

## *President's Message —*

*By: Ed LeFevre*

The signs of spring are beginning to show and it's a welcome site. The snow is gone and we have to admit that we have had a pretty easy winter, at least weather-wise.

I have written several articles in the fall and spring about the co-owners that migrate to the south for the winter to enjoy the sunshine. I have tried to convey to them what they missed by escaping to the warmer climate. This year, we decided to go down there and check it out for ourselves. We spent the month of March in Bradenton, Florida and found it very enjoyable. Seems those "Snow Birds" have a good thing going.

Speaking of "going," we will have a lot of projects going again this year. We have been busy through the winter months planning and organizing the summer projects and obtaining bids from contractors to do the work. We have the usual projects like, roof replacements, painting, concrete and asphalt replacement and so forth. Our schedule for roof replacements only shows five (5) units to be done this year. This is due to the fact we have pulled ahead so many units in years past. This will be beneficial to our reserve fund and help us

improve our balance at the end of the year.

Over the past few years, as we prepared to do our unit painting, we have inspected windows, wood trim and siding for deterioration. This year we found very little window wood deterioration. However, we have been noticing that the unit siding on some units is showing signs of deterioration at the joint where the siding meets either the face brick or where it meets the roofing material. We have observed the snow build-up along these areas and the result is that we are experiencing premature wood deterioration. You can see an example of this in the photo below. When this deterioration occurs we have been replacing the entire 4 ft x 8 ft section of T-111 siding. Each year we are seeing more and more of this type damage and the repair process is very expensive.



*(Continued on page 2)*

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Our solution to this issue is to cut and remove the bottom 4 inches of the siding that is deteriorating or will deteriorate and insert a new 4 inch piece of T-111 siding. Then, to cover the joint we have created, we will install a new 6 inch fascia board. From the following photos, you can see the



end results.

It is difficult to predict exactly when this deterioration will show up on each individual unit. The amount of snow we get, the freezing and thawing effect and the duration of the cold, damp weather are all factors that have to be considered. Nevertheless, we are convinced that eventually all siding with this construction condition will eventually have to be replaced.

### Volunteers

Don't forget. We need volunteers for our various committees, i.e. grounds, sprinkler, lighting, social, etc. Give a chairperson or a board member a call and help us by using your talent and service. See River Pines Committees on page 6 of this newsletter for a list of the committees and the Chairperson. Thank You.

## "2006" Spring Meeting

The Board of Directors

It's hard to believe that spring is here already although the winter was surely long enough for most of us. Along with spring comes more sunny days, flowers and lots



of activity around our complex. Also, in May we will have the opportunity to let you know what has been going on and what is going to happen here in River Pines. The Spring Meeting is scheduled for -

**6:30 PM, Wednesday, May 10, 2006**

and held at the *Costick Center* as usual. So mark your calendar and reserve that time for an informative evening to learn more about "What's happening in River Pines".

### River Pines Board of Directors

<b>Ed LeFevre</b>	<b>President</b>
<b>Janet Hall</b>	<b>Vice President</b>
<b>Rick Austin</b>	<b>Treasurer</b>
<b>Gene Kerwin</b>	<b>Secretary</b>
<b>Donna Jones</b>	<b>Director</b>
<b>Bob Eix</b>	<b>Director</b>
<b>Doug Keno</b>	<b>Director</b>

### 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**

# Our Detention Ponds

By: Doug Keno

Recently a workshop on detention ponds was put on by the City of Farmington Hills. There were over 100 people in attendance, along with three members of our Grounds Committee. A detention pond holds storm water for a pre-determined amount of time, while slowly releasing it to a storm water drainage system. We live on the watershed that eventually drains to the Rouge River. Detention ponds play a very important role in flood control and assuring proper drainage.



We have three ponds on or nearby our complex. Last fall a new pond was created by the Oakland County Drain Commission on the Tarabusi Creek. (by the nature trail) We have the responsibility of accepting and discharging water and maintaining proper water flow to their final destination from these ponds. This meeting helped point out areas of concern and strategies for proper maintenance.

