

R E P O R T

MESSAGE FROM THE PRESIDENT -

By: Jan Hall

As I write this, we are finishing the concrete project and so far it is going very well. Thank you for your cooperation with the contractors. The other big project for the summer will be any fixes needed to our asphalt roads. Again, your cooperation is greatly appreciated.

I hope that if you could not attend the Spring Informational Meeting, you have looked at the presentation on our web site. It was a very good meeting with some interesting questions at the end. The next big meeting is the Annual Meeting in September which will be my last meeting as Board President. Now is the time to consider running for the Board as there will be at least one opening. We can always use some good people who care about the complex and want to make sure it stays always looking good.

Thank you for your concern for River Pines and the worry about the number of renters. Although we cannot control the number of renters, the Board is trying to assure that renters conform to the existing rules and hope that the economy improves so that this is a short term problem.

"I WANT A NEW ROOF!"

By: The Architectural Committee

With summer in full swing and the roof contractors on-site, it is amazing how many times the phone rings and someone complains and says, "I want a new roof." That is usually followed up with a statement such as, "The unit across the street is getting a new roof and I've lived here longer than they have." Many times it is insinuated that there is some kind of favoritism going on and people are being bypassed.



As soon as the new shingles are placed on the roofs, we start getting the phone calls or emails to the management agency. Fortu-

(Continued on page 2)



(Continued from page 1)

nately the majority of our residents are considerate and understanding co-owners. They know we are inspecting roofs each year and determine the replacements based on “need”. But it doesn’t take very many calls, where people are demanding they get a new roof or new windows or whatever, to create an irritating situation.

Some people feel that if they experience a roof leak that automatically entitles them to a new roof. That’s not necessarily so. We have experienced missing shingles due to the wind damage and defective flashing around vent stacks and chimneys that can cause roof leaks. The fix is relatively inexpensive. Many times these fixes cost \$500 or less and a new roof costs us about \$6,000 per unit. Repairing a roof, at a reasonable cost, and getting several more years of service just makes good sense..

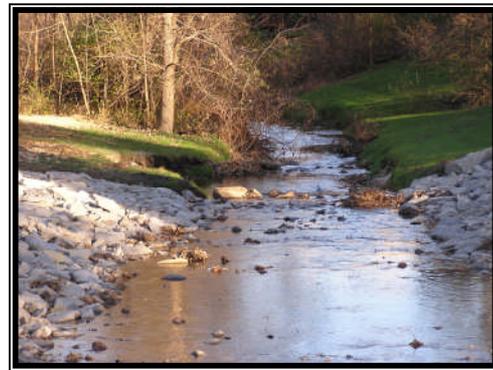
We should be complete with the roof replacement project by 2015. We will complete about 224 roofs by the end of this year. That leaves us with 151 roofs to finish over the next 6 years.

We have provided funds in our Reserve Plan to replace 25 roofs per year. Some years we have replaced more than 25 and other years we have replaced less. Since we are replacing roofs based on “need”, and not just because someone wants a new roof, we have been averaging about 21 roofs per year.

We are experiencing an average life of 13 years for our roofs. That’s terrible but that is a story for another time. We have replaced some roofs in as little as 8 years and others have lasted 17 or 18 years. So, with some extended life on the remaining roofs, we may go beyond 2015 for completion of the project.

The Board and Committees are committed to managing the funds of the association in the most effective way possible. Roof replacements are by far the largest expense we have every year and we need to be sure we are spending our money wisely.

Thank you for your cooperation.



Tarabusi Creek

River Pines Board of Directors

Janet Hall	President
Doug Keno	Vice President
Tom Cornell	Treasurer
Gene Kerwin	Secretary
Donna Jones	Director
Joyce McFadden	Director
Shirley Niesyto	Director

Management Company

McShane and Associates

**6230 Orchard Lake Road, Suite 200
West Bloomfield, MI 48322**

Phone: 248-855-6492

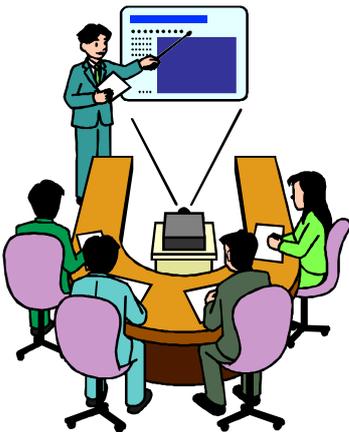
**For Emergencies after 5:00 p.m. call:
248-456-0233**

BOARD OF DIRECTORS SEPTEMBER ELECTION

By: The Board of Directors

September is not far away and brings our Annual Association Meeting. At the meeting we will be voting for new members for the Board of Directors. This is an important time for us and will set the direction of the Association for the years ahead.

