

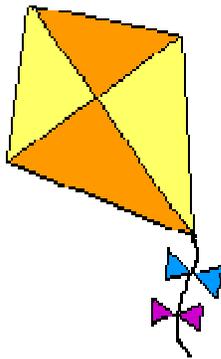
# R E P O R T

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## ***PRESIDENT'S MESSAGE***

*By: Jan Hall*

As you read this article, hopefully we will have seen the last of the snow and spring is here for all to enjoy. It has



been a busy winter in the complex. We have removed many of the dead and diseased pine trees within the complex and the entire project should have been completed by the end of March. As soon as we get real spring weather, the process of re-

planting will begin. There is further information about this entire project in another article in this newsletter.

We have also signed many of the contracts for the upcoming summer including landscaping, painting and flowers. As we are a large complex and we are willing to sign multi-year contracts, we were able to sign agreements with very favorable terms.

The Board has also signed a new three year agreement to retain McShane and Associates as our manage-



ment company. Although, there are a few people who believe that we could get a better deal, the Board feels overall that McShane has been responsive to our requirements. Also, we have developed an excellent working relationship with McShane. Finally, we must always remember that when we change management companies, there are additional costs associated with the transfer. Given all these factors, the Board decided that it was in the best interests of the Association to remain with the current management company.

See you at the Spring Meeting in May which is 7:00 PM, May 23<sup>rd</sup> at the Costick Center.



*Have we seen the last of Old Man Winter????*

## **EMERGENCY SITUATIONS -**

This is a subject that everyone hopes to avoid and that it never happens around their home. However, sometimes unforeseen situations are thrust upon us. It is something to think about and try to have a plan should something unusual happen to you. For example, what do you do if the garage door fails? Such as the spring breaks or worse yet the door becomes

damaged and falls down.

And assume this will happen on a Friday night or sometime during a

holiday weekend when there are few people around. The association does not have people standing around waiting for emergencies to happen. We have very few contractors that provide 24 hour or even weekend service.

In most cases, a garage door failure is not an emergency. It may seem so to you because you have to get your car out for some important event but the reality is that a life is not in jeopardy or the risk of injury is not that likely. You need to think about who you will call to get some help and that is not a Board Member. You should have a plan and have the emergency number for



McShane readily available. You should work with your neighbors and have a plan to help one another in the event something happens.

This is just one example of situations that can come up and be a source of great anxiety until you get the problem fixed. Things like a leaky pipe, furnace failure, roof leaks, basement leaks are all problems that we might have to face. Anticipating problems and having a plan to handle them is sure to provide some peace of mind. So take the time during the remaining cold dreary days of winter to put together a plan for handling possible emergencies.



### **River Pines Board of Directors**

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<b>Doug Keno</b>	<b>Vice President</b>
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West Bloomfield, MI 48322**

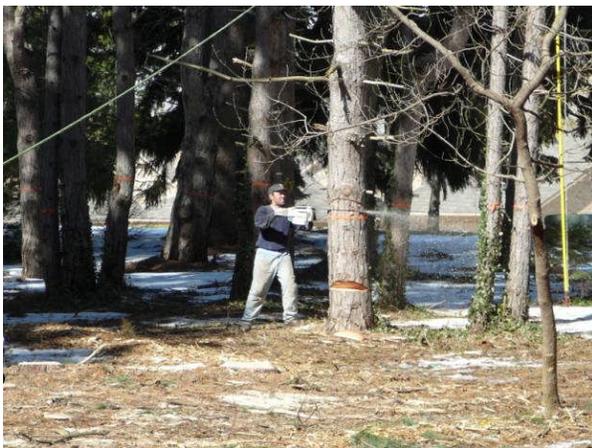
**Phone: 248-855-6492**

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

# *Tree removal and replanting project-*

*By: Bob Goodman*

By the time you read this newsletter, about 500 trees will have been removed over the last month from three main areas on site. Most of the trees are pines, but a few others that are diseased or dead have also been removed. There are some co-owners who do not like to see this necessary change. The Grounds Committee and River Pines Board of Directors have done a great job of addressing the diseased pine tree issue and created a plan that will keep our River Pines community beautiful. When the project is finished over the next few years, the area will have even more natural beauty for all to enjoy with the addition of more walking paths.



