

# R E P O R T

## MESSAGE FROM THE PRESIDENT

By: Ed LeFevre

On September 29th, we had our Annual Meeting at the Farmington Hills Costick Center on 11 Mile Road. We had about 250 attendees and we covered many subjects of interest to the whole Association.

The main event for the annual meetings is the election of new directors replacing those that have finished their term of office. We had Tom Cornell and Shirley Nieysto running for new terms along with Jan Hall and Paul Pardee running



to fill vacated positions. Since we had 4 people to fill 4 vacancies we voted by acclamation and all 4 were voted into office.

The financial status of the association was shown for both the Operating Budget and the Reserve Fund status. As of the end of August, we have spent and committed a little over \$1 million of our budgeted \$1.1 million. Actually, we have about \$55,000 to cover discretionary spending for the balance of the year. In our Reserve Fund we projected to spend a little over \$600,000 for the year and we have

spent and committed approximately \$580,000 through the end of August. Our project expenses and fund balance are tracking our reserve plan projections.

So far this year, McShane and Associates has processed nearly 800 work orders. The majority of these work orders pertain to:

- Windows
- Tree removals
- Gutter and downspouts repairs
- Basement repairs
- Roof repairs
- Garage door repairs

We then covered the list of some 45 projects in our Reserve Plan. We discussed the following projects in a little more detail:

Painting—We have spent more money the last 2 years on painting with the decision to apply 2 coats of stain to our units. Our costs have increased but the units look much better and we expect they will still look good at the end of the 6 year painting cycle.



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Roof Replacements— We have 97 roofs left to do to finish our Phase I roof replacement program. We expect to finish the project in 2014 and the Phase II program will begin in 2022. Our average roof life has improved to 14 years per unit and the expected life of the new roofs is 20 years.

Window Repair and Replacement— Our window repair costs have tapered off a little this year compared to last year. In 2009, we spent over \$100,000 and this year it looks like we will spent about \$75,000. The windows we repaired this year were from units that were 11 to 12 years old and were in better shape than those of last year.

Security Cameras— We have installed security cameras at the 2 entrances to our complex. We are recording incoming and outgoing traffic 24 hours per day and expect this will be a deterrent to the home invasions we have experienced this year.

Repaving of River Ridge Trail— We repaved 1,000 feet of River Ridge Trail in September and have covered the patches installed over the past several years. The road looks much better and provides a smooth surface for traffic. Our plan is to do another 800 feet of River Ridge Trail from Silver Ridge Trail to White Pine Trail in 2011. We are evaluating additional street conditions and considering repaving in the future.

As usual there are many things going on within the complex. Some are more noticeable than others but the activity level has been prominent. We are starting to “button things up for winter” as the nights are getting colder and we know what’s coming.

Have a great fall season and thanks for your support and cooperation.



## **OFFICERS ELECTED FOR THE BOARD OF DIRECTORS—**

By: *Ed LeFevre*

On Tuesday, October 5th, the Board of Directors called a special meeting to elect officers for the balance of 2010 and the first 9 months of 2011.

President	Ed LeFevre
Vice President	Jan Hall
Treasurer	Tom Cornell
Secretary	Gene Kerwin

The first meeting of the new Board will be held October 26, 2010. The Board will focus on developing and approving the 2011 Operating Budget and the 2011 Reserve Plan.



### **River Pines Board of Directors**

<b>Ed LeFevre</b>	<b>President</b>
<b>Jan Hall</b>	<b>Vice President</b>
<b>Tom Cornell</b>	<b>Treasurer</b>
<b>Gene Kerwin</b>	<b>Secretary</b>
<b>Paul Pardee</b>	<b>Director</b>
<b>Shirley Niesyto</b>	<b>Director</b>
<b>Bob Eix</b>	<b>Director</b>

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## **WHAT IS THE DIFFERENCE BETWEEN THE BUDGET AND THE RESERVES???**

By: Ed LeFevre

At our Annual Meeting in late September, I talked about the status of the Operating Budget and the Reserve Plan. As I looked around the room, I noticed some “blank stares”, which might mean the obvious and maybe a little confusion. After the meeting, I had a couple of co-owners ask me the above question. I guess we get so used to working with these budgets that we assume everyone knows the difference. So here goes.



The “*Operating Budget*” funds the everyday, normal maintenance expenses for things like management fees, administration expense, lawn cutting, snow removal, gutter repairs, etc. These expenses are pretty much determined based on recent history or contracts for such expenses. Each January, the co-owners are given a copy of the budget and it describes all the normal expenses and the amount of money budgeted to cover these expenses.

The “*Reserve Plan*” funds the replacement expenses for things like roof replacements, concrete driveways and sidewalks, asphalt roads, painting of our units, etc. Each of these items has a specific plan for replacement. Some years we do replacements for certain line items and other years we do not. It’s all part of the plan. Many of these reserve items are more difficult to estimate because we do not have the history for such expenses. Take roofs for example. We know how much we spend for a typical roof replacement and we have a plan to do so many each year. The reality is, we replace roofs on the basis of “need” and some years we do more than planned and some years we do less.

The Reserve Plan should not be considered a savings account for doing whatever items we think of. It is a program of planned expenses for specific replacement of our facilities.

These budgets and plans are developed in late September and October and approved by the Board of Directors in November. During December, the management company figures out the specific amount each co-owner will be assessed based on the total money required to support the Budget and the Reserve plan.

That pretty much sums up the process and I hope this clears up any confusion you might have had.





