

R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

By the time you get this newsletter, the Christmas and New Year Holidays will be over and we will all be settling into the winter season but probably looking forward to spring.

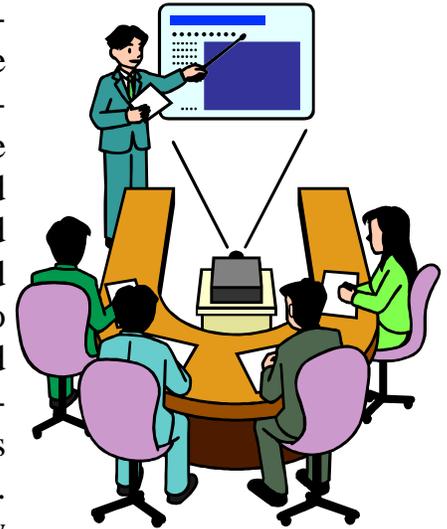
The 2010 calendar year was a good one for River Pines discounting the national and local economic issues. Without being too presumptuous or getting the so called "big head", I wish our government would run their business like we run River Pines. Wishful thinking of course.

Although we have not seen the final financial figures for the 2010 budget year, based on our commitment ledgers we will have finished 2010 in the black. We will have some budget money left from 2010 and these funds, estimated at \$25,000, will be rolled over to the 2011 budget or deposited in our reserve account.

As you know, our budget consists of operating funds and funds for the Reserve Plan. The Reserve Plan is based on an annual increase of 2.4% to cover annual price increases and the cost of doing business. Although we increased our contribution to the reserve fund by 2.4% the overall budget increase was just over 1%. In other words,

we did not increase our operating budget this year.

We have finished all the paperwork relating to the Consolidated Master Deed (CMD) and submitted it to the Oakland County Register of Deeds for recording. They review



the documents and may require some modifications but we expect very few changes will be required. Once we get the Oakland County approval, or registration, we will be printing these documents and sending them to you. In addition, we will have the same information on our web site for easy reference, if you have a computer.

With the approval of the CMD we will be ready to submit all documents required to obtain FHA Certification. We have been working on this project for over a year now so hopefully within the next few months we can get our certification.

During the cold winter months ahead the architectural committee and the board will be involved in project planning for the sum-

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mer of 2011. We have already completed one project involving the installation of unit trim boards on the last 48 units. We have received the quotation from Just Windows and Doors for the 2011 repair and replacement of windows based on the inspections completed in November and December of 2010. We will still have work order repairs for windows throughout the year but we are well within our projected budget.

We will have the usual projects for roof replacement, unit painting, concrete work, etc. We plan to re-pave another section of River Ridge Trail between Silver Ridge Ct. and White Pine Trail this year. As we finalize plans we will notify you as early as we can of the dates for milling and paving this section of road. There will be some inconvenience and approximately (8) hours when the roadway will be closed during the re-paving process. The asphalt needs to cool before we can drive on it so be patient and adhere to the signs and barriers.

The tennis court surface repair that was done (2) winters ago has held up very well and we plan to repaint the courts this summer.

The trees we have on our property continue to grow and require maintenance. The pine trees are getting larger and we elevate or remove the lower branches as required to insure good visibility for traffic. We will be removing more trees this summer that are diseased or are a hazard to the units nearby.

So, enjoy the winter months ahead and be careful and safe.



SECURITY CAMERAS ARE WORKING –

For several years we have experienced vandalism to our Christmas decorations, particularly at the front entrance. Some years we have also lost decorations at the rear entrance off Bridgeman. Thieves come by and take our timers, extension cords and whatever they can get away with usually during the nighttime hours.

This year we are please to report that we did not lose any of our decorations or support equipment. We think our security cameras have provided a deterrent to this type of activity. The cameras stand out there 24 hours a day and when they see motion they turn on and record the activity.

The cameras may not solve all our security issues but it's nice to know they have been effective at least a couple of times so far.



