

R E P O R T

MESSAGE FROM THE PRESIDENT -

By: Jan Hall

Happy New Year to all River Pines co-owners. Well, winter has arrived with at least several major snow storms that required the plowing and cleaning of our roads and driveways. Overall things have gone well and the snow was removed in a timely manner. There will always be someone who wants his/her driveway cleaned sooner but remember that we have 355 driveways and it does take time. Also, for the most part, it is useless to start plowing all the driveways before most the snow has stopped. If you have a medical condition that requires you to leave at a specific time, please notify the McShane offices so that the plowing crew can get to your driveway in a timely manner.

Many of the committees are very busy at this time planning for 2008 and there are details about their plans elsewhere in this newsletter.

Due to the number of residents who have asked to read this newsletter at the River Pines web site rather than receiving a printed copy, we are sending email notifications to everyone who has given McShane their email addresses and printing about half as many newsletters. The newsletter will typically be accessible at the web site about a week sooner than the printed version is received.

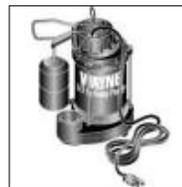
See you at the Spring Informational meeting!

SUMP PUMP MAINTENANCE -

By: The Architectural Committee

With all the snow and rain we have had this year in December and January, it's no wonder we hear our sump pumps running. Most sump pumps do not run very often, but during the winter thaws and spring rains the pumps do what they were installed to do and that is keep your basement dry. To insure the pump runs when it is supposed to; we need to do periodic maintenance and we should do that maintenance during the summer and fall months when the pump is not typically operating.

Sometime during the summer, you need to check out the system and make sure it operates correctly. Remove the sump cover and slowly pour water into the sump pit until the pump turns on. As the water level raises, the pump should turn on before the water level reaches the bottom of the inlet pipe. Listen for the pump to turn on. It should run smoothly and pump the water out of the sump rather quickly; probably in (5) to (10) seconds. If it runs longer than that, you need to have a professional check out the system for you.



(Continued on page 2)

***Please Welcome
Our New Co-owners
and Residents***

Rose Apple
Change To
Rose and Frank Bailey

Don Kulish
22255 River Ridge Trail
471-3407

Pat Kelly
Change To
21995 River Ridge Trail

Herb and Bernie Shaw
35081 White Pine Trail

If you know of new co-owners or residents, please call June Holmes at 248-442-7439.

(Continued from page 1) Sump Pump Maint

In the discharge line that goes from the pump to the outside of your unit, there is a check valve that keeps the water from back-flowing into the sump. When the pump turns off, you should hear a "clicking" sound. That's the check valve closing. If you don't hear that sound you need a professional to check it out.

Once the discharge line gets outside your unit, the water is piped underground to the storm sewer. Maintenance of this line is the responsibility of the association. However, we need you to check to be sure the water is going to the storm sewer and not onto the ground outside your unit. If the water dumps on the ground, it can soak in and go back into the drainage system and into your sump pit.

(Continued on page 7)

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.

River Pines Board of Directors

Janet Hall	President
Doug Keno	Vice President
Tom Cornell	Treasurer
Gene Kerwin	Secretary
Donna Jones	Director
Jim Rogers	Director
Chuck Beesley	Director