The proposed tree-planting plan will start with the area near the pump house. A diagram showing the planting plan has been posted near the pump house and walking path. A combination of many different variety of trees and bushes will be put in



over the next few months. Selection, spacing and location have been designed so that as the trees grow, they will get enough light and moisture. A drip irrigation system will also be installed, so that the new trees will get enough moisture as their roots develop.

The other areas, south of Blue Spruce, referred to as “Glenda’s woods”, and the area between Lancrest Court and River Pines Drive, will be evaluated and a replanting plan will be developed later this year. The replanting plan for the “Pump House woods” is nearly complete and as mentioned we will be planting in the late spring or early summer.

This is an expensive project estimated at approximately \$100,000. We cannot do all the tree replanting this year and meet our budget limitations. However, with some good luck we should be able to finish the replanting and installation of new walkways by the summer of 2009.

It’s a shame our trees have been infected with the pine wilt disease but we feel we have an effective recovery plan.



# COYOTE WATCH

By: Bev Cornell

A coyote is a carnivorous animal, common in Western North America and ranging eastward into New England.



The reason for this article is let you know there are 2 coyotes roaming in our area. DO NOT let your small pets outside without you being with them.

Coyotes are not afraid of humans anymore. That is because we are building on land that is their hunting grounds.



COYOTE TRACKS



WOLF TRACKS

Two weeks ago I read in the Observer Newspaper about a way to scare a coyote away. Get a pop can, put pennies in the can and seal with tape. Coyotes do not like the noise when you shake the can. So keep the pop can with you when outside.



# GARAGE SALE

By: The Board of Directors

We know it's early to be thinking about garage sales but chances are the garage sale will be underway by the time you get the next newsletter. The Garage Sale is scheduled for June 8th and 9th this year. So start thinking about the items that you want to put out for sale and what you will do with all the money you take in.

## 2007 Garage Sale

Doug and Jan Keno will be the Chairpersons again this year. If you are planning to participate, get your name and address to Doug and/or Jan so that signs and other preparations can be completed. So, come on, join in the fun and get that garage cleaned out before summer starts.



Thanks.....



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# **A LITTLE HISTORY—**

*By: Ed LeFevre & Bob Goodman*

I'm Sure your remember the morning of January 8th, when we awoke to the beauty of a Michigan ice storm. As the morning arrived the trees glistened with ice. Later that morning, as we surveyed the complex, we found several fallen trees and branches here and there. One big tree that came down was behind the units on the north side of Blue Spruce..



In the background you can see the home of Mrs. Lancaster who has lived there since the middle 1930's. In an attempt to determine the owner of the tree, Bob Goodman contacted Mrs. Lancaster. During the course of that conversation, she offered several tidbits of information regarding the property now occupied by the River Pines Condominium Association.

Mrs. Lancaster and her husband were involved with "Ducks Unlimited" for years. During the conversation her, Bob mentioned that we have discovered the Pine Wilt disease on our pine trees and that we expected to lose all of them in the next few

years. Mrs. Lancaster mentioned that she and her husband planted many of the pine trees located on the River Pine complex. They were planted in the 1940's. Then she provided a couple of aerial photographs of the site that we have included on the next page of this newsletter. She told Bob these photos were taken in 1950. It is easy to identify 9 mile road but Drake road is difficult to distinguish. The area north of 9 mile is undeveloped and appears to be part of the farm on the north side of 9 mile road.

In the foreground, you can see the growing pine trees and to the east you can see what we now call the "Irrigation Pond". Mrs. Lancaster said the pond was dug in 1940 and was spring fed. Obviously, they used the water to irrigate the newly planted trees.

It's kind of fun to look at our property and see what it looked like nearly 60 years ago.



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*Photo of 9 Mile Rd and Drake Rd  
In 1950*



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## **SOCIAL COMMITTEE NEWS -**

*By Bev Cornell & Sharon Hicks*

**S**PRING IS FINALLY HERE, and that only brings to mind the Ladies Spring Luncheon which will be held in early June. We hope you are looking forward to it as much as we are. And doesn't a Spring Luncheon give all of us ladies a great reason to go out and buy a new summer outfit!