River Pines Board of Directors

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THE SNOW SEASON IS HERE —

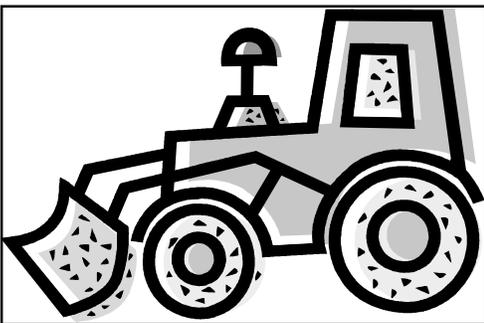
We have many new co-owners that may not have experienced winter in Michigan or in our complex. Snow removal and parking during the winter months can create many conflicts.

Our By-laws state rules for parking in the confines of River Pines. They state that no vehicles are to be parked overnight on *any* street. This includes the hours between 12:00 AM and 6:00 AM.

NO parking *of any kind* (guests, visitors, etc.) is permitted on River Pines Court, Red Pine Trail, Silver Ridge Court and Court Ridge Court because of their narrow width.

Out of town guests must park within their host's driveway. Street parking for out of town guests will be limited and only with written permission of the Board of Directors.

Vehicles may not be parked in the driveway under cover or protection from the elements. No driveway parking is allowed for any commercial vehicle owned or operated by a Co-owner. These vehicles must be parked **IN** the garage. Trailers and recreational type vehicles cannot be parked in the driveway.



With the winter weather and all the ice and snow, parking is a big problem. The Snow Plows and Salt Trucks need to get up and down our streets and cars left in the street



make it difficult for the trucks to maneuver around them. In addition, cars parked in the driveway make it difficult and sometimes impossible to remove accumulated snow.

Help us keep the complex safe and do your part to comply with the rules. Thanks for your cooperation; it is greatly appreciated.

The Grounds Committee





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Pasko
President

A PERSPECTIVE FROM THE NEW GUY

After three months on the Board I have come to the realization that my preconceptions were correct. This group of people is conscientious, enthusiastic, dedicated, organized and these characteristics are constant while the individual members have changed over the years. The Board seems to be an entity on its own, moving through time with various people getting on an off. As a new member I feel immediately proud to be a part of this extremely talented team, while at the same time, being a little anxious about measuring up.

The efficient manner in which the monthly meetings are conducted is very impressive. Agenda items are explained in detail, ample time is allowed for open discussion, and when a viable solution is put forth, a vote is taken and we move on. After attending several meetings it is clear to me that this Board, working in conjunction with the professional management team at McShane and Associates, has one basic purpose: *To provide River Pines residents a high quality living environment while keeping cost as low as possible.*

A great example of this is the forward planning to develop regular cycles for large scale maintenance projects like roofing and painting. It does not stop with setting reoccurring schedules but goes beyond to find ways to stretch out the life cycle time by improving the process. Things like additional soffit and roof venting and having the painters put on two coats of paint while they are here are good examples. Tactics like those provide a way to defer expenses

for a year or two here and there allowing us to save money and bolster our reserve fund.

Please believe me when I state that this experience is its own reward. It feels really good to help out and make a contribution for the betterment of our tiny community and fellow residents. If you have not volunteered before, then it is your turn. If not the Board, then consider one of the many committees; or let it be known that you are available and willing to be part of some future project.

Paul Pardee

River Pines Director at Large



CAN YOU SEE YOUR ADDRESS?

By: The Architectural Committee

During the holidays we were looking at the decorations and observed that many address signs are covered by Christmas decorations.

We learned that delivery services such as UPS, FedEx, USPS and others are complaining that they cannot find your unit address number. This may explain why some packages were not delivered on time.

More importantly, the address identification is used by the Fire Department, Police and EMS in cases of emergency. The delay in getting to your unit may be a matter of life and death.



It's after the fact now, but make a note and remember next year to be careful when installing Christmas decorations, or any other decorations, so as not to cover up the unit address sign.

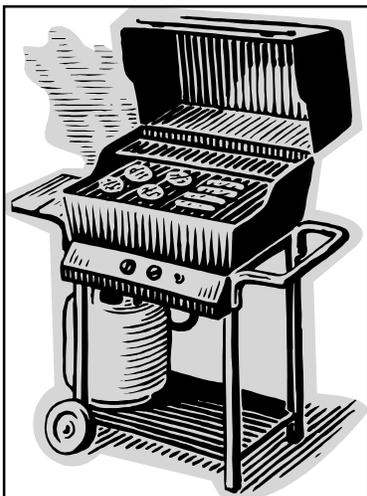
We are concerned about you and your health.