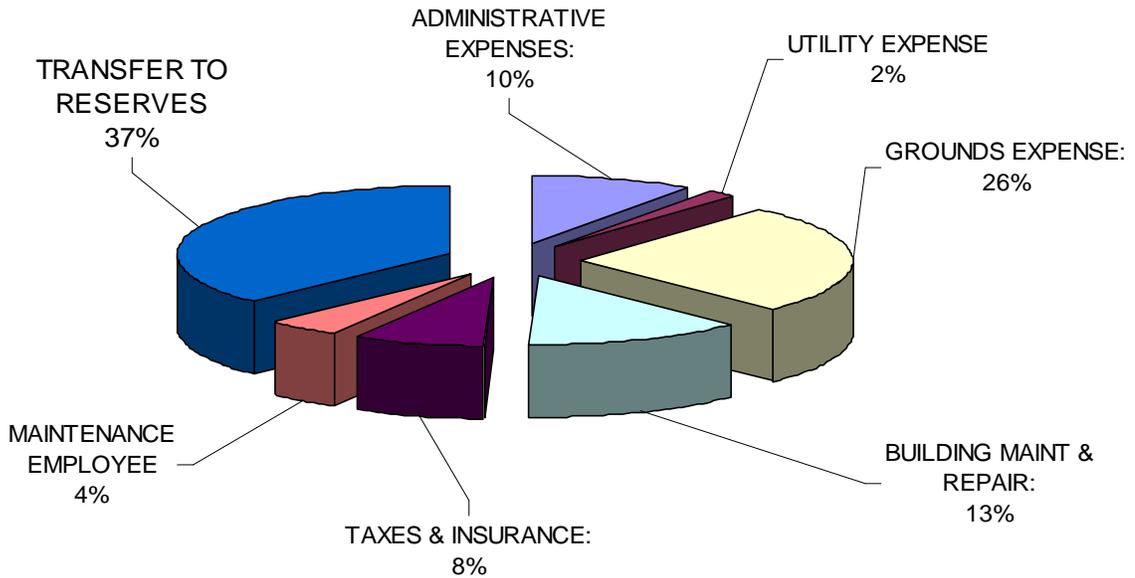
Management Company

**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**

Where Your Money Goes



River Pines Condominium Association 2008 Operating Budget

Administrative Expense	\$104,149
Utility Expense	\$18,150
Grounds Expense	\$283,217
Building Maint / Repair	\$138,794
Taxes and Insurance	\$84,698
Maintenance Personnel	\$46,666
Transfer to Reserves	\$402,640

2007 PROJECTS COMPLETED – PLANNING FOR 2008 UNDERWAY

By: The Architectural Committee

It seems like only yesterday we were shutting down the pump house and turning off the waterfall. Now it's time to begin planning and preparation for all the projects in our schedule for 2008. Many co-owners feel the (6) months of winter weather from November to April is respite time for the board and all the association committees. The fact is, we are probably busier during the winter months than the summer time. It takes a lot of time to figure out how we can schedule all the inconvenience and disruption during the nice weather.

Seriously, we had another good year in 2007. We had (2) major projects that involved a lot of planning to accomplish the installation as painlessly as we did.

Paving the front entrance off 9 Mile Road went very well, to say the least. We were skeptical when the contractor told us they would complete the work in (1) day. We did our best to prepare everyone for the eventful day and when it came, it seemed like the project was over shortly after it began. And when we were finished we had accomplished our objective. We believe we have improved the appearance of the entrance significantly.

The other project was the tree removal and replanting of the wooded areas near the pump house and behind the units on River

Pines and Lancrest Drives. In the fall of 2006, our consultant strongly recommended the removal of the diseased trees as quickly as possible. During the winter of 2007 we developed our plans for tree removal but the tree replacement plan was more challenging.

The tree removal was quite successful and we accomplished the task rather quickly. We wanted to start the replanting of Area C around the pump house in the spring of 2007 but it was June before we able to do the planting.

We planted approximately (65) trees; some bare root and some balled species. Our luck was not good on the bare root trees because the weather turned hot almost as soon as we finished planting. Although we had a temporary irrigation system in place, we could not keep the bare root trees watered adequately. Greenlawn Landscaping provided all the trees to River Pines at their cost however, they could not provide a guarantee or warranty for them. Nevertheless, Greenlawn has graciously agreed to replace the trees we lost in the spring of 2008 so this will be one of the first projects we undertake this year.

After the trees were planted, we connected the path at the end of Blue Spruce and River Ridge Trail to the path that extends east to River Ridge Trail.

We removed all the trees from Area A, which was the wooded area behind the units on River Pines and Lancrest. We developed several tree replacement plans and finally settled on a plan in late August or early September. The replacement trees were planted in October, the irrigation system was modi-

modified and we seeded the area. We watered into November to help the trees and grass get settled for winter. Once the winter weather has cleared, we can decide how the grass seed fared and we may do some re-seeding if required.

When we started, the whole project was estimated at \$110,000. So far, we have basically completed areas A and C and spent approximately \$65,000. We still have trees to replant in area B, behind units on Blue Spruce, Lancrest, Lone Pine and River Ridge Trail. We are also planning to add a new walking path through this area. At this time, it appears our actual cost for this project will be very close to what we estimated.

