

# R E P O R T

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## **MESSAGE FROM THE PRESIDENT-**

*By: Ed LeFevre*

**I**t's hard to believe we are already half way through the year. It seems like the older we get, the faster time flies by.

As I'm sure you have noticed, we are deep into the construction season and have many projects underway and some are nearly complete. Although spring was something else with all the rain, we were able to start our roofing and painting projects in May with the contractors hard at work. By the time you receive this newsletter, the roofing contractor will be nearly finished and we expect that Pasko and his painters to be finished with painting the forty eight units we tackled this year. He will also be doing some touch up of window sills and painting windows that have been repaired or replaced recently.



As you have seen, the tennis court has been repainted; it looks great and ready for a tournament or two. There was a lot of controversy over this project but now that it is finished I think it looks great and a compliment to our community.

The driveway, sidewalk and curb concrete replacement will probably be underway by the time you receive this newsletter. For some unknown reason, this year we have a considerable reduction in concrete repairs. That's good for the budget. Asphalt repairs should be starting soon. This looks like the project will be somewhat less than last year.



At the spring meeting we talked about repaving the section of River Ridge Trail between Silver Ridge and White Pine Trail. The Architectural Committee debated this project and decided to forgo repaving this year. They recommended to the board that the ten year repaving program be delayed a year and started in 2012.

Several years ago we were experiencing numerous basement leaks. This is always an

*(Continued on page 2)*

(Continued from page 1)

unpleasant event and we decided to direct the downspout drain water further away from the buildings. Downspout extensions worked but were easily damaged by the landscape crews when mowing lawns. Therefore, we began running downspout drains underground and away from the buildings. This has been quite effective and significantly reduced the basement leaks.

During the year, leaves, pine needles and other debris accumulate on the roofs and in the gutters. When it rains, they are washed through the downspouts and into the underground drains. We are experiencing some drains being plugged by this debris and we are in the process of cleaning out the accumulated debris. We are trying new downspout extensions and downspout filters as possible alternatives to the underground drains. It seems like we solve one problem and create another. Regardless, it's better than leaky basements.

The irrigation system has been working well again this year. I know we have experienced some brown lawns but we listen and watch the weather forecasts and try to decide when to add water to Mother Nature's supply. We try not to over-water but if the lawns turn brown, we cannot add enough water to bring back the lush green look. We irrigate every day for about twenty minutes. In some areas, this is not enough and in other areas, it's too much. Nevertheless, if you look around the surrounding communities our site looks pretty good and we get many compliments.

The Spring Meeting on May 23rd went well. We didn't have great attendance as the weather was rather unstable that evening and many just stayed home. Regardless, we had an informative meeting and covered many topics. If you are interested,

please go to our web site and you can view the presentation given that evening.

***Annual Meeting***  
***September 21, 2011***

You should mark your calendars for the Annual Meeting scheduled for 6:30 pm on September 21, 2011. This is an important meeting as we have the nomination and election of new board members and we need a quorum for an official election. Again, we will cover the state of the Association and topics of interest. If you have something you would like the Board to address at this meeting, please send a note to Lloyd Silberman at McShane and Associates.

So, we look forward to seeing you at the annual meeting and enjoy the refreshments.

We hope you have a wonderful summer.



**River Pines Board of Directors**

<b>Ed LeFevre</b>	<b>President</b>
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<b>Tom Cornell</b>	<b>Treasurer</b>
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<b>Shirley Niesyto</b>	<b>Director</b>
<b>Bob Eix</b>	<b>Director</b>

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

# SELLING YOUR UNIT?

By: The Board of Directors

With 355 units in the River Pines complex, it is not unusual to see a unit for sale. People come and go all the time. Each year we have ten to thirty residents move out and new co-owners move in.

The Board Rules, Regulations and Policies under "Resale Procedures" state that co-owners are to notify the Management Agency of any intention to sell their unit. The management agency frequently gets calls regarding the number of units for sale and their addresses. So, this information can direct prospective buyers to you or your real estate agent.

In addition, the management agency needs to keep their records up to date and know who is living in each unit. So, if you decide to lease your unit, the management agency needs to know. They also need a copy of the lease agreement and it needs to comply with the language in the Bylaws.

One of the questions that always gets asked by the potential buyer is, "What are the association dues?" If you know how much it is, you can tell the buyer but also tell them to contact the Management Agency for the exact amount.

With the excitement of selling and moving, these are responsibilities that are often overlooked and eventually cause difficulties for the management of the Association.

Please refer to the Association governing documents that are available on our web site: [www.riverpinescondominiums.com](http://www.riverpinescondominiums.com).