PAY ATTENTION TO THOSE UNFAMILIAR ODORS—

The Maintenance Department

The other day we had a call from a co-owner who detected an odor in the garage. The assumption of course was that an animal had gotten into the attic and died. The odor was very faint so we checked the garage and attic but found nothing. Still the odor could still be detected. Upon further investigation we found the propane tank on the barbeque was leaking slightly.



Most people remember to turn off the tank valve after using the barbeque but sometimes we forget. This is important as the propane gas is heavier than air and can sit

**“Turn
Off the
Tank
Valve”**

on the garage floor and accumulate. It only takes a spark to ignite the gas and cause a serious explosion. So, be safe and when you pull that barbeque back into the garage be sure to check the tank valve.



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

Correction

Darlinda Smith-Van Buren
21770 River Ridge Tr.
248-471-9485

New Co-Owners

Millie Smith
22122 Lancrest Ct
248-893-7906

RIVER PINES ANNUAL CHRISTMAS PARTY —

The annual Christmas Party was held on December 18th at Subu's Restaurant on Farmington Road. We had good attendance and it was reported that everyone had a festive good time. The food was great and the companionship was ever better.

Unfortunately, we have only verbal reports as Tom Cornell forgot to take his camera and therefore he could not provide pictures of the event. That's OK; you should have been there to enjoy the evening.

But seriously, we owe Tom and Bev Cornell a special thanks for making the arrangements and organizing the whole event.

The Board of Directors

RESERVE FUND— PROTECTING YOUR INVESTMENT

In these troubling economic times it is good to know that the River Pines Reserve Fund is the planning tool used to protect your investment. It is a (35) year plan that is the framework for replacing, repairing and improving the association.

A portion of your monthly assessment is designated for the reserve fund. It is the use of these funds that maintains and improves your unit from roof to basement. Windows, doors, decks, siding, gutters are a few of the items that are paid for out of the Reserve Fund.

Utilizing these funds is critical to improving your home value. Having smooth roads, driveways and sidewalks inspected, repaired and replaced are a part of the plan. Regularly scheduled inspections on chimney's, siding, bricks so repairs can be done at the least cost, all add to the value of your home.

The Reserve Fund also has the cost of scheduled replacement built into the plan. An example includes roof replacement. The first phase roof replacement of all 355 units (started in 2002) will be completed in 2014, and in 2021 we will begin the cycle again.

River Pines condominium association is successful today because of its continued investment annually into infrastructure. Having a plan for the replenishment and utilization of these funds gives you the confidence to know your investment will grow.

John Fahrner
Financial/Administration Manager



GETTING FAMILIAR WITH THE ASSOCIATION RULES AND REGULATIONS—

Unfortunately, rules and regulations are a necessary part of living in our society and they are what keeps things fair and equitable for all. Living in a Condominium Association gives us more rules and regulations to cope with. They are intended to provide continuity to the complex and maintain the appearance and value of our property.

To avoid disappointment and violations everyone should be familiar with the Association Rules and Regulations. They are readily available from many sources. You were given a copy of these rules and regulations when you purchased your unit. There is a summary of rules and regulations in the Association Handbook that was given to you when you moved into your unit. An update of this handbook is planned for the spring of 2009. In addition, there is a complete set of documents on our web site:

www.riverpinescondominiums.com

that includes the Master Deed, Condominium Bylaws and the Association Rules and Regulations. Look under the menu heading "Master Deed and Bylaws".

So, take time to locate these documents and the next time you are thinking about making changes around your unit, take time to check out the rules and regulations. Most of the time, all it takes is a request to the Board of Directors asking for approval.

The Board of Directors



WEDNESDAY SHOULD NOT BE TRASH DAY BLUES—

River Pines is a community that looks great, neat and organized except on Wednesday's when we have "trash pick up". We have many new co-owners and residents and we expect some are not aware of our trash policy although it is spelled out in our Association Handbook.

On Wednesday morning it seems that the trash is put out in every conceivable type of bag or container imaginable. Even plastic shopping bags become trash containers. Some people put their trash out Tuesday evening in a tall white kitchen bag that critters love to tear into. By morning the trash is all over the street and lawn. Next the wind kicks up and now trash bags and papers are spread everywhere. Imagine how that looks when someone walks or drives through the complex. NOT GREAT!!