Regular maintenance should include the following:

1. Check the inlets and discharge areas of a pond for obstructions and remove them as required.
2. Have a 15-25 foot no-mow area around the

pond and let the plant life grow unrestricted there. The geese prefer short grass and will leave an area with long grass. They also eat short grass and their droppings are a major cause of algae bloom that will choke off all life in a pond.

3. Don't feed ducks and geese. These critters are quite capable of fending for themselves. We like to have wildlife around us but we don't want to contend with the mess they leave.

4. Don't fertilize around the pond as rainwater will carry off some of it and it will end up in the pond.

5. All ponds should have their banks planted with natural planting to prevent soil erosion. If erosion occurs, it will change the shape and depth of the pond and its function will be compromised.

West Nile virus is caused by only one type of mosquito. It likes dirty stagnant water. If detention ponds are clean and have proper water movement, this virus will not be a concern. So it's important that these ponds are maintained correctly. Substantial cost could occur if these ponds have to be dredged or have other major maintenance. These ponds are not there for beautification, but for helping us win the constant battle we have with water.

Your Grounds Committee



## ***New Resource Added to the River Pines Management Team —***

*By: Ed LeFevre*

In our efforts to improve the overall operations of River Pines during the past 3 1/2 years we have infringed on many board members' time. We have received many compliments regarding the appearance of our complex, our web site, the newsletter, etc. These things happen only because of the team effort, dedication and involvement of the board members, the management company, our many committees and our Maintenance Man. Of course, the board and committee members work on a volunteer basis and the demands on their time can be excessive at times. But that's what condominium living is all about.

In evaluating what is being done and what we want to do, it has become apparent that we need additional resources. Toward that end, the board has decided to add a part-time person to the equation. We have hired an additional person who will work 4 to 5 hours per day, 5 days per week and be dedicated to River Pines. Essentially, he will handle the expanded Site Manager's responsibilities we have developed. This will insure we have the proper planning, engineering, scheduling and execution that is required.

This new person is Bob Goodman and he lives here in the Farmington Hills area. He is a graduate Mechanical Engineer from Wayne State University and brings many skills that will be useful in keeping our facility looking the way we want it to look. He has worked with us the past few days on concrete replacement and the annual spring "Walk Through." As mentioned earlier, he will be coordinating and following work orders along with regular and reserve projects.

Of course, we have to pay for his services but we are confident that we will be able to cover his expense within the current budget and our reserve funds.

So, if you see a new face in the neighborhood, looking around and taking notes, it's probably Bob Goodman. Introduce yourself and welcome him to our community.



## ***River Pines Committees***

At every Spring and Fall Association Meeting we speak about the various committees we have and recognize the Chairperson and the members of the committees. Then we ask everyone to consider helping out and serving on a committee and expect everyone to remember who is Chairperson of what committee. We all have good memories; they are just short. Therefore, to help you remember whom to call to serve on one of our committees, we provide the following:

*Grounds Committee Bob Eix*  
*Social Committee Bev Cornell*  
*Sprinkler Committee Dick Raney*  
*Newsletter Committee Lloyd Silberman*  
*Lighting Committee Larry Frey*  
*Director & Welcome June Holmes*

Participating on one or more of our committees provides you with the opportunity to have your input into the business of our Association. Please give it some thought and join in. Thanks.

### *The Board of Directors*



## *Flushing Your Water Heater—*

**D**id you see the article in the “Homestyle” section of the Detroit News on Saturday, April 8th? This article was written by Glen Haege, the noted home maintenance expert who writes a regular column for many newspapers.

Anyway, he talked about flushing the water heater tank regularly. This is something that most of us fail to do because it’s out of sight and therefore out of mind. Doing this regularly helps extend the life of the tank.

If you can get down to the basement you can do the job. It’s easy. This is what Glen Haege says:

“This is not a hard job. The most difficult part will probably be finding the garden hose and dragging it over to the hot water heater. Hook the hose up to the bottom drain valve and run it to the floor drain or to the sink. Open the drain valve and run the water out of the hose until the water turns clear. Wear gloves, it’s hot. Turn off the drain valve and carefully disconnect the hose so you don’t spill any water. You’re done.”