# Being Neighborly

By: Paul and Clare Pardee

On June 17, two of our neighbors Denise Felix and Sue Piotrowski, hosted a barbeque for Knollwood Lane. They provided barbequed chicken and each person who came brought a dish to pass. There were about twenty five of us in attendance and Mother Nature cooperated with no rain. It was a fun time and a great opportunity to meet and talk with people we recognize by sight, but not by name. We all live so close together, but how many of our neighbors do you actually meet and talk with, other than just a wave or quick hello? We certainly would like to thank Denise and Sue for starting what we hope will become a tradition. Who knows, just maybe what they started could spread into an event for the whole community.

P.S.: If you have an event or other random acts of kindness and wish to express your thanks in this newsletter please drop a note to John Fahrner (e-mail [jf5090@gmail.com](mailto:jf5090@gmail.com)), or forward your article over to McShane Management. If it's good for the community, we'd be happy to print it in your newsletter.





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Pasko  
President

# **QUESTIONS FOR THE BOARD OF DIRECTORS—**

*By: Ed LeFevre*

**W**ith all the responsibilities the Board deals with on a regular basis, it is understandable that co-owners will have questions. All questions deserve answers and the Board will do its best to provide the answers to your satisfaction. However, many times, the inquiries are not asked as questions but rather as accusations. There is a difference between a question and an accusation. By making an “accusation” it implies that something wrong or illegal has been done.

Let me assure you that neither I nor the Board of Directors have an agenda. We do not serve on the Board to gain an advantage over other co-owners or to accomplish something that will benefit us directly. We serve voluntarily and take the responsibility seriously.

Citizens are elected to the U.S. Congress as Representatives or Senators to represent the people of their respective districts. Co-owners are not elected to the Board to represent other co-owners. Co-owners are elected to the Board of Directors with responsibility for the “maintenance and administration of the affairs of and maintenance of the condominium project and the common elements thereof” as defined in Article X, section 3(a) of the Condominium Bylaws. Board members are elected democratically and any co-owner, who is current in their account, can be nominated at the September Annual Meeting.

The Board and its staff along with the management agency are confronted with many issues on a daily basis. Usually these are handled effectively and without incident.

But, on occasion, some co-owner may not be in agreement with the action taken and have “questions” that deserve answers. It can be very frustrating to have a co-owner insinuate that some action has been taken in defiance to the co-owner. Accusations set up a confrontational situation and therefore may not be answered or, if answered, may not be satisfactory to the co-owner.

As with any organization or government, we are entrusted with the responsibility of adhering to and upholding the Condominiums By-Laws and Rules & Regulations. We have committees that maintain and enforce the rules of the Association. The committees are also your path to making changes and amending those rules if there is a need.

Additionally, as a community, decisions are made not only for your personal desires, but how they impact your neighbor and our community as a whole. It is not possible to make an exception for one and not be aware of the impact it will have on others.

As we have said many times, 98% of the co-owners in River Pines are wonderful and appreciative residents. With the number of residents within River Pines, we are going to have some dissension at times and the Board wants to clear up any misunderstandings as quickly as possible. Please remember, once you understand the complete story, the Board decisions usually make sense. So give us a chance before you “convict” us.

Thank You,



# IS YOUR SHRUBBERY OUT OF CONTROL?

By: The Board of Directors

This past spring when we toured the site and surveyed our landscaping, we noticed that many units now have overgrown shrubbery. Due to the tender loving care given by co-owners, the shrubs and plantings have grown very well.

As we have passed through the summer months, these plants have continued to grow and need to be trimmed back to fit the planting area they are in.

Please take a good look at your shrubbery and view it as if you were the person painting it or the person staining the front deck. Would the shrubs interfere with the painting or staining process? Are the shrubs interfering with the gutters or downspouts? Are the shrubs covering any utility meters?



The Board does not want to hire contractors and have them come in and do a major trimming job to your shrubbery. These are your possessions and they should be tended to by you.

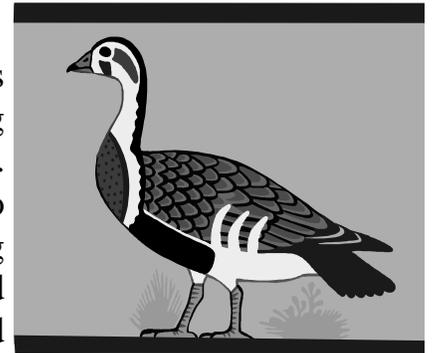
So please help us keep our complex neat and tidy by doing your part and helping us keep the maintenance cost under control.