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President

## **APPRECIATION FOR DEPARTING BOARD MEMBERS**

By: Ed LeFevre

On September 29th we held the River Pines Condominiums Annual Meeting at the Costick Center in Farmington Hills. One of the agenda items is to recognize the departing Board Members. Although there were 4 positions up for re-election, 2 Board Members are leaving this year. They are Donna Jones and Joyce McFadden.

Donna has served on the board for 5 years and has been Vice President this past year. She has been a valuable Board member and provided insight to the many issues the board has had to consider. In recognition of her service we presented her with a Certificate of Appreciation and let her know she can return to the Board when her schedule permits.

Joyce finishes her 2 year term and has had a real learning experience dealing with the many issues that come before the board. Like Donna, her schedule is such that being available for board meetings is getting to be difficult.

To fill these vacancies, we elected Jan Hall who has served on the Board for several years and has agreed to return. We also elected Paul Pardee to the Board. Paul has been active on the Lighting Committee and helping the Welcome Committee. He also helped us with the revised Bylaws project back in 2006.



## **SECURITY CAMERAS INSTALLED...AND WORKING—**

By: Ed LeFevre

As you may have noticed, we have installed security cameras at the entrances off 9 Mile Road and Bridgeman Street. We have experienced 3 break-ins this year and of course it's very aggravating to say the least. The Farmington Hills Police Department confirms that this type activity has increased considerably and has some correlation to the difficult employment conditions.

Nevertheless, if you are a victim, it's not very satisfying to know the reasons for such activity but rather how do we stop it. The best advice is to be sure your doors and windows are locked when you leave your home. Two of the break-ins we have experienced were accomplished through open windows near the front door.

The Board is concerned about any "break-ins" and we searched for possible solutions. We settled on the addition of security cameras and believe they will be at least a deterrent to the burglars. The cameras are recording incoming and outgoing activity 24 hours per day. Of course, if you advertise your valuables, the temptation to the burglar is difficult to resist.

Whenever you do something like this you always wonder if it will work and



do the job intended. As time goes by we'll see but we do have some good evidence that they do work.

On the 20th of September, we found the flower bed at the front entrance at the south end of the island torn up by some unknown vehicle. I was at the scene taking some photos of the damage and realized that our cameras should have some interesting information if they were working. I went to the DVD recorder and searched the files for the previous few hours. Much to my surprise and delight, on camera #1, I found a file and saw a "big yellow bus" entering the complex.

As I went through the files they show the bus turning about and trying to get out of the complex. In the process, the rear wheels of the bus ran up over the curb and through the flower bed causing a lot of damage to the flowers.

Later that evening and continuing into the following day, we had contact with the Farmington Hills Schools Transportation Department and they have agreed to cover the cost of the repairs. They indicated it was a new driver and unfamiliar with the area.



Anyway, the good news is that the cameras do work and provide clear details of what happens. Let's hope that any potential burglars elect to go somewhere else or at least avoid the River Pines complex.



## *The Snow Season is Coming*

*By: Ed LeFevre*

Although this article has appeared in previous issues, we have many new co-owners that may not have experienced winter in Michigan or our complex.

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 to remove accumulated snow and snow removal may not be as complete as surrounding units.



Thanks for your cooperation and it is greatly appreciated.



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

*Correction*  
Smith-Van Buren, Darlene  
21770 River Ridge Tr.  
248-471-9485

*New Co-Owners*  
Nowicki, Ronald & Rosemary  
35775 Lone Pine Lane  
248-893-7418

Paulson, Linda  
35055 Silver Ridge Court  
248-757-1250

## **GUTTER CLEANING TO START SOON –**

*By: The Architectural Committee*

The fall gutter cleaning will start soon, typically in early November, assuming the cold weather arrives as usual and the leaves drop from the trees before it snows. This is the major gutter cleaning period of the year where we clean the greatest number of units. We need the cold, dry weather to accomplish this task effectively.

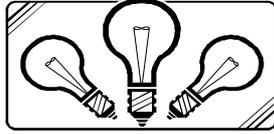
We try not to get the wet leaves and gutter debris on your windows or decks. However, we are not always successful and the weather does not always cooperate for us. Nevertheless, the gutter must be cleaned for winter and we apologize for any inconvenience.



## **PLEASE WELCOME OUR NEW ADMINISTRATION AND FINANCE MANAGER—**

If you see a new face riding around in the green golf cart with Bob Goodman, it's probably John Fahrner (pronounced "farn-er") our new A/F Manager. John joined us on October 18th and will take over the duties formerly handled by Julian Yaki-mowich who has moved on to other endeavors. We are pleased to have John with us.





## 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.

<b>Area 1</b> River Pines Ct. Blue Spruce Dr.	Bruce Tobis 471-5981
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<b>Area 2</b> 22255-21930 River Ridge Tr 35080-35040 Silver Ridge Ct	Frank Pilzner 426-6851
<b>Area 3</b> 21920-21780 River Ridge Tr 35017-35106 Red Pine Dr	Larry Frey 477-5278
<b>Area 4</b> 34911-35021 White Pine Tr 21770-21620 River Ridge Tr 21480-21610 River Ridge Ct	Charles Jones 476-7606
<b>Area 5</b> 22265-22380 River Ridge Tr	Cliff Askren 473-7293
<b>Area 6</b> 35053-35233 Knollwood Ln	Paul Pardee 478-4308
<b>Area 7</b> 35275-35495 Lone Pine Ln 21951-22162 Lancrest Ct.	Terry Connolly 473-8414 Carl Wiatr 474-8242
<b>Area 8</b> 22280-21945 River Pines Dr	Phil Plaga 426-0143
<b>Area 9</b> 35535-35595 Court Ridge Ct 35515-35862 Lone Pine Ln	Gene Milczarski 615-7544



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