## *Please Welcome Our New Co-owners and Residents*

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Bruce Brown & Pamela O’Malley  
21810 River Ridge Trail  
248.471.3544

The following corrections should be noted in your records. We missed a number here and there or misspelled a name and we sincerely apologize for the discrepancy.

Robert & Susan Bullinger  
21940 River Ridge Trail  
248.476.6396

Elsie Wells  
21570 River Ridge Court  
586.417.5046

Fred & Jean Ritz  
22005 River Pines Drive  
248.471.0687

If you have not been contacted by one of our Welcome and Directory Committee members, please contact one of the following so we can be sure to include you in the update.

June Holmes	248 442-7439
Patsy Kenworthy	248 615-4031
Marilyn Gentry	248 477-6854
Bev Cornell	248 615-1970

## Thank you, Residents!

Residents who have lived here for several years may remember all the crows that frequented River Pines on Trash Collection Day.

We pushed a campaign for all residents to purchase 32 gallon trash containers to discourage the Wednesday feeding frenzy.



Have you noticed the lack of crows now on Trash Day? Isn't this much more pleasant? We do not have trash all over the streets from critters feeding on it.

Thank you to all who took heed and helped us with this problem.

Please make sure that the lids on the trash can and the recycling bins are tightly shut.

If you have not purchased a 32 gallon trash can, please do so. We do not wish to see the return of the birds or other wild creatures looking for food.



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# 2006 Concrete and Asphalt Repairs —

By: Ed LeFevre

As mentioned earlier we are finalizing our plans for our 2006 projects including concrete and asphalt repairs and replacement. I'm sure some of you remember the situation we had last year when co-owners disregarded the barriers installed around the newly installed concrete and asphalt and drove on it prematurely.

We do not want to disrupt your schedules however, if we want to keep the site in presentable condition, these

repairs must be made. It takes time to do the work and it takes time for the work to cure. The contractor specifies that we are not to drive on the new concrete for seven (7) days. The specification for asphalt is twenty-four (24) hours. We are required to abide by these specification or our warranty is voided.

We try to schedule this work over a two week period. We break up the project into two one-week phases. We try not to have anyone inconvenienced for more than one (1) week. Since this is outside work, we are very dependant on the weather and therefore trying to schedule this work for a specific day in nearly impossible. Nevertheless, we will make every effort to notify you when the work will start as soon as we can. It may be a week before construction starts or it may be a little longer. We will



communicate the schedule to you by way of a letter taped to your garage door and/or a letter mailed to your address. We lose a couple of days utilizing the U.S. Mail so posting the schedule on the garage door is probably the most effective.

So, we ask for your cooperation and patience during this short period of construction. Remember, we are doing this work for you and working to keep the complex as attractive as possible.

We sincerely thank you.....



## **SOCIAL COMMITTEE NEWS**

By Bev Cornell & Sharon Hicks

SPRING IS HERE and the ladies Luncheon will be held this summer! We are having the luncheon in June so all of our lovely ladies are back from their winter break! The River Pines Ladies Spring Luncheon will be:

Saturday, June 3<sup>rd</sup> at 12:30 pm  
The Family Buggy  
Farmington Hills  
Orchard Lake and 13 Mile Road.

Flyers for the Ladies Luncheon will be at the River Pines mail stations May 6<sup>th</sup>. The deadline to return your coupon with menu choice and check is May 20<sup>th</sup>. Can't wait to see all of you and catch up on all the news.



## *First Anniversary at River Pines Condominiums—*

I am one of the newer co-owners that purchased a home here in River Pines Condominiums and I am writing to express my joy and pride living here. I was a prior owner of a condominium in Southfield Michigan. Along with being President of the Board of Directors from 1996 to 1999, I was also Treasurer from 2000 to 2004 when I moved. Therefore I have experience not only living in a condo community but working with the association and Management Company.