# DO NOT FEED THE CRITTERS

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 Canada 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.

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!!**

Thank you.

*The Board of Directors*



# **WELCOME NEW NEIGHBORS**

*By: June Holmes*

River Pines Condominiums would like to welcome the following new co-owners to our association.

Bill & Mary Clarke  
35056 Red Pine Drive  
248-987-4347

Ed & Sandy Rowland  
35063 Knollwood  
248-427-0015

Michelle Eickmeyer  
22121 Lancrest Court  
248-345-7443

**WE'RE GLAD YOU'RE HERE!**

**Name Corrections, Phone Corrections,  
New additions from this year's directory**

Mary Ann Parrent  
John K. Robinson  
22200 River pines Drive  
248-987-4281

Joe Weaver  
21660 River Ridge Trail

Cathy LaPierre  
34981 White Pine Trail  
248-932-0089

Thomas & Neda Sedlak  
22040 River Ridge Trail  
248-893-7141

Patrick & Ann Doherty  
35073 Knollwood Lane  
248-478-2059

We apologize for any inconvenience.



# **Getting it Green, and Keeping It That Way—**

*By: John Fahrner*

Boy—You don't know what fun is, until you try to keep the lawns green at River Pines. The challenge is huge with approx 35 acres of lawn in the community. So if you think it's a piece of cake, let's look at the battle that goes .

First let's talk water. We have over 3,500 sprinkler heads, on 18 different timers in 216 different watering zones. In July alone we pumped over 2.4 million gallons out of the pond to water the grass. Literally hundreds of hours are spent adjusting sprinklers and replacing heads, We average changing 10—15 sprinkler heads every week. It's a constant challenge to keep each zone running and watering properly.

Now let's talk fertilizer. There is your normal fertilizer schedule—spring crabgrass—feed, summer feeding, fall more weed and feed, and late fall winter feeding. In addition we'll fertilize for specific weeds such as spurge , dandelion, chickweed, sedge and variety of others.

Lets go underneath the lawn to the dirt where we get to see all those different insects living there. But the problem child is grubs, and what grubs attract—moles! So we spray for grubs, keep the lawns watered, thus reducing the chances for moles infestation, but it is impossible to keep them all out.

Come this fall we will be aerating all the front lawns to improve root health, ease compaction, stimulate new growth.

All this is just to keep your side of the fence greener.

# **LIGHTING COMMITTEE**

## **Area 1**

River Pines Court  
Blue Spruce Drive

Bruce Tobis  
470-9650

## **Area 2**

River Pines Drive  
Includes Pole Light at  
Entrance

Phil Plaga  
426-0143

## **Area 3**

35515—35862 Lone  
Pine Lane  
Court Ridge Court

Gene Milczarski  
615-7544

## **Area 4**

35275– 35495 Lone  
Pine Lane

Terry Conolly  
473-8414

## **Area 5**

21740 - 22255 River  
Ridge Trail  
Silver Ridge Court

Frank Pilzner  
426-6851



Lancrest Court  
Carl Wiatr  
471-8242

## **Area 6**

22265 - 22385 River  
Ridge Tr

Cliff Askren  
473-7207

## **Area 7**

River Ridge Court  
21615—21770 River  
Ridge Tr.  
White Pine Tr.

## **Area 8**

Knollwood Lane  
Red Pine Drive

Paul Pardee  
478-4308



# Lawn Sprinkler Committee

July 2011

	<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	426-0143
	<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.	Greg	(734) 323-7594
	<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	471-2398
	<i>Area E</i>			<i>Area N</i>	
21960-22170 River Ridge Tr.	Tom Sedlak	893-7141	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.	Tom Sedlak	893-7141	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.	Greg	(734) 323-7594	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.	Greg	(734) 323-7594	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.	Greg Bev Cornell	(734) 323-7594 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  
(Revised—March 15, 2009)

Ed Nies - 810-560-5626    Ed LeFevre - 248-471-5422

# THE NEW GUY IS BACK

By: Paul Pardee

You may recall an article I wrote in the winter issue, “A Perspective From The New Guy”. Well, I’m back with some follow-up thoughts and to mention a problem, suggest some ideas and ask for your help.

## Community Involvement

“The essence of self government in a condominium is volunteerism.” Those who volunteer and serve the Association gain a sense of satisfaction for lending a hand in their home community. The pay of course is zero.