We finalized our planning for area B in late January and should be planting trees in the spring. Once the trees are in, we will install the new walkway that will connect the (2) paths off Blue Spruce.

The remaining projects for 2008 are the usual roof replacements, siding replacement, window inspection and replacement, entrance deck board inspection, replacement and staining, unit painting, concrete and asphalt inspection and replacement of curbs, street areas, driveways and sidewalks.

Our street signs are beginning to show wear and tear from all the years of service. Some of these signs are approaching (20) years old and although they were painted in 2005, they show the effects of our Michigan weather. So, we'll be taking a look at what we should do to keep them looking respectable and consistent with the overall appearance of River Pines.

Of course, we have the usual work orders,

many of which seem to turn into projects. Although many co-owners never submit work orders we still process about (800) per year and they consume a great deal of time for our Architectural Committee, Grounds Committee, Site Manager, Maintenance Man and McShane & Associates personnel.

So, that's a summary of some of the projects we completed in 2007 and what's coming in 2008. Hopefully, we won't get too many projects that have not been anticipated.



NOTICE

MARBLES, our beautiful Collie, died Nov. 14th. MARBLES was a special part of our family and the River Pines family. He will always have a special place in our hearts.



Thank you all for the sympathy cards everyone has sent us!

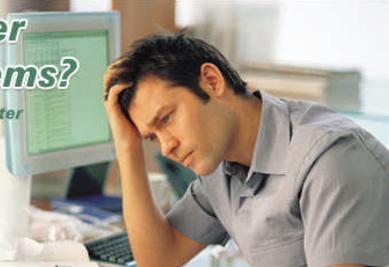
Tom and Bev Cornell

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DRIVEWAY AND/OR SIDEWALK REPAIRS—

By: *The Architectural Committee*

As mentioned in the project 2008 article, in early spring we will be developing our list of driveways and sidewalks that need replacement. The list consists of work orders submitted by co-owners and observations of the team that goes around the site looking for damage. Since you are around your unit on a regular basis you become aware of driveway and sidewalk damage much sooner than anyone else. Therefore, if you see damage that meets the concrete replacement guidelines, submit a work order so that your situation gets the attention required. For your information the following is our Concrete Replacement Guidelines:

When should you request a repair to your condominiums concrete steps, driveway, garage floor, porch etc.? Currently over 90% of the work orders sent in are due to poor appearance like cracks, spalling, separation, uneven, crumbling and chipped. Normally these request 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 temperature cycles, 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 after the repair and often times the 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 re-

sponsible for the concrete you think needs repair. If it is - select the category below and read the guidelines before sending in a work order request.

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 study.

Cracks In Horizontal (flat) Surfaces:

Separation greater than 5/16 inch between the two pieces that were once joined.

One piece is 3/16 higher than the adjoining section.

Cracks in Vertical Surfaces or Junctions With Other Vertical Surfaces:

Separation greater than 3/8 inch between the two pieces that were once joined.

Separation greater than 1/2 inch between sections that once abutted but were not joined.

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

Chips must be greater than 1 inch diameter and 3/16 inch deep

Spalling must be over 3/16" depth 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 inch

Garage floor slabs that mismatch more than 1/2 inch

Sidewalk slabs that mismatch adjoining slabs by more than 1/2 inch.



SOCIAL COMMITTEE NEWS —

By: Bev Cornell & Sharon Hicks

While reading your condo newsletter, it may be snowing! The snow sitting on the branches and the grass is so beautiful! Now if we could only keep the snow off the streets.

Our condo Holiday Party at the Leather Bottle was a Wonderful Success!!! We received loads of compliments and positive feedback from people as they were leaving! People loved the food, the service was good and the room was large enough for them to walk around and visit.

Of course, the 50/50 raffle and the white elephant gifts were both big hits! After much anticipation from all those who bought a raffle ticket, the big winner was Lincoln Avery from River Ridge Trail!! Congratulations, Lincoln.

If you were not among the 79 River Pines residents who attended the party, you missed a really Fun time! We hope you will make plans to join your neighbors for the next Holiday Party in December 2008. We guarantee that you won't regret it! And , who knows, you might even win the 50/50 raffle!

Don't forget the condo breakfast on the 3rd Saturday of each month at LUIGI'S. It is located on the East side of Farmington Road, just South of Grand River. They have an extensive breakfast menu at reasonable prices. How about asking a neighbor to join you at the next Condo Breakfast?