The excellent care given to these grounds makes this community an A plus location to live and also insures the property value of each unit. Safety of each resident is paramount and while living here I feel very safe. The roads are maintained very well and during the winter snow days the snow removal company performs a superb job cleaning and salting the roadways for our driving safety. This is a very large community, seeing the work organized and carried out to make sure each resident can enter and exit without any problems need to be commended.

I had a bee problem last summer, sent a work order email to McShane Management Company to get some assistance in removing the bees from my front door. I was contacted the very next day with instructions on getting the exterminator out to relieve my bee problem.

Having a quarterly newsletter and a professional web-site is awesome. Communicating the need to know information about our community is a wealth of knowledge. Also having the units' maintenance schedule publish on the web-site provides each co-owner insight to what and when repairs are scheduled for each units.

Yes, this community is one of the best in the Northwest Michigan area!

Sincerely,

First Year Anniversary Co-Owner



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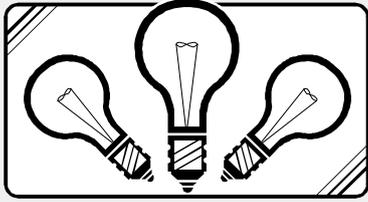
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## Lawn Sprinkler Committee

<i>Area A</i>			<i>Area J</i>		
		<i>Phone #</i>			<i>Phone #</i>
35490-35610 River Pines Ct. Front Entrance	Dick Raney	615-8527	34958-35158 White Pine Tr. 35057 -35106 Red Pine Dr.	Jack Boivin Andy Tarpinian	471-2398 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.	Dick Raney	615-8527	21480-21610 River Ridge Ct. 21615-21710 River Ridge Tr.	Roscoe Oloffo Doug Keno Tom Mossner	426-8930 476-3320 477-1832
<i>Area C</i>			<i>Area L</i>		
35260-35350 Blue Spruce Dr. 22180-22220 River Ridge Tr.	Bob Blackwell	477-0029	35061-35101 White Pine Tr. 35053-35233 Knollwood Ln.	Jack Boivin Andy Tarpinian	471-2398 478-3576
<i>Area D</i>			<i>Area M</i>		
35285-35305 Blue Spruce Dr. 22270-22380 River Ridge Tr. 22225-22295 River Ridge Tr.	<u>Jerry Ewald</u>	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.	<u>Mary Kornegger</u>	476-6733	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.	Jim Redmond	478-1288	21951-22182 Lancrest Ct. 21940-22140 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.	Jim Redmond	478-1288	35375-35675 Lone Pine Ln.	Lee Holmes Howard Petter Gene Milczarski	442-7439 478-8115 615-7544
<i>Area H</i>			<i>Area S</i>		
21720-21940 River Ridge Tr.	Roscoe Oloffo Doug Keno Tom Mossner	426-8930 476-3320 477-1832	35580-35610 Lone Pine Ln. 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 Doug Keno Tom Mossner	426-8930 476-3320 477-1832	35535-35595 Court Ridge Ct. 35695-35823 Lone Pine Ln.	Lee Holmes Howard Petter Gene Milczarski	442-7439 478-8115 615-7544

Dick Raney 248-615-8527  
Ed Nies 810-560-5626

Revised – Jan.13, 2006



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

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

**AREA 3** Larry Frey  
21920-21780 River Ridge Tr 477-5278  
35017-35106 Red Pine Dr.

**AREA 4** Charles Jones  
34911-35021 White Pine Tr. 476-7606  
21770-21620 River Ridge Tr  
21480-21610 River Ridge Ct.

**AREA 5** Cliff Askren  
22265-22380 River Ridge Tr 473-7293  
35240-35028 White Pine Dr.

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

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

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

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

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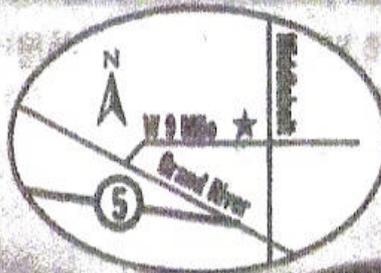
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