My wife and I have lived in River Pines for 14 years. Early on, my wife did a stint on the Board and we were both on social committees. Over the last three years I have become involved with community management; first the welcoming committee, the lighting team, chairman of the lighting committee, and last September I was elected to the Board, and three months ago I was made chairman of the architectural control committee (ACC). I reiterate my statement from my last writing, “The experience of serving is its own reward.” It has been an interesting ride and I have absolutely no regrets. For me, the exciting part of serving on the board or committees is the attitude of these groups as they contemplate important issues for the community. They all seem to be of one mind when it comes to the overall goal... to make decisions that enhance the quality of life experience at River Pines.

Traditionally a “community” has been defined as a group of *interacting people* living within a common location. We have the location part, but are we a little weak on the interacting part?

As an example the spring meeting was attended by 10% of the co-owners, which meant that 90% either could not attend, weren’t aware of the meeting, or just didn’t care. To say we had a dismal turnout is a gross understatement ... pathetic is more like it.

The next meeting on September 21, 2011 is the Annual Meeting of Members which is important because we hold elections and must have a quorum to validate the vote.

The association meetings is your opportunity to voice your opinion and concerns to the board and your fellow co-owners. It’s not a backyard discussion where you complain about how everything is being done, often with bad or misleading information. This is your chance to become involved as part of the solution, a chance to get an informed intelligent answer to your questions. It is important to River Pines, our community that your voice be heard. It is your time to participate in the management of your community.

I am interested in hearing from you regarding this issue and would appreciate your feedback on the following items. You can call, write a letter or e-mail me at:

ppardee@mi.rr.com

I’d like your input on the following things

- 1) Communication—are we doing enough? Between, newsletter, e-mail, mail station posting, signs at the entrance, is there other ways to make sure your aware of the meeting time?
- 2) Attendance—What will it take to get you to come to the meeting and be involved with your community?
- 3) What are the things that bother you the most about the meeting, be it the annual meeting or spring meeting.

- 4) What do we need to do to get you to volunteer and work on improving the community? Most activities are simple and take up less than a couple hours per month.
- 5) What are your top three priorities about the River Pines community and the quality of life it provides.

You need not limit the response to answering the question. We hope you will have lots to say and we accept criticisms as well as compliments. Tell us any ideas you have quality of life issues for residents. Tell us the good, tell us the bad, and tell us the ugly. Tell us which is THE ROAD NOT TAKEN (Frost). We promise to read your comments and suggestions and summarize them anonymously in the next newsletter.

Thanks for you time and hope to hear from you soon.



We could learn a lot from crayons. Some are sharp, some are pretty and some are dull. Some have weird names and all are different colors, but they all have to live in the same box.



## ***Your Most Prized Possession***

*By: John Fahrner*

Believe it or not when it comes to your condominium that item just might be your Sump Pump. Yep that thing in the corner of the basement that seems to run all the time. It's good that it runs, because it keeping water out of your basement that could cause damage to your walls, floors and personal property. So in order to help you sleep peacefully at night here are some things to do and keep in mind about your sump pump

**Number 1** Most important is to call your insurance agent. Ask them if your policy has a rider that states "water backup and sump pump overflow" This rider is critical if you want to protect your personal property, walls and floor from damage. Cost for a year is reasonable.

Other things that are good to remember and check on regarding your sump pump:

It should have a check valve. This valve prevents water from backing up into the basement. It moves the water to an overflow pipe outside your home.

The average life of a sump pump is 3-5 years. (much shorter than they used to be: 7-10 yrs)

Make sure it is standing up straight and the float and the unit are not leaning up against the side.

Most sump pumps work on electricity. Does yours have a backup energy source in case you lose power?

Always have a professional install your sump pump.



## **STORM DOORS—**

By: Ed LeFevre

Everybody knows that the storm door (or doors) on your unit are the responsibility of the co-owner. The approved manufacturer and style doors are defined in the Association Handbook and on the Association web site:

[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com).

There are several companies that provide new doors and service for existing doors such as Home Depot and Lowe's.

As a helpful hint, the River Pines contractor that services our windows and doors is Just Windows and Doors of Fowlerville, MI. They provide service and repair for the Trapp and Fox doors. They can be reached at (517) 521-3497.



## **PLEASE—**

## **DO NOT PARK ON THE GRASS -**

By: The Irrigation Committee

Now that we have the irrigation system up and running it is particularly important that vehicles do not park on the grass. Actually, vehicles don't park on the grass, the "driver" of the vehicle does.

The reason is that we have "sprinkler heads" along the edge of the streets and if a vehicle drives over them, most times, they are damaged and have to be replaced. They are expensive and it takes time to make the repairs. So, if you have friends or neighbors visiting please ask them not to park on the grass or lawn area.



## **CLEAR VIEW MAINTENANCE**

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