

# R E P O R T

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## **MESSAGE FROM THE PRESIDENT-**

*By: Ed LeFevre*

**W**e have wrapped up the River Pines 2011 business year and are happy to report that we managed to cover all our expenses within our budgeted amount. Although this is what is expected by everyone, it is not an easy task. Thanks to Tom Cornell and John Fahrner for all their work.

Don't forget.....all those beautiful Christmas decorations should have been taken down and stored away for another year.



During the first 3 months of 2012, we will be planning our summer projects. The unit painting project has already been awarded and we will be painting 52 units this year on Blue Spruce, River Ridge Trail, River Pines Drive and White Pine Trail. We will also be inspecting windows and wood trim on these buildings and schedule repairs or replacement as required.

We have 48 units remaining to complete our roof replacement project. In April we will be inspecting these units and make a determination regarding which units we will

complete in 2012. We expect to complete the entire project in 2013.

Tree trimming and landscaping continues to be a big issue within the complex. The Grounds Committee is tracking the growth of these plantings and determining a course of action. Many of our trees have grown considerably and in some cases they have overgrown. We trim as long as we can but eventually some trees will have to be removed to prevent damage to the surrounding units.

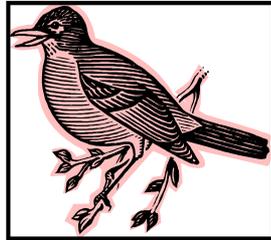
In January, 2012, each co-owner will be receiving a complete update of the River Pines Rules and Regulations. These are contained in your Association Handbook, the white notebook, and all pages will be replaced. For the most part, the changes are minor and provided to insure a better understanding of what is expected from all co-owners.

We are considering modifying the web site to make it easier for regular updates. All of the General Information, Rules and Regulations and Policies need to be updated as a result of the changes mentioned earlier. With the current web site format this is a tedious job for our Web Master. Realizing that our newsletter is published quarterly, we are trying to provide more information on the web site. As we finalize the web site planning we will provide more information to you.

Continued from pg 1

Mark your 2012 calendars for the Spring Meeting in May and the annual meeting in September. If we have the dates established before we publish this newsletter we will include it. In addition, we will be posting the dates at the mail stations in May and September.

Have a great time during the rest of the winter and remember,..... we are half way to spring.



## ***Bet You Didn't Know— (rumored) uses for WD40***

By: Editorial Staff

Ahh—the many things that can be fixed, cleaned, lubricated with WD-40

- \* Removes scuff marks from ceramic tiles
- \* Removes tomato stains from cloths
- \* Removes old cellophane tape
- \* Keeps metal wind chimes from rusting
- \* Removes gum from dryer lint screens
- \* Cleans piano keys
- \* Shines aluminum sinks
- \* Keeps flies off cows
- \* Keeps bathroom mirrors from fogging up
- \* Removes all traces of duct tape
- \* Keeps pigeons off the balcony
- \* Attracts fish (spray on your lures)
- \* Loosens stubborn zippers
- \* Folks even have sprayed it on arms, hands and knees to relieve Arthritis pain

So what is the magical ingredient in WD40 that makes it the super lubricant?

***FISH OIL!!***



## ***SALT BUCKETS AVAILABLE—***

By: Bob Goodman

To all residents of River Pines Condominiums salt buckets are available for pick up at the Maintenance Building.

As part of our contract with Greenlawn salt is applied to the front deck sidewalks and driveways after shoveling or plowing. If you are need of additional salt due to isolated icy spots, or want the added safety the association provides 5 gallon buckets of salt that you can keep. Should you have a bucket that's empty and need more stop on by. Generally there is somebody in the Maintenance Building from 8am—5 pm Mon—Fri. Or contact Bob Goodman or Greg Nothnagel (Please don't call Ed!)



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## **EGRESS WINDOWS — THEY CAN SAVE A LIFE—**

*By: The Architectural Committee*

***Please Note: The city of Farmington Hills does not require the installation of an egress window if you are selling your unit. They will have you install one if you are doing major renovations to the basement that requires a city permit.***

Installation of Egress Windows is becoming more and more popular. In some cities, local ordinances and building codes are requiring such windows be installed. There are lots of rumors stating that a unit cannot be sold without an Egress Window in the basement. The fact is, these windows provide another exit from the basement area in the event of fire. Here are some photos of typical Egress Windows -

If this is something you would like to do please read the following instructions:



Submit a Modification Request to the Board of Directors and provide all the information requested plus the following:

- Submit a plan that includes a scale drawing showing the window location on the unit.

- Also a drawing needs to show the size of the existing window and the proposed wall cut out relative to the existing opening.
- A brochure showing the details of the new window and the window well is also required.
- A protective outdoor cover of the window well also needs to be installed otherwise it is a hazard for someone to fall into the well.
- A plan for the drain in the window well needs to be shown in the drawings. This may be all shown in the contract. If it isn't, it should be.

No work can start until you have board approval and a permit is posted on the unit. That is the city ordinance requirement.

The concrete wall cut out sections cannot be buried in the excavation. They must be removed from the hole and site. Any conflict with our sprinkler system must be resolved and paid for by the owner to our satisfaction.

The unit co owner and future co owners are responsible for all future maintenance related to this installation



## ***SPEEDING—THIS CONTINUES TO BE A CONCERN—***

*By: The Architectural Committee*

**W**ith all the activities that each of us try to fit in the day we typically are hurrying to get things done. When in the car we tend to move forward in earnest and “speeding” becomes the result.

With winter already here everyone knows that the streets are snow covered and slippery. Frequently, we see cars backing out of the garage and into the street without looking for oncoming traffic. Most of the time we are lucky and the oncoming traffic stops or we stop in the driveway. As you know, in the winter, “stopping” is not as easy as it is during other times of the year.

When backing out of the garage be careful and remember the grade school training to “Stop—Look and Listen”.

### **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>Barbra Lee</b>	<b>Secretary</b>
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**Phone: 248-855-6492**

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

## ***Have a question? FIND IT ON THE RIVER PINES WEB SITE***

*By John Fahrner*

**S**o you have some questions about how things are done here at River Pines. A great resource is the River Pines website [www.riverpinescondominiums.com](http://www.riverpinescondominiums.com).

It's unbelievable how much content is included at the site . Here's a short list

- ◆ Master Deed
- ◆ Rules and Regulations
- ◆ By-Laws
- ◆ Work Order Request
- ◆ Modification Request
- ◆ Project Schedule
- ◆ Reserve Plan
- ◆ Current Year Operating Budget
- ◆ And Much More

Yep it's all there, questions on satellite dish installation— it's there. Trash pick-up—it's there, gutter cleaning schedule—it's there, walking paths info—it's there, Landscape modification - it's there.

All your answers are just a mouse click away. So before you make that call, or if you're awake late a night:

***REMEMBER—I CAN GO TO THE  
RIVER PINES WEBSITE AND GET  
THAT ANSWER***



## *McShane Management—Karen Pranger—*

*By: John Fahrner*

**H**ave you wondered about that person over at McShane and Associates that is so helpful and points you in the right direction when you have questions. Yea—You know the one that has helped you with a work order or completing a Modification Request, Well her name is Karen Pranger and I asked Karen to tell us a little bit about herself and her work experience

I came to McShane and Associates last July with 10 years experience as a Board President and 2 years experience as a Senior Property Manager. In the summer of 2011, I received my Certification in Property Management through the National Board of Certification for Community Association Managers.

I currently serve as an Assistant Community Manager for Lloyd's communities which includes River Pines. As an Assistant, my duties include corresponding with the residents, handling and forwarding all residents concerns, coordinating contracts, acting as the liaison between the residents and the Board of Directors, arranging meetings, along with the usual day to day administrative duties of an assistant. Of course, it goes without saying that River Pines is by far, my favorite community to work with.



## *Help keep the nuisances out of our community!*

*By: John Fahrner*

**F**eral Cats, Raccoons, Geese, Coyotes, to name a few. Yep—they're all here inside the River Pines community. They destroy gardens, wreck havoc in attics, leave little presents on the lawn, and worst of all they continue to breed and add to the population.

What can you do—  
Don't feed them!  
Don't leave food or scraps out!  
Don't provide shelter or cover!

In the case of feral cats, if you see a litter of young ones, put in a work order to McShane to have animal control come out and remove the young. If they can catch the mother, they'll remove her also, but this often is much more difficult..

Your site manager (Bob) and maintenance man (Greg) are out there everyday, but they can't see everything. If you have spots or conditions that look to be a haven for unwanted critter, put in a work order, and they'll inspect and recommend corrective action.

We all love nature, and enjoy seeing the deer, rabbits, hawks that all make River Pines their home, but lets keep the creepy critters out of our backyard.



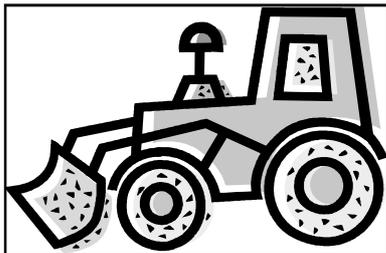
# ***The Snow Season is Here***

**W**e have many new co-owners that may not have experienced winter in Michigan or in our complex. Snow removal and parking during the winter months can create many conflicts.

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 and sometimes impossible to remove accumulated snow.

Help us keep the complex safe and do your part to comply with the rules. Thanks for your cooperation; it is greatly appreciated.

*The Grounds Committee*





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# Thinking About Selling Your Home?

By: Cheryl Nothnagel

If one of your New Year's resolutions is to sell your home, here are a few things to keep in mind:

Although the traditional home-buying season starts in the spring, here are some reasons why listing your home now, rather than waiting, could prove to be a smart decision.

- On average, the number of home sales in January drops almost by half from the previous year's peak. A house that is priced right and staged well will stand out even more with less competition.
- Lenders, home inspectors, movers, and other vendors also see a seasonal dip in transactions. This could mean a quicker, easier, and possibly cheaper time to buy, sell, and move.

Even if you're not ready quite yet, now is a great time to start the conversation with your local real estate agent. He or she can give you pointers on which repairs and preparations to tackle first, and which ones may not be necessary, saving you time and money. Starting now can help you capture the most buyers by busy season.

## Things Looking Up

Existing home sales resumed on an upward trend since bottoming in July. Sales activity rose to a seasonally adjusted annual rate of 4.68 million in November. This was up 22% from July and 5.6% above the 4.43 million level in October, but remained 27.9% below the 6.49 million tax credit rush in 2010.

As steady job creation is expected to continue, industry experts are hopeful for 2012.

Another positive is the number of homes on the market continues to decline. Total inventory fell to 3.71 million in November from 3.86 million in October. This reflects the increasing response from buyers to improved affordability conditions. As lending standards return to historical norms and consumers become more confident about their financial situation, more people will be able to buy their first home, move up, or invest.

Mortgage rates are inching up but remain historically low. This trend continues to support home buying as it translates to significant savings for buyers. As overall economic recovery remains on track, rates are expected to rise to keep inflation in check.

Type	Rate
30 year fixed	4.77%
15 year fixed	4.13%
5/1-year ARM 30	3.75%
year average for a 30 year fixed rate mortgage	8.9%

Source: Freddie Mac, Rates as of Jan 7.

So get started today and take advantage of the positive trending market conditions.

Please feel free to call me with your questions, about selling your home, getting appraisals, or market evaluation.

**Cheryl Nothnagel**

Keller Williams Realty

ph: [\(734\) 357-0615](tel:(734)357-0615)

cell: [\(734\) 323-7596](tel:(734)323-7596)

[cheryl.nothnagel@kw.com](mailto:cheryl.nothnagel@kw.com)



# Lawn Sprinkler Committee

Jan 2012

<i>Area A</i>			<i>Area J</i>		
		Phone #			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.	Mary Parent	(248) 987-4281	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.	Clare Pardee	(248) 478-4308
<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.	Clare Pardee	(248) 478-4308
<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

# **HOLIDAY DINNER PARTY BIG SUCCESS-**

*By: Social Committee*

**W**ell if you weren't there, you missed a great evening of conversation, laughter, and quality interactions with your neighbors. Yep –the River Pines Holiday Party at G. Subu Leather Bottle Inn was a nicely intended event that featured great food and fine desserts.

The evening was a great night out and was a time to reflect back on Christmas past. Stories abounded about our children growing up, the grandchildren and those new fangled toys that we can't seem to figure out.

Conversation continued on upcoming vacations, winter moves to warmer locales, and plans to hunker down here in the north.

A special thanks to the social committee and to Sharon Hicks and Clare Pardee for organizing and making all the arrangement.



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## ***COMING THIS SPRING ??***



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