Without a doubt, we have an active association and there are many decisions to be made throughout the year. Co-owners never seem to run out of requests for improvements to their units or suggestions for the general commons areas. Making such decisions requires input from Directors. Their diverse backgrounds help us make the right decisions.



In spite of what many believe, being on the Board of Directors does not involve a large amount of your personal time. The Board meets once a month, on the 4th Tuesday of

the month. Meetings last about an hour and can be a little more or less depending on the number of items on the agenda. In order to expedite some projects and/or work orders the Board utilizes “e-mail” outside of regular meetings. This enables the Board to consider projects and co-owner work orders that need Board member approval.

Board members serve on a voluntary basis. Being a board member gives you the opportunity to give something back to the Asso-

ciation. We do not have sophisticated meetings with emotional outbursts but rather the discussions are congenial and informative. No one is ostracized regarding their position on any issue and generally the final decision is unanimous.

River Pines has a good reputation in the metropolitan area for responsible management. This is due to the involvement of the co-owners, our Management Agency and the contributions of the Board of Directors. So, we need your help to continue the tradition and to help us make this an even better condominium association.

This year we need to nominate 3 or 4 co-owners for positions on the Board. We do not have a list of people lined up waiting for their turn to serve on the Board. We depend on co-owners to volunteer their service.

***Directors serve a
two (2) year term***

The term of office is 2 years but members can serve 6 consecutive years. Some do and some do not, for various reasons.

Again, consider nominating yourself to the board or consult with your friends and neighbors and suggest a good candidate. Let's do what we can to make River Pines the best condominium association around.



WEDNESDAY TRASH BLUES –

River Pines is a community that looks great, with nice green manicured lawns. One can walk through our complex and say things look neat and organized.

The exception to this is Wednesday morning when the trash is out in every conceivable type of bag or container. Even Meijers 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 lawn. Next the wind kicks up and now trash bags and papers are spread everywhere. The sprinklers come on and soak the trash. Imagine how that looks when someone walks or drives through. 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 think our complex is a nice place to live but a Wednesday could really be a 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 shopping bags are not acceptable for trash unless they're in a trashcan.*
4. *Cardboard boxes are not acceptable containers.*

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



INCREASED EFFORT ON WORK ORDERS –

By Jerry Hull

Work orders come from you the co-owner.

They are “born” of a problem, such as a broken window seal, broken garage door, roof leak or some other problem which is covered by the Association.

For 2009 we have increased our effort to complete and close work orders sooner as well as handle more efficiently the 1,100 to 1,400 work orders written each year by all of you.

(Continued on page 5)

(Continued from page 4)

Close attention is being paid to open orders as to what the problems are, who they have been assigned to, and what the status is for each order. For orders assigned to our in-house maintenance man, Greg Nothnagel, a weekly meeting is held to discuss all open issues. A daily discussion is held to prioritize orders for the day.

For our outside contractors follow-up is done on a regular basis and this information is communicated to our management company to assure the proper updating is done. It is important for our contractors to know that River Pines is "on top of" what they are doing.

Our site manager, Bob Goodman, investigates many of the more complex problems. With his expertise, issues are evaluated and a method for correction is determined. The proper contractor is then selected, helping to ensure the most efficient correction.

Lastly, work orders are given a dollar estimate and this information is communicated to the board of directors. By knowing the most up to date expenditure information, end of year projects can be better decided upon.

Our intention in using the above strategy is to complete work orders timely and in the most efficient manner possible. That is our goal.



	ROBINSON PAINTING
	Exterior Painting Alum. Siding • Custom Painting Water Damage-Drywall Repairs • Vinyl Siding-Cleaned Decks-Powerwashed & Sealed Caulking Interior & Exterior • Garage Floors Painted Concrete Walkways and Patios Cleaned Base-Casings and Crown Molding
Brian Robinson Fax-Phone : (734) 542-1408 Cell: (734) 564-0230	Interior Residential Exterior

SPRINKLER SYSTEM –

By: Ed LeFevre

As you may remember, last fall we installed a new pump system in the pump house. We had time to get the system operational and checked out but did not have much time for normal operation.

This year, we started the new pump system about the middle of April but with the wet spring and significant rain fall we did not run the pumps on a regular basis. In late June we decided to attack the weeds and crab grass and needed 2 or 3 days without water to make sure the chemicals had time to work. Mother Nature held off the rain but gave us some 90° weather with high humidity.

The lawns survived the hot weather and finally the last week of June we were able to begin watering in earnest. To make up for the dry conditions, we started watering twice a day on the east side of the complex and then watered twice a day on the west end of the complex.

The pump system has operated flawlessly. The system adjusts to the variations of zones operating at different times and more heads spraying on one cycle and then less heads on the following cycle. The problems we have had to endure for years are finally behind us.

