



REPORT

MESSAGE FROM THE PRESIDENT -

By: Jan Hall

A happy new year to all of you. For those of us still in Michigan, it is very clear that winter has arrived with plenty of snow and ice. Although there is very little visible work in the complex this time of year, there is plenty of work going on as we plan for the projects in 2009. This is the time of year that we review specifications for contractors and plan when the new contracts will be bid and awarded for 2009.

In early January we lost Dick Raney, our Sprinkler Committee Chairman, who was so instrumental in keeping the irrigation system running and our complex looking so green and lush. We will miss Dick very much. If you have not volunteered for a committee in the past, please consider the Sprinkler Committee. I am sure the rest of the committee is prepared to handle all the work, but they would welcome some new members.

The entire committee system within River Pines makes our complex very unique and helps significantly to keep our costs in control. The committee volunteers review specifications and help plan projects. In other complexes, these tasks would be handled by paid contractors. So if you haven't volunteered before or you are new to the complex, please consider joining a committee and help

keep the complex running smooth and looking good.

For those of you spending the winter in the south, enjoy the weather. We will keep the roads clear and try to enjoy the winter. I will see all of you in May at the Spring Informational Meeting .



MEET OUR NEW ASSOCIATION GENERAL MANAGER

By: Jerry Hull

Hello to all co-owners of River Pines Condominiums. My name is Jerry Hull and I am the new Association General Manager for your Condominium Association. I would like to thank the Board of Directors

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for their confidence to appoint me to this position. My experience in construction with the need to watch budgets and expenses will be most helpful to earn this confidence.

I would like to say that I am very impressed with the beauty of River Pines. All homes are well maintained with stunning pine trees and walking paths to enjoy. The many residents I have met are rightly proud to be a homeowner in such a fine community.

One of my main responsibilities will be to maintain, update, and track the Reserve Plan for River Pines. This is a significant asset and needs to be monitored frequently. A detailed plan and a watchful eye are needed to keep your dues spent as efficiently as possible. River Pines has been fortunate to have very talented and hard working help from volunteer residents and because of this your community is financially strong and well run.

I hope to see and meet all of the residents and personally say hello. I drive a charcoal gray GMC Yukon, so if you see a person waving it is probably me. May we all have a great 2009 and continued success for River Pines Condominium.



WE LOST ANOTHER FRIEND —

By: Ed LeFevre

On Friday, January 2, 2009 we lost our friend Dick Raney. That gangly physique and smiling face will be missed, to say the least. Dick has been ill for several years but always managed to see the humorous side

of life and dedicated himself to good golf and helping out here at River Pines.

As chairman of the sprinkler committee and a committee member for years, he worked tirelessly repairing and adjusting sprinklers heads with the intent of keeping the complex green during the summer months. Co-owners would call and complain about a sprinkler problem and Dick would call the area committee person. When he (or she) was not available, Dick went on his own and corrected the problem, as long as it was not a golf day.

We know Dick is in a better place but we still feel a great loss. Our condolences to Adrian and Brian.



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PALM TREES OR PINE TREES ?

By: An Anonymous Snow Bird

What's the difference between Michigan and Florida condos? Here's what we have noticed.

The pines, maples, and pear trees of River Pines are replaced by royal palm trees, coconut palm trees and other types of palms. The fall leaf pickup and winter snow removal is replaced by year round lawn & shrub maintenance. They also remove coconuts from large palms so they don't hurt anyone. Just as in Michigan, a lawn crew arrives one day a week and spends most of the day cutting, trimming, and edging.

The people who reside here are good people too, just as there. However, many are snowbirds and a popular introductory question is "Where are you from?" We've met people from New York, Boston, California, Wyoming and more.

Critters here aren't squirrels or skunks but rather alligators or sometimes snakes (although we haven't seen either in our complex so far). While in Michigan, we enjoyed looking at robins & waxwings from our kitchen window, here we look at egrets, ducks & herons. (Yes, we are birders)

The people in River Pines seem to be much more involved in the condo association and not as many people came to the annual meeting we attended here. People are asked to vote in advance of the meeting so as to assure a quorum for the elections. Just as in Michigan, it's difficult to get people to run for the board. They believe in enforcing rules down here, as they average \$700 a month in fines.