A MESSAGE TO DOG OWNERS!

Submitted By: Bev Cornell

During the winter I have noticed that some of our dog owners have not been picking up their dog's poops. Now that the snow has melted those winter poops are even more visible. The woods, walking paths and around the mail boxes are the most noticeable. But, of course the dog poops should not be seen any where. This is not only unsightly but a health hazard. Plus, there is a city code in Farmington Hills that dog owners must pick up after their dogs or face a fine. It is very inconsiderate for dog owners to not pick up after their dogs. If you have guests that have a dog you give them a plastic bag to pick up the dog poop.



(Continued from page 2)

Go outside to the corner of your unit where the sump pump discharge line is located. You will notice a "Y" connection. One leg of the "Y" goes into the ground and to the storm sewer. The other leg is open. If the underground discharge line is plugged, the water will come out of the overflow. If this happens, you need to write a work order and have the management company check it out.



That's it! So, take the time to do these simple checks and you will avoid the disappointment of having a basement flood due to a defective sump pump.

Lawn Sprinkler Committee

<i>Area A</i>			Phone #	<i>Area J</i>			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	
<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.	Bob Blackwell	471-5875		35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Andy Tarpinian	471-2398 478-3576	
<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 Prosoli	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 Howard Petter Gene Milczarski	477-8851	
<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.	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—July 21, 2005)

Emergency Service -

There are few things more frustrating than to have something in your unit break, quit working or start leaking. Water leaks are so damaging and many times you need professional help to resolve the problem. Unfortunately problems like this don't happen at convenient times. I'm sure it has been suggested before but you need to find the time to put together a list of emergency phone numbers and people to contact in the event something unexpected happens. And you need to find people that will come to your aid during the evening, at night, on Sundays and Holidays.

One way to get this information quickly is to ask your neighbor if they have a list. If they do then you are in luck. If they don't, maybe the two of you can divide up the chore and you will both be winners. Think about the critical pieces of equipment in your unit. Things like the:



- | | |
|-----------|--------------------|
| Furnace | Water Heater |
| Sump Pump | Toilets and Shower |
| Roof | Windows |
| Doors | Power Outage |

And while you are at it, make sure you have the number for the Police and Fire Department on your list. And the McShane emergency number — 248 456-0233.

Take time to ask your friends and neighbors who they would call or start checking the Yellow Pages. Remember, some profession-

als will come during the daytime but you need to also have someone that will come during the off hours. It may be expensive but sometimes the problem won't wait for daylight. No one needs these emergency situations however the better prepared you are the quicker you can solve the problem.



Once you have the list remember to verify at least once a year that the people you have selected are still in business or still willing to handle "after hours" problem.

Hopefully, with this effort completed you will never need to call anyone and wouldn't that be nice !

SINCE 1966

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FARMINGTON HILLS, MI 48335

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800-466-9060 FAX: (248) 478-8150

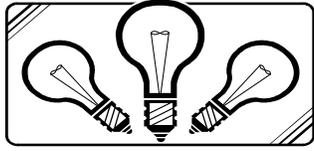


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Interior
Residential
Exterior



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 473-7203
Area 6 35053-35233 Knollwood Ln	Andy Tarpinian 478-3576
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

Announcing

RIVER PINES CONDOMINIUMS SPRING INFORMATION MEETING

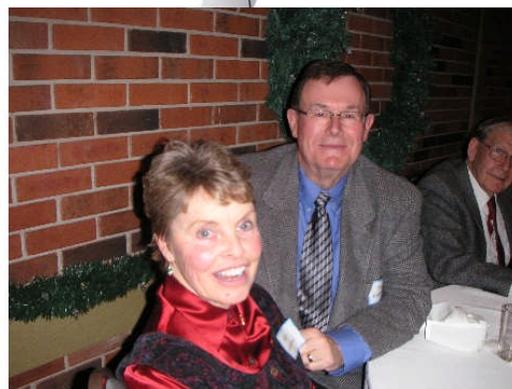
WEDNESDAY, MAY 28, 2008

7:00 PM

COSTICK CENTER

11 MILE RD.—FARMINGTON HILLS

THE CHRISTMAS PARTY WAS A LOT OF FUN



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