A survey was taken on several recent trash days and between 30 to 40 percent of co-owners do not use trashcans. Trashcans are the most effective containers, as they have locking lids and wheels that make it easy to move to and from the road. They also have a clean look. We want people to see our complex as a nice place to live but some Wednesday's could be a real "turnoff".



The Board has discussed this issue and feels something needs to be done.

1. Trash should be put out Wednesday morning. If trash must be put out on Tuesday evening, it needs to be in a

trashcan.

2. Trashcans should be the primary container for trash. If there is over flow, black trash bags can be used. These bags must be closed with a tie or equivalent.
3. White trash bags (usually see through) and Meijers plastic shopping bags are not acceptable for trash unless they're in a trashcan. The small shopping bags get blown down the street.
4. Cardboard boxes are not acceptable containers. They also get blown around by the wind. Loose cardboard should be put in a container.

Co-owners, please start following the rules. Otherwise it may be necessary to send out warnings followed by fines. We hope it doesn't need to come to that. Step up and take pride in our complex, EVEN ON A WEDNESDAY!

The Board of Directors

CHANGES AT McSHANE AND ASSOCIATES

There are some changes at McShane and Associates, our management company.

- Our Manager, Lloyd Silberman, has been promoted from Vice President to President. He will continue to be the manager for River Pines.
- Margo Gonzalez has been promoted to Vice President. Margo handles administrative and accounting functions.
- Holly Evans, our Assistant Manager, will not be returning to McShane and Associates after having her second child in November. Heather Dalton will be our new Assistant Manager. She has been with McShane and Associates since September, 2010, but has extensive experience working with condominium associations.

LIGHTING COMMITTEE

Area 1 River Pines Ct Blue Spruce Dr. Bruce Tobis 470-9650	Area 2 River Pines Dr. Includes pole lights at entrance Phil Plaga 426-0143	Area 3 35515—35862 Lone Pine Ln Court Ridge Ct. Gene Milczarski 615-7544
Area 4 35275—35495 Lone Pine Ln. Terry Conolly 473-8414 Lancrest Ct. Carl Wiatr 471-8242	Area 5 21740—22255 River Ridge Tr. Silver Ridge Ct. Frank Pilzner 426-6851	Area 6 22265—22385 River Ridge Tr. Cliff Askren 473-7207
Area 7 River Ridge Ct. 21615—21770 River Ridge Tr. White Pine Tr Charles Jones 426-7606	Area 8 Knollwood Ln. Red Pine Dr Paul Pardee 478-4308	

DID YOU CHECK THE LIGHTS?

Have you ever noticed one of your or a neighbors garage lights being out for more than a day? It is very unlikely to happen. Ever wonder why? Because you have a diligent lighting team at River Pines that checks the lights each night and replaces them the next day. This is one of the many groups of volunteers that give up some time to make our little community just a bit better. If you ever notice one of the garage lights out for more than a day, then take a moment and call the appropriate contact from the chart **above**. Just give the address and right or left as viewed from the street.

***Thank you—
The Lighting Committee***

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.



DO NOT FEED THE ANIMALS!!

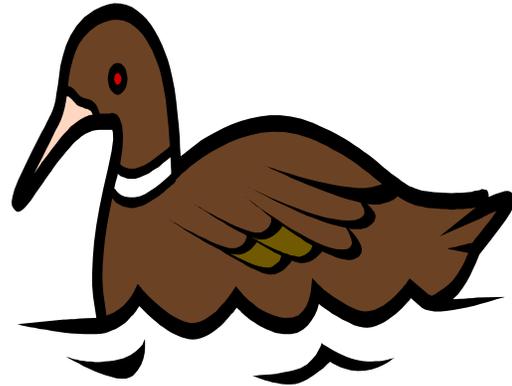
We have many new co-owners that have joined us and may not be aware of our wildlife strategy. Some Co-owners enjoy feeding bread, popcorn, goodies and whatnot to the wildlife around River Pines. Fox, Ducks and Canadian Geese are living among us because they know they will be fed. Then Co-owners want 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!!***



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