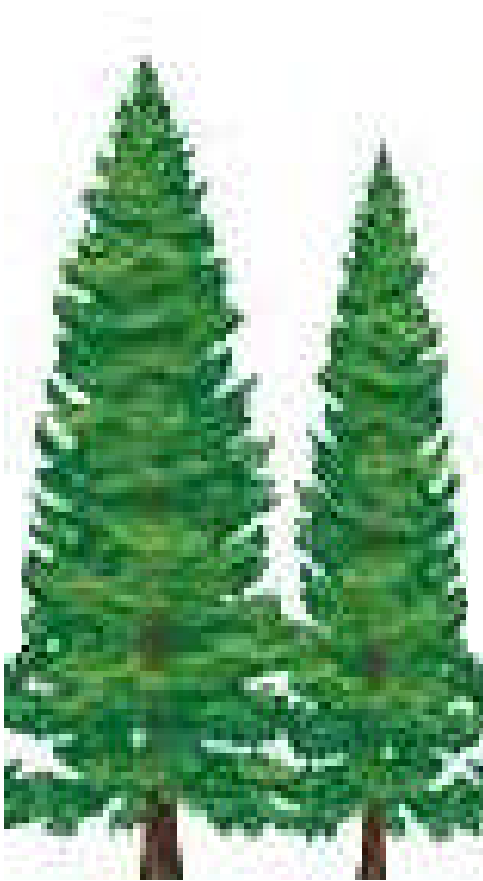


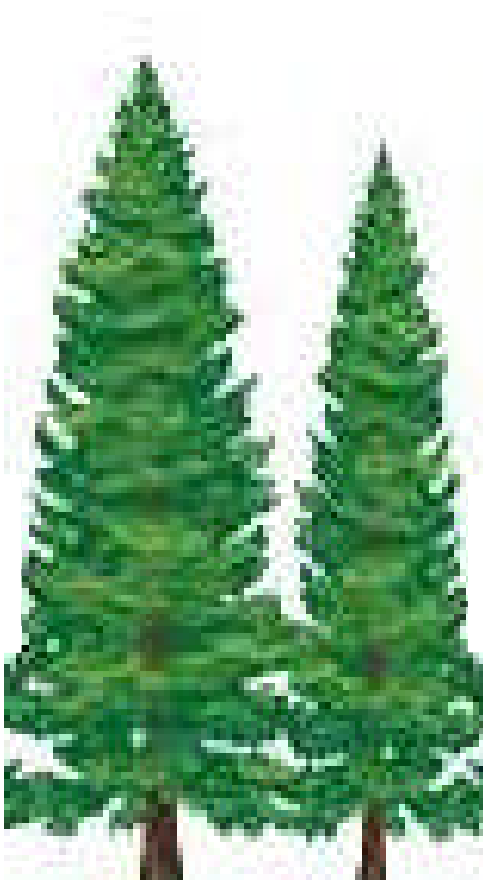
River Pines of Farmington Condominium Association



***Welcome..... to the
River Pines
2012 Information Meeting***

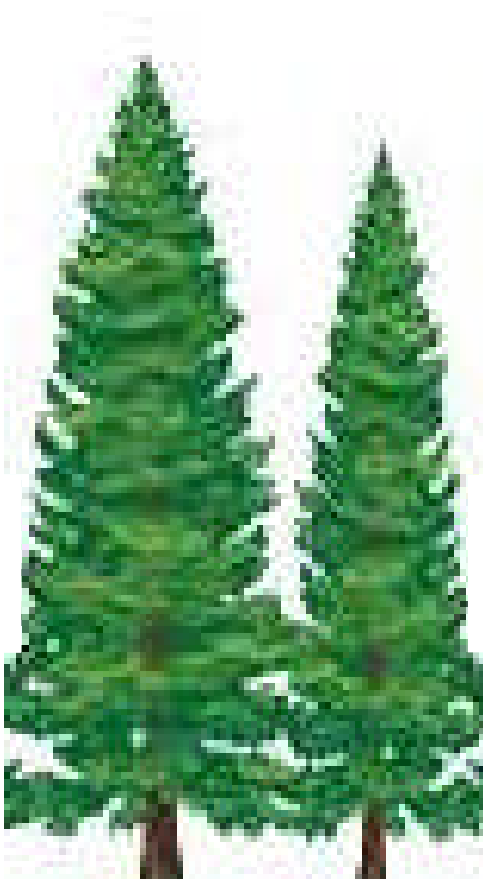
Agenda

- ❖ Current Board of Directors
- ❖ Board Support Personnel
- ❖ Financial status
- ❖ Social Committee report
- ❖ Annual Projects report
- ❖ Web Site review

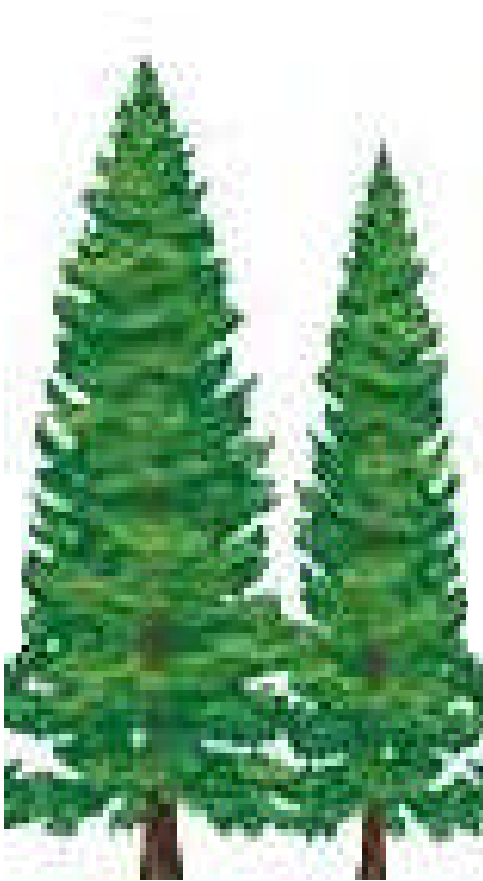


Agenda (Cont'd)

- ❖ Natural Areas
- ❖ Landscaping and Overgrown Shrubs
- ❖ Questions



Current Board of Directors



Ed LeFevre

President

Jan Hall

Vice President

Tom Cornell

Treasurer

Barbara Lee

Secretary

Dennis Connolly

Director

Shirley Niesyto

Director

Paul Pardee

Director

Board Support Personnel

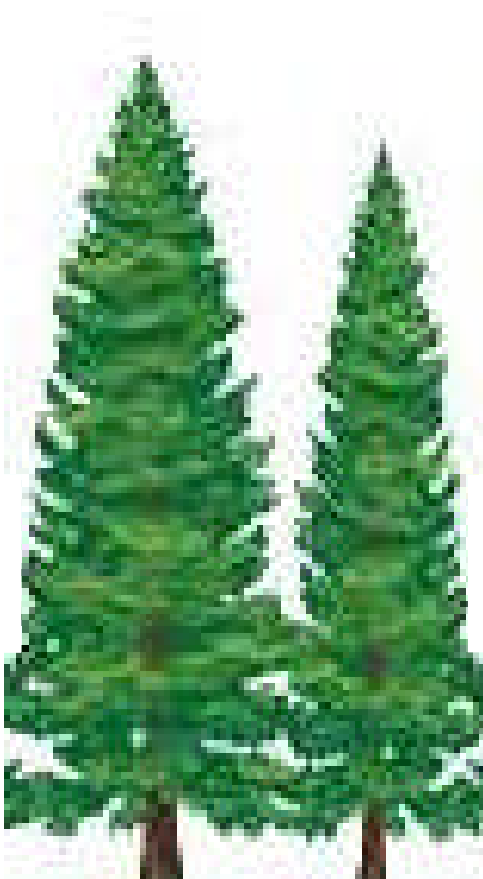
❖ McShane Mgmt	Lloyd Silberman
❖ Bob Goodman	Site Manager
❖ John Fahrner	Administration
	Finance Manager
❖ Greg Nothnagel	Maintenance

Financial Status -

Operating Budget -

Budget	\$1,159,170
Spent (4/30/12)	377,587
Committed	<u>651,703</u>
Balance	\$ 139,642

Approximately 12.1 % to be
spent

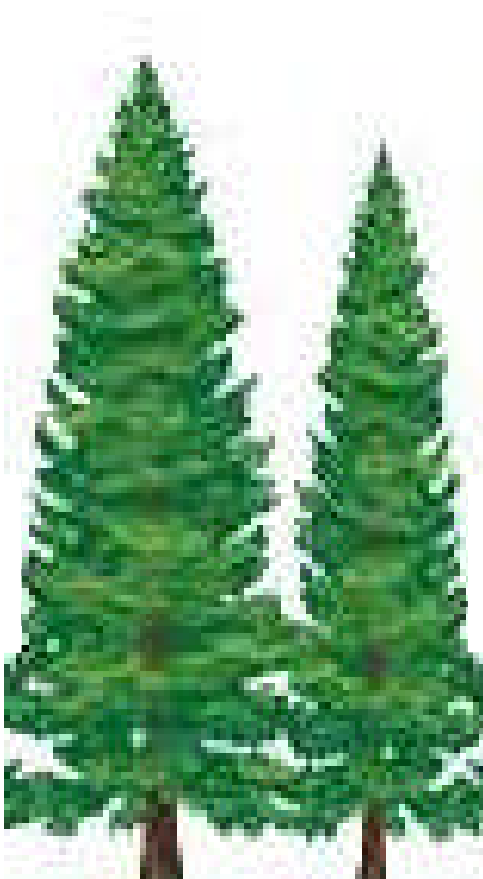


Financial Status -

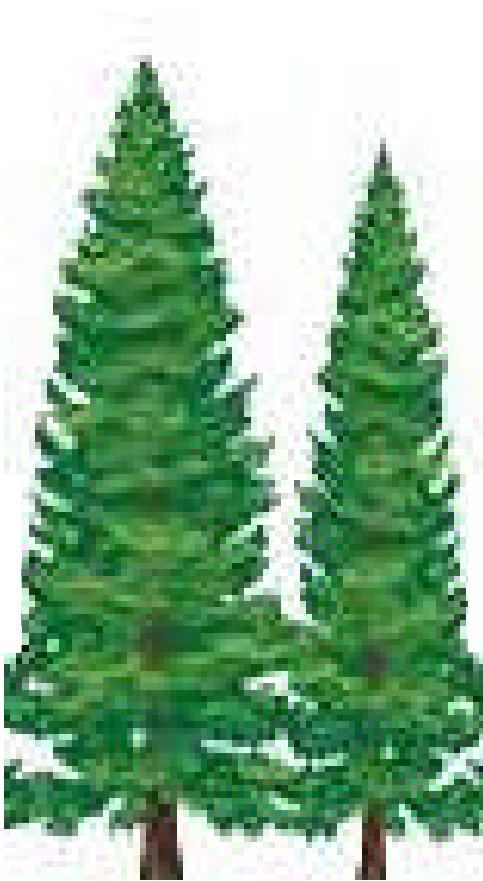
Reserve Fund -

Planned	\$536,990
Spent (4/30/12)	80,346
Committed	302,736
Balance	<hr/> \$183,907

Approximately 34.2 % to be
spent



Reserve Plan Projections-