People in condos in Florida have the same expectations as in Michigan.

The garage becomes more important here as there is no basement and the workshop and storage areas are there. People become very creative in setting up storage areas. There also seems to be more closet space within the condo itself probably for the same reasons. Most of the condos here are gated, so residents have transponders on their windshields to enter the complex.

River Pines remains an excellent condo complex in our minds – if you'd just change that Michigan weather!

Happy New Year!

ANGIE MORRIS —

By: Ed LeFevre

Our friend Angie Morris passed away the middle of December 2008. Angie and Fred Morris were reported to be the first residents to move into River Pines in November 1988.

Both Fred and Angie were very active in the development of River Pines and particularly the River Pines Condominium Association. Fred was on the board for several years and served as President for four terms. Fred passed away in 2003 and Angie has remained here in River Pines until her death.

Angie was a great supporter of Fred and provided the clerical help and inspiration needed by Fred and the Association. She and Fred are listed as River Pines founding fathers.

We will miss Angie and we extend our condolences to the family.

SIGN VANDALISM IS BECOMING A PROBLEM !!!

By: The Architectural Committee

As you know, last fall we installed new speed limit signs around the site in an attempt to control the speed of traffic throughout the complex. This summer we completed our sign project and installed new street signs and posts throughout the complex. These new signs have given a fresh appearance to our streets.

The problem we are now experiencing is vandalism to our signs. This summer we began finding a speed sign missing here and there. Although we have used tamper resistant attachments, it seems the vandals are challenged to remove a sign one way or another. In some cases, they have managed to removed the tamper resistant bolts, but in most cases they have severely damaged the sign when they succeed in removing it.

In all cases, the signs are removed from the site. The vandals are probably teenagers and they may be installing the signs on their bedroom walls. In one instance we found the entire sign post and signs thrown in the ditch on Bridgeman Street directly south of our complex.



We have reported these incidents to the Farmington Hills Police and they are doing what they can to provide extra surveillance.

Although we have a Neighborhood Watch program we have not had any reports to date regarding this problem. We believe this van-

dalism is occurring during the late evening hours, but since we have not captured anyone we cannot be sure exactly when it is happening. In many cases it appears that the vandalism is being interrupted by oncoming traffic and the sign damage process is not fully completed. We have found signs hanging upside down by one bolt

We need your help. Not to capture the vandals, but to be observant and watch for suspicious activity. If you see anyone hanging around our signs they are probably up to "no good". Please call the Farmington Hills Police at 248-871-2600 or call 9-1-1 and alert them of the activity.

Kids will be kids, but enough is enough.

Thanks for your help.



SNOW & ICE-MELT OFFERED TO RIVER PINES CO-OWNERS —

By: Bob Goodman

All River Pines co-owners have been sent a notice about receiving a bucket of ice & snow melt. This material is intended to be used by the co-owner on their front deck, sidewalk and driveway as a supplemental safety effort until the snow removal contractor arrives to shovel the snow and apply additional ice melt as required.

Weather conditions can change rapidly and there may be times that slippery conditions exist. You should take extra precaution to prevent an accident to yourself or your visitors. The snowplow company does a good

job of dealing with the snow and ice, but it should also be everyone's responsibility to always be aware of the conditions around them and take steps to minimize accidents. Extra attention should be given to slopes on driveways and pavement, as these areas can be more dangerous than level surfaces. If you can postpone walking on slippery surfaces until the conditions change, you should try to do so. In many cases it is safer to walk on the lawn area rather than the concrete surfaces.



If your bucket is empty, please do not throw the bucket away. To request a refill, please submit your request via email to Lloyd@mcschanemanagement.com or mail your request to McShane and Associates.