*The River Pines Ladies Spring Luncheon will be:*

*Saturday, June 2<sup>nd</sup> at 11:30AM  
ROCKY'S  
41122 W. Seven Mile Road  
Northville, MI*



Flyers for the Ladies Luncheon will be at the River Pines mail stations beginning May 3<sup>th</sup>. The deadline to return your coupon with menu choice and cash or check is May 17<sup>th</sup>.

Since seating is limited this year to 55 ladies, to avoid disappointment, we encourage you to turn your reservation in to us as soon as possible. Come visit with your friends and neighbors over a delicious meal at ROCKY'S!! We hope to see you there!!

## **2007 SPRING GOLF OUTING -**

*By: Paul Millis*

The River Pines Spring Golf Outing has been planned for Sunday, June 10 at The Farmington Hills Golf Course. Starting time will be 1:00 pm. The Golf Gods have indicated a warm and glorious day for our outing (we've got to be positive, you know), and I'm hoping that many of our past golfers and a few new ones, will be there to participate.

*River Pines Golf Outing  
Sunday, June 10th  
1:00 PM*

If you haven't played in our outing before, now is the time to start. We play as a mixer, which means we place golfers in a foursome based on handicaps. Each team will have low and high handicap players. In the end, we hope that all teams will be evenly matched. If not, we will award extra strokes to the teams that need them. So don't stay home just because you have a high handicap because we need you!! Otherwise the teams won't balance.

The whole point of the outing is to have fun, and we do have fun. After golf, we'll meet in the club house and have a bite to eat and compare scores and stories and award prizes to winners and skill prizes like closest to the pin. I have been informed by the golf course that prices have stayed the same since last year for golf and cart rentals.

So, watch your mailboxes for the golf flyers. They will be posted around mid-May. Meet your neighbors and have some fun. We'd love to see you on the greens.

## ***YOUR AIR CONDITIONING UNIT—***

*By: The Architectural Committee*

**I**t won't be long before the summer season is here, and we'll be looking to start up our A/C units again. It's a good idea to make sure your system is ready to go.

*“Portions of this article were excerpted from Glenn Haeger’s article in the Detroit News, November, 2006”*

Air conditioning is a necessity. When the power goes down and the air conditioning goes off, people and animals can get sick and die. In 2002, 85 percent of all U.S. homes had air conditioning; 54 percent had central air. Today, 85 percent of all homes being built have central air. Here are some thoughts about getting your system ready for the coming season:

- Change the furnace filter so that the air flow across the evaporator is not reduced. Remember that it is the furnace fan, not the air conditioner, that distributes cooled air. Cold air is heavy so the fan dumps it as soon as possible. Rooms closest to the furnace get cooled while second-story rooms don't. If you have rooms that are too cold and rooms that are too hot, close the cold air vents in the cold rooms.
- Clean off the condensing unit that is located outside. Grass clippings and

other debris cling to the coils and reduce the efficiency of the system. Use a garden hose and wash off the grass, leaves, etc. that have accumulated on the cooling fins.



- Be realistic. Central air conditioning is only designed to make the inside temperature 15 degrees cooler than the outside temperature. If it's 100 degrees F. outside the air conditioner can only lower the inside temperature to 85 degrees.
- Pull down your shades or close your drapes during the heat of the day. If you have ceiling fans, turn them on to increase circulation of the air in the room.
- When the temperature is really high, consider keeping the furnace fan running all the time. This provides better air circulation and a more even room temperature.
- Consider calling your heating and cooling contractor and have him inspect your system. One of the things he checks is the amount of refrigerant in your system. Over the years, refrigerant can leak slowly and the cooling capacity of your unit is reduced until the refrigerant is replaced.

Remember, a little time spent cleaning and preparing your system for summer can make the summer a more pleasant experience.



## ***SPRINKLER SYSTEM***

*By: The Sprinkler Committee*

**I**t won't be long and you'll see the sprinkler system operational again. That's a sure sign of spring and the summer season is coming. Sometime between the middle and late April we'll be starting the pumps and checking out the system. There will be the usual repairs to sprinkler heads damaged from the winter weather and snow plows that will be taken care of first. Undoubtedly we'll have a couple of solenoid valves that need replacement but then we'll be off and running.