So we are going to do our best to keep the lawns looking green and well maintained this year.



Please Welcome Another New Resident

Alper Murat
35260 Blue Spruce Drive
313-443-4429

PLEASE....ACCEPT OUR APOLOGY-

As you know, we recently published and distributed an update for our Association Handbook. We try very hard to be accurate and get all the co-owner and resident names, addresses and phone numbers recorded correctly. Sometimes we make mistakes and persons are overlooked.

Please make these changes in your alphabetical listing:

Linda & Lisa Barbee
21530 River Ridge Ct
426-6371

Samuel & Barbara Coghorn
35103 Knollwood
615-2841

Chuck & Fran Crimaldi
21810 River Ridge Ct
426-0903

William & Katherine Immergluck
21590 River Ridge Ct
476-9599

Keith Jones
21971 Lancrest Ct
739-3343

Donald & Kimberly Kasanic
22045 River Ridge Trail
477-1696

June Maurer
21830 River Ridge Trail
478-6606

Jim & Camille Mayotte
21890 River Ridge Trail
476-7898

Sandra McGinnis
35535 Court Ridge Ct
426-8855

Pamela O'Malley
21810 River Ridge Trail
471-3544

Mary Stoklosa
22161 Lancrest Ct
888-1264

Nancy Swanborg
21800 River Ridge Trail
473-0710

Chuck & Gerry Wendt
22000 River Pines Dr
919-0868

Please make these changes in your street listing:

Helen Cedor & Mary Stoklosa
22161 Lancrest Ct

Chuck & Gerry Wendt
22000 River Pines Dr

Chuck & Fran Crimaldi
21540 River Ridge Ct

William & Katherine Immergluck
21590 River Ridge Ct

Janet Hunt & Nancy Swanborg
21800 River Ridge Trail

Bruce Brown & Pamela O'Malley
21810 River Ridge Trail

June Maurer & Elaine Mullaly
21830 River Ridge Trail

Jim & Camille Mayotte
21890 River Ridge Trail

Louis Monacelli
22150 River Ridge Trail



SOCIAL COMMITTEE NEWS –

From: Sharon Hicks and Bev Cornell

The condo Ladies welcomed the summer with a luncheon at Rocky's of Northville!!!

All three of our chosen entrees were Absolutely Superb!! Of course the company and conversation couldn't be beat.

A 50/50 drawing was held and the two winners were Camille Mayotte and Noreen Goulet!

Thanks to Marianne Boschma for putting together the table decorations!

Just a reminder that the Condo Breakfast is held at 9 am on the 3rd Saturday of every month except July, at Luigi's, located on Farmington Rd, just south of Grand River.

Reminder: The Founders Festival will be in July from The 17th thru the 19th!!



DUES –

By: Gene Kerwin

One of the advantages of living in a condominium is that many of the services we provided for ourselves in stand-alone housing are provided for by the Condominium Association. When the grass gets too long, someone comes and chops it down. When snow accumulates, someone comes and sweeps it off, etc., etc. Why do they do this? Because we (through the Association) pay them. Where do we get the money to pay for these services? We get it from the dues each co-owner pays each month.

When we bought our Units we agreed to make monthly payments toward the funds required for the administration of the Condominium and the maintenance and upkeep of its Common Elements. This is a continuing obligation of each co-owner of the Condominium and, if it is not complied with, it will lead to a lien being attached to the Unit. If the lien is not discharged, foreclosure proceedings will be instituted, the Unit will be sold and the proceeds of the sale will be used to discharge the lien.

The funds generated by our dues are deposited into two accounts, a general account which pays for the day-to-day, year-to-year operations and maintenance of the Condominium and a Reserve Fund which accumulates the money necessary for the long term upgrading and replacement needs of the Condominium such as roofs, paving, ma-



chinery and other capital assets. The Reserve Fund requirements are evaluated on a periodic basis and updated as necessary to avoid the need for additional assessments to provide for capital asset expenditures. We have all heard horror stories about ruinous additional assessments that have been imposed on co-owners of other condominiums because they did not have adequate Reserve Funds. We certainly don't want that to happen to us.

We have established two mechanisms for payment of dues: by direct payment pursuant to a coupon book system which generates what amounts to a monthly bill that is paid directly to River Pines Condominium Association and by automatic withdrawal from our bank accounts. Prompt payment of dues will provide the money necessary to provide for smooth and efficient operation of the Condominium and will avoid disruption of our quiet enjoyment of River Pines living by obtrusive collection efforts.



SPRINKLER COMMITTEE NEEDS HELP –

By: Ed LeFevre

We are very grateful to the sprinkler committee members for their efforts to keep the sprinkler heads repaired and adjusted. The Association receives a significant savings in maintenance cost from their efforts.

