

President's Message —

By: Jan Hall

Greetings, I hope that everybody had an enjoyable holiday season. The decorations in the complex and on many units looked very good this year. As I write this, we have had a very mild winter but remember, the winter is not over so we still may see snow plows and snow banks.

Although many of our neighbors winter in the south and think that this is a very quiet time of year for the Board, nothing could be further from the truth. This is the time of year that we review specifications and update them based on last year's experience. We also start the planning for the major projects coming this summer. These include roof replacements, T-111 siding replacement, painting, deck staining and road repairs. Our plan is to be ready with updated specs to go out on quote by the 1st of February to get the best prices for the complex.

The grounds committee has also been very busy as you can tell from the pine trees marked with yellow and orange tape. There is an article also in this newsletter with more details on this entire project. The Board still has many decisions to make regarding the removal/replacement

of our pine trees. I know I share your concern with replacing these trees in a manner that preserves our property values and the beauty of the grounds of our complex.



What's Happening in the Woods?

By: Doug Keno

Your Grounds Committee has been busy dealing with the fate of our pine trees. As you know, many of them have pine wilt disease and are dead or dying.

Both the woods by the Pump house and



(Pump House Woods)

(Continued on page 2)

(Continued from page 1)

the woods between Lone Pine and Blue Spruce (which we have named Glenda's woods) were both very over grown with unwanted weeds and plants. This made evaluating the condition of these areas very difficult. So our first course of action was to brush hog both areas. Once this was done we could walk through the area and do further evaluation.

The Pump house woods had many dead and diseased trees. As the contractor was still on site, we decided to start cutting the dead trees as this was the most cost effective way to proceed. To date we have cleared a large part of this wooded area, but still have approximately 83 trees that should be cut. Special equipment will be required to cut these trees because of their proximity to units or other trees. Once we have finished cutting, a replanting plan can be implemented.

Glenda's woods are in a little better shape. We completed a tree survey in these woods and found that we have 366 pine trees, 300 spruce, some White Pine and about 70 deciduous trees. You've probably noticed ribbons and tags on some of these trees. While the spruce trees are healthy, the pine trees are the major concern. There are currently 153 pines that are diseased or dead. These should be cut as soon as possible.

We are currently in the process of developing estimates related to tree removal and replacement. How much we can do now will depend on the cost.

The trees were originally planted too close together so we will not replace every tree. However we will propose a replacement plan to the Board that will make these woods an attractive part of River Pines that we can all enjoy.



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
<hr/>	
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	

Smoke Detectors—

By: Ed LeFevre

As I was changing smoke detector batteries the other day, it occurred to me that smoke detectors have a specified life. I did some checking and sure enough I found that they are supposed to be replaced every ten (10) years. Some of our units are well over (10) years old and chances are the original smoke detectors are still in operation.

I also learned that just because you push the “test button” and get the loud, annoying sound it doesn’t mean the detector will detect smoke. The sensor collects dust and loses it’s sensitivity over time. That’s why they recommend replacement.



Replacement units are available at places like Home Depot, Lowe’s, Wal-Mart and other stores. If you take a look at the name and model number on your detectors, you can probably find an exact replacement and then the installation is simple. If you buy a different type unit you may have to do some modifications to get it to work in your situation. You may need the help of an electrician or carpenter to get the job done.

The Farmington Hills Fire Dept can visit your home to check your smoke detectors and provide information on a replacement if necessary. Home fire and safety inspec-

tion is also offered. To request an inspection, contact the Fire Prevention Division at (248) 871-2820.

Remember, it’s better to be safe than sorry.



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Snow Removal -

By: Ed LeFevre

Realizing this article is being written in late December it is difficult to predict the type of weather we will be experiencing when this newsletter is delivered. However, one thing is certain and that is we will have some snow this winter.



Fresh, fallen snow looks nice to most of us but it's a "job to be done" for the snow plow drivers.