Dick Raney is our Sprinkler Chairman and although he has had some health issues over the winter, we are hopeful he'll be out there in the "Green Cart" keeping an eye on things. Included in this newsletter is the list of sprinkler committee members and the areas that they monitor. Speaking of committee members, with Jim Redmond's departure from River Pines, we need someone to help with Areas F and G this year.

These committee members make a significant contribution to River Pines. They monitor the operation of the system and make small repairs that help to keep down our operating costs. As we have mentioned many times, we have over 3,500 sprinkler heads, nearly 100 solenoid valves and 16 clocks to keep functional. It's a big job and these guys do an outstanding job for us. So, remember to express your appreciation when you see them in your area getting wet.

## ***HIRING CONTRACTORS***

*The Architectural Committee*

**L**iving in a condominium association brings about certain restrictions that many would prefer to disregard. Things you might have done in a stand alone home may not necessarily be allowed under condominium association rules and regulations.

The association is responsible for maintenance, repairs and replacement of many things pertaining to your unit. Refer to the back of your Association Handbook for specific definitions.

As a result of these responsibilities you cannot just go and hire a contractor to do work on your unit. In most cases, you are required to obtain Board approval for modifications to your unit including many interior projects. Some co-owners have done repairs or maintenance to their unit and then submitted the bill to the association expecting to be reimbursed. Without Board approval, these expenses cannot be allowed by the Association.

So, to be safe, submit a Request for Modification to the Board or contact the management agency to get the necessary approvals.

Thanks for your cooperation.



# Lawn Sprinkler Committee

	<b>Area A</b>	Phone #		<b>Area J</b>	Phone #
35490-35610 River Pines Court Front Entrance	Dick Raney	615-8527	34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Jack Boivin Andy Tarpinian	471-2398 478-3576
	<b>Area B</b>			<b>Area K</b>	
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
	<b>Area C</b>			<b>Area L</b>	
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Bob Blackwell	471-5875	35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Andy Tarpinian	471-2398 478-3576
	<b>Area D</b>			<b>Area M</b>	
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
	<b>Area E</b>			<b>Area N</b>	
21960-22170 River Ridge Tr.	Marv Kornegger	476-6733	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Prosoli	888-9004
	<b>Area F</b>			<b>Area P</b>	
22005-22195 River Ridge Tr.	Doug Keno	476-3320	21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern	615-0243
	<b>Area G</b>			<b>Area R</b>	
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 Howard Petter Gene Milczarski	477-8851
	<b>Area H</b>			<b>Area S</b>	
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
	<b>Area I</b>			<b>Area T</b>	
21695-21755 River Ridge Tr. 34911-34941 White Pine Tr. 35017-35056 Red Pine Dr.	Roscoe Oloffo Tom Mossner	426-8930 477-1832	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Howard Petter Gene Milczarski	442-7439 478-8115 615-7544

Chairman - Dick Raney - 248-615-8527 Ed Nies - 810-560-5626 Ed LeFevre - 248-471-5422 (Revised—April 18, 2007)

*Please Welcome  
Our New  
Co-owners  
and Residents*

Bill and Ann Glenn  
22141 Landcrest  
248 991-1520

Shirley Niesyto  
35191 White Pine Trail  
248 426-8969

Do you have a new neighbor? If you know of any new co-owners or residents moving in at River Pines, please call June Holmes at 248 442-7439.



*Social Committee  
Announcements*

- Monthly Condo Breakfast — Third Saturday, 9AM at Luigi's, located on east side of Farmington Road, just south of Grand River
- Ladies Spring Luncheon — Saturday, June 2, 2007, at 11:30 AM, at Rocky's, on Seven Mile

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*Dates to Fly the Flag*

*Calvin F. Long, Flagmaster*

1 January	New Year's Day
15 January	M. L. King's Birthday
12 February	Lincoln's Birthday
19 February	Presidents Day
13 May	Mothers Day
15 May	Peace Officers Day
19 May	Armed Forces Day
28 May	Memorial Day
14 June	U.S. Army Founded
4 July	Independence Day
27 July	Korean War Ended
3 September	Labor Day
11 September	Patriots Day
17 September	Constitution Approved
21 September	POW Recognition Day
8 October	Columbus Day
27 October	Navy Day
11 November	Armistice Day
22 November	Thanksgiving Day
7 December	Pearl Harbor Rememb.



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