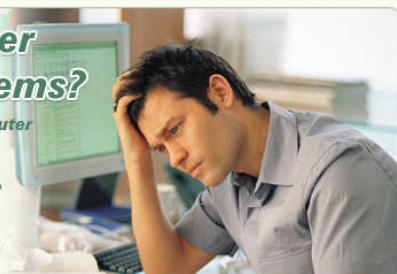
Let's have a safe winter season.



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President

NEIGHBORHOOD WATCH —

The Neighborhood Watch program has been in existence in Farmington Hills for some time. For those who might not remember, Neighborhood Watch is a program of neighbors watching out for each other's property, and citizens aiding the police in combating crime within their communities by acting as extra eyes and ears of the Police Department.

River Pines has been a designated partner in this program for many years. The program requires the establishment of block captains and training for all co-owners. The block captains convey information about crimes in the area and other information to the co-owners in their designated area. In general, the program states that if you see something suspicious that you should call the non-emergency number for the police at (248) 871-2600 or if you don't have that number, 911. You never call the block captain, except after the fact, as haste is sometimes critical to solving or preventing a crime. Among the items that should be reported are cars driving slowly and repeatedly past the same unit (especially when you know the co-owner is out of town) or solicitors walking through the complex.

As residents have moved into or out of the complex, the program has not been as active in many areas of the complex. We want to assure that we have active block captains in all areas and we intend to schedule training in the next few months (potentially in March, 2009) so that all new co-owners receive the proper training. The training makes you aware of your security and your surroundings. There are no mandatory requirements,

i.e., keeping your garage door closed at all times or locking your doors, although you should always do both when you leave, it may make no sense when you are home or working in your garage or yard. Remember that if you are working in the back of your unit, the garage door should be closed. The key is whether you can see the garage door where you are working?

There will be more information about this program to keep the entire complex safe in the next few months and if you are interested in becoming a block captain, please call Janet Hall at (248) 615-1565.

SOCIAL COMMITTEE NEWS —

By: Sharon Hicks & Bev Cornell

In looking back at 2008, we are proud to say that our River Pines social activities were a big success! We look forward to bringing you some fun events in 2009 as well.

On Saturday, December 20th, sixty three River Pines residents attended the Holiday Party at G. Subu's Leather Bottle Restaurant, located on Farmington Road South of Eight Mile. Most came bearing beautifully wrapped gifts for the optional White Elephant gift exchange. It seems that the more beautiful the package, the funkier the gift! And that's what made it so much fun! The food was delicious, with everyone having their choice of either New York Strip Steak, Broiled White Fish, or Chicken Piccata. Anne Tarpinian was celebrating her birthday that day, so we surprised her with a decorated cake as we all sang Happy Birthday. And, no, we didn't ask her how young she is.

The ever popular 50/50 drawing was held once again. This time, instead of just one winner, we divided the prize between three winners, with each receiving \$30 cash. We have heard many positive comments about the party which we will pass on to the members of the Social Committee, as well as the restaurant.

Our next major event will be the Ladies Spring Luncheon. We will let you in on the details as soon as we pick a time and place. In the meantime, come join your neighbors for the condo breakfast, at 9 AM, on the third Saturday of each month, at Luigi's on Farmington Road, just south of Grand River. We would love to have you!!

Happy New Year to one and all! May 2009 bring each of us good health, prosperity, peace, love, and happiness!



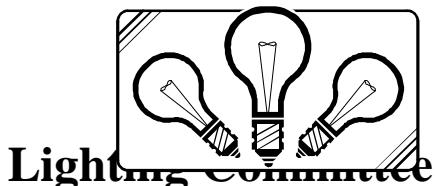
OUR 2008 CHRISTMAS PARTY WAS A GREAT SUCCESS—

By: The Social Committee

We had sixty three River Pines Co-owners attend the annual Christmas Party at G. Subu's "Leather Bottle" in Livonia. Everyone enjoyed the time together and a nice start to the Christmas Holiday. Here are some photos of those who attended —







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	TBD 615-8527
Area 9 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544



There are more photos of the residents that attended the Christmas Party on our web site:

www.riverpinescondominiums.com

Also, some new 2008 site photos have been added

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