather permitting, a small but enthusiastic group of men meet regularly to play tennis on our two courts. More players will be welcome. Everyone who comes to play will play in rotation. If you enjoy a neighborly game of tennis, please join us. Men may call Lee Holmes for more information at 248-442-7439.

Wednesdays at 5:00 PM
Saturdays at 9:00 AM

Women interested in forming a group may call Joanne O'Bryan at 248-478-9296. Come join in the fun.



FROM YOUR FLAGMASTER

Ken Gauvreau

Honor your flag and your country. If you have a flag in disrepair, bring your flag to me, Ken Gauvreau at —

22189 River Pines Dr.

If I'm not home, just leave your flags on the porch. I will have your flags formally retired by a local area patriotic organization.



GOD BLESS AMERICA

Lawn Sprinkler Committee

	<i>Area A</i>	Phone #		<i>Area J</i>	Phone #
35490-35610 River Pines Court	Dick Raney	615-8527	34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Phil Plaga	426-0143
Front Entrance				Andy Tarpinian	478-3576
	<i>Area B</i>			<i>Area K</i>	
35345-35420 Blue Spruce Dr. 22160-22280 River Pines Dr. 35475-35535 River Pines Ct.	Dick Raney	615-8527	21480-21610 River Ridge Ct 21615-21710 River Ridge Tr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832
	<i>Area C</i>			<i>Area L</i>	
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Dick Raney Ken Gauvreau	615-8527 474-4332	35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Phil Plaga	471-2398 426-0143
	<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 Andy Tarpinian	471-2398 478-3576
	<i>Area E</i>			<i>Area N</i>	
21960-22170 River Ridge Tr.	Marv Kornegger	476-6733	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Pro-soli	888-9004
	<i>Area F</i>			<i>Area P</i>	
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>			<i>Area R</i>	
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 Gene Milczarski	442-7439 615-7544
	<i>Area H</i>			<i>Area S</i>	
21720-21940 River Ridge Tr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832	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.	R. Oloffo T. Mossner Bev Cornell	426-8930 477-1832 615-1970	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Gene Milczarski	442-7439 615-7544

Chairman - Dick Raney - 248-615-8527 Ed Nies - 810-560-5626 Ed LeFevre - 248-471-5422

(Revised—April 27, 2008)



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.	Alice Hamele Bruce Tobis 471-5981
-----------------------------------------------------	-----------------------------------------

Area 2 22255-21930 River Ridge Tr 35080-35040 Silver Ridge Ct	Frank Pilzner 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	Andy Tarpinian 478-3478
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	Rickard Raney 615-8527
Area 9 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544

Sprinkler System -

By: Dick Raney

The Sprinkler Committee needs your help. We need volunteers to help with the irrigation system operation, monitoring and small repairs.



Some of our guys are aging and we need young blood to join the team. Young blood is defined as anyone under 65 years of age or younger. No experience necessary. Seriously, we will take anyone willing to help out so please call me at:

(248) 615-8527

and join the team.....

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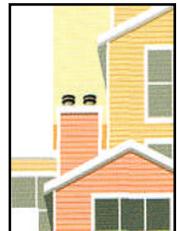
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