For various reasons, we have had several members resign from the committee this year. Losing Dick Raney has been difficult for us and Bob Goodman has volunteered to

(Continued on page 9)

(Continued from page 8)

step in and try to fill his shoes. However, Bob has many other responsibilities and he cannot do the job that Dick did for us. We need about 4 or 5 volunteers to help us with this summer project.

Co-owners are a big help to us when they identify operating problems and call their respective sprinkler committee person. To help reduce some of the physical requirements for the committee members, we are changing the job requirements to one of checking and monitoring their area for problems. In some cases, only head adjustment is required to fix the problem. If there is a more involved problem, we will have the sprinkler committee person set a "flag" at the trouble spot and we will have Greg or a contractor come by and fix the problem.

In an attempt to identify problems before they become issues, we are asking the sprinkler committee members to test their clocks and zones at least twice during the summer and identify problem areas. If they find problems, we are asking them to set a flag and contact either Bob Goodman or Greg to get the problem corrected.

With our new pumping system, we have the capability to perform this test process while the system is irrigating other areas. We feel pretty good about the irrigation system operation but we still need to monitor the system performance and therefore the sprinkler committee is important to us.

So, please give some consideration to helping out and contributing to the success of River Pines.

Thank You.



MESSAGE TO DOG OWNERS -

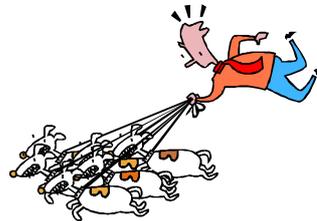
By, Bev Cornell

Summer is here in River Pines and some dog owners are NOT PICKING UP THEIR DOG'S POOP. This is happening throughout our complex including the creek path.

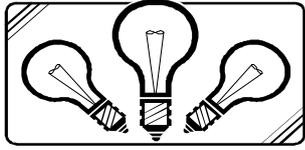
Plastic newspaper bags are great for picking up your dog's potty. We all love our dogs and we should care about our neighbor's so they don't slip and fall on dog POOP. Plus, who wants to look at a dog mess.

This is not only unsightly but a health hazard. Also, there is a code in Farmington Hills that dog owners must pick up after their dogs or face a fine.

**PLEASE BE KIND!!
PICK UP AFTER YOUR DOG.**



	Licensed and Insured Contractor
	248-755-5961 248-684-9057
<i>email:</i> americaneuropainting@gmail.com	
Type of Work—	
• Complete Exterior & interior Painting	
- Residential	
- Commercial	
• Drywall and leak repainting	
• Insurance work	
	Pasko President



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.	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	Phil Plaga 426-0143
Area 9 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544

NEW FOUNTAIN AT THE IRRIGATION POND

By: The Sprinkler Committee

Late last fall we installed a new fountain at the Irrigation Pond. It comes on during the irrigation cycle and is part of the pond refill

process. Since our irrigation system starts at 2:00 am and the fountain comes on 2 or 3 hours later, most people don't see it in operation. So, we took a couple of photos and thought we would share them with you.



Lawn Sprinkler Committee

<i>Area A</i>			Phone #	<i>Area J</i>			Phone #
35490-35610 River Pines Court Front Entrance	Greg	(734) 323-7594		34958-35158 White Pine Tr. 35057-35106 Red Pine Dr.	Phil Plaga Andy Tarpinian	426-0143 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.	Greg	(734) 323-7594		21480-21610 River Ridge Ct 21615-21710 River Ridge Tr.	Roscoe Oloffo	426-8930	
<i>Area C</i>				<i>Area L</i>			
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Greg	(734) 323-7594		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.	TBD			35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Provoli	888-9004	
<i>Area F</i>				<i>Area P</i>			
22005-22195 River Ridge Tr.	TBD			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.	TBD			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	426-8930		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 Bev Cornell	426-8930 615-1970		35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Gene Milczarski	442-7439 615-7544	

Chairman - Bob Goodman 756-3888

Ed Nies - 810-560-5626

Ed LeFevre - 248-471-5422

McShane and Associates
6230 Orchard Lake Road
Suite 200
West Bloomfield, MI 48322



Phone:248-855-6492

NO TIME LIKE THE PRESENT TO KEEP YOUR FUTURE ON TRACK

Lots of times, changes in life also affect your investments. That's why there's never been a better time to schedule your

free portfolio review. We'll talk about the changes in your life, and help you decide whether it makes sense to revise

A portfolio review will help ensure your investments are keeping pace with your goals. Call or visit today.



Brent A. Richards

21892 Farmington Road
Farmington, MI 48336
248-615-1003

www.edwardjones.com

Member SIPC

Edward Jones[®]

Serving Individual Investors Since 1871