As a reminder, we ask that you do everything you can to make the snow removal process as effective as possible. That includes parking in your garage, or driveway if necessary, but not in the street. Many times the snow comes late in the day and is removed during the nighttime hours when everyone is indoors and asleep.

So, before you retire for the evening check outside and if we have had a new snowfall please make sure the car is in the garage.

Thank You.



Have You Noticed Our Signs???



We installed these speed signs during the late summer of 2006. For the most part our residents and co-owners recognize the purpose and comply. The sad part is there are too many drivers that just ignore the signs completely.

It seems that the most frequent violations are on River Pines Drive, River Ridge Trail and Knollwood Lane. I'm sure there are other streets where the speed limit is not observed but these streets seem to have an abundance of violators.

Are You Speeding?

I know you "speeders" realize what you are doing. But, I don't know why you insist on ignoring the rule that is intended for your own safety and the safety of others. The next time you are driving within the complex, take a second and look at your speedometer. Is it worth speeding and taking the chance of injuring someone?



SOCIAL COM- MITTEE NEWS

By: Bev Cornell & Sharon Hicks

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



Our 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 great and the room was large enough for them to walk around and visit. Of course, the white elephant gifts and the 50/50 raffle were both big hits! Some of those gifts were a riot! After much anticipation from all those who bought raffle tickets, the big winner was Ruth Jamrog from Lone Pine Lane! Congratulations, Ruth.

Jim Rogers was surprised with a 70th Birthday cake!!! The Holiday Party of Dec 9th was Jim's Birthday!!!



If you were not among the 70 River Pines residents who attended the party, you missed a really good time. We hope you will make plans to join your neighbors for

the next Holiday Party in December 2007. 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?

Here are some photos taken by Tom Cornell and there are more on our web site:



More Christmas Party Photos





NOTICE

To: All Residents

From: Bill McShane, CMCA^â, AMS^â
President

Unfortunately, each winter brings with it a transportation risk for a group of owners who are expressing **health related issues** that may need special consideration from our snow removal contractors. I need to be aware if you are undergoing **chemotherapy, dialysis, or any other such treatment that would be considered critical or life-threatening** so that I can possibly have the snow removal contractor better insure that you can get out of the community safely and on time. Please let me know this information by filling out the bottom of this form and returning it directly to me. Upon receipt of this information, I will inform the contractor for your community to place a red, heart-shaped ornament on the front of your unit so they will know that “Special Attention Is Required.”

For those of us in good health, lets rejoice in the fact that we are not in need of such attention, and enjoy a good winter in the understanding that these special cases must come first.

Return this bottom half of the letter to McShane and Associates, Inc. at the address above.

Please consider my health issues, and advise the snow contractor that I have a unique need, and will require special attention during the snow removal season.

Community Name: _____

Resident Name: _____

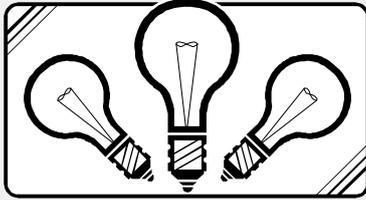
Address: _____

City/State/Zip: _____

Phone Number: _____

e-mail: _____

Nature of Problem, and Day(s) and Time(s) I must be out: _____



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 Pine Court
Blue Spruce Drive
Alice Hamele
Bruce Tobis
471-5981

AREA 2
22255-21930 River Rdg Tr.
35080-35040 Silver Rdg Ct.
Frank Pilzner
Jim Redmond
426-6851
478-1288

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
35240-35028 White Pine Dr.
Cliff Askren
473-7293

AREA 6
35053-35233 Knollwood Lane
Andy Tarpinian
478-3478

AREA 7
35275-35495 Lone Pine Lane
21955-22185 Lancrest Ct.
Gerald Ewald
477-8851

AREA 8
22280-21945 River Pines Dr.
Richard Raney
615-8527

AREA 9
35515-35575 Court Ridge Ct
35515-35862 Lone Pine Ln.
Gene Milczarski
615-7544



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Carl Hahn, General Manager

*Please Welcome
Our New
Co-owners
and Residents*

Eva French
34978 White Pine Trail
248 474-1749

Karen Krisch
22100 River Ridge Trail
248 474-2926

Joyce A. McFadden
22165 River Ridge Trail
248 615-4853

Roland and Dora Piangerelli
35535 Lone Pine Lane
248 476-5510

Frank and Rose Pinazza
35515 Lone Pine Lane
248 888-9343

Chuck and Gerry Wendt
22000 River Pines Drive
248 919-0868

SINCE 1966

TARNOW DOORS

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FARMINGTON HILLS, MI 48335

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

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. |



CHRISTMAS DECORATIONS -

By: The Board of Directors

All the decorations that were installed for the Christmas Holidays were beautiful again this year. Now that the holidays are over we need to remove the lights and garland and return to normal.

*Take Down
Decorations by
January 12th*

Decorations are to be removed by January 12th in accordance with the River Pines Association policy. Please refer to the Association Handbook, page 93.

Thank you for your cooperation



DO NOT FEED THE CRITTERS



We have a **BIG** problem!! Some Co-owners are feeding bread, popcorn, goodies and whatnot to the wildlife around River Pines.



Fox, skunks, and raccoons are living among us because they think they will be fed.

Then, Co-owners want someone to remove the undesirable ones that hang around. These animals are **WILD** and will find their own food. **WE DO NOT NEED TO FEED THEM!!**

Thank you.
The Board of Directors

Wash Machine Hoses

Washing machine hoses should be changed at least every five (5) years. Deterioration comes from the inside and cannot be seen. Insurance companies report that water damage from worn-out hoses is one the major causes of water damage claims.



Reminders—

Snow Stakes have been installed along side your driveway so that the snow plows know where your driveway is located. Please do not remove them.

Believe it or not but these stakes are expensive to replace. Once the snow season is over, Greenlawn will pick them up and reuse them again next year,



Condo Breakfast is scheduled for the 3rd Saturday of every month at Luigi's in Farmington which is located on the east side of Farmington Road just south of Grand River.



Garbage should be put in 32 gallon plastic garbage cans. With the winter winds the garbage is retained in the cans and the birds are discouraged from pilfering and making a mess



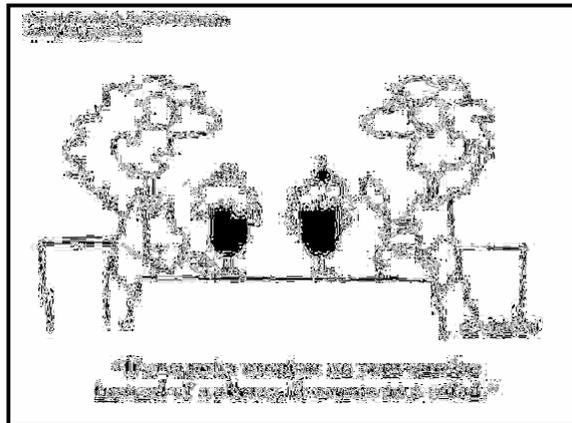
Salting Sidewalks and Driveways -

We have had several requests this winter season, from co-owners, asking the Snow Removal Contractor not to salt their sidewalk and driveway. The reasons given range from "I'm not here during the winter" to "I don't like to track the salt into my unit."



We have discussed these requests with our Legal Advisors and they inform us that we could be subjecting ourselves to potential liability claims if we omit salting. We do not want anyone to slip or fall and incur an injury.

We appreciate your thoughts in trying to reduce cost but this suggestion may actually increase our cost. We appreciate your support.



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

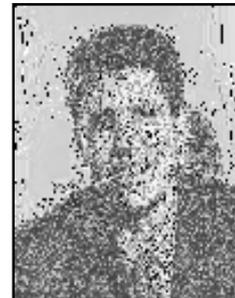
Phone:248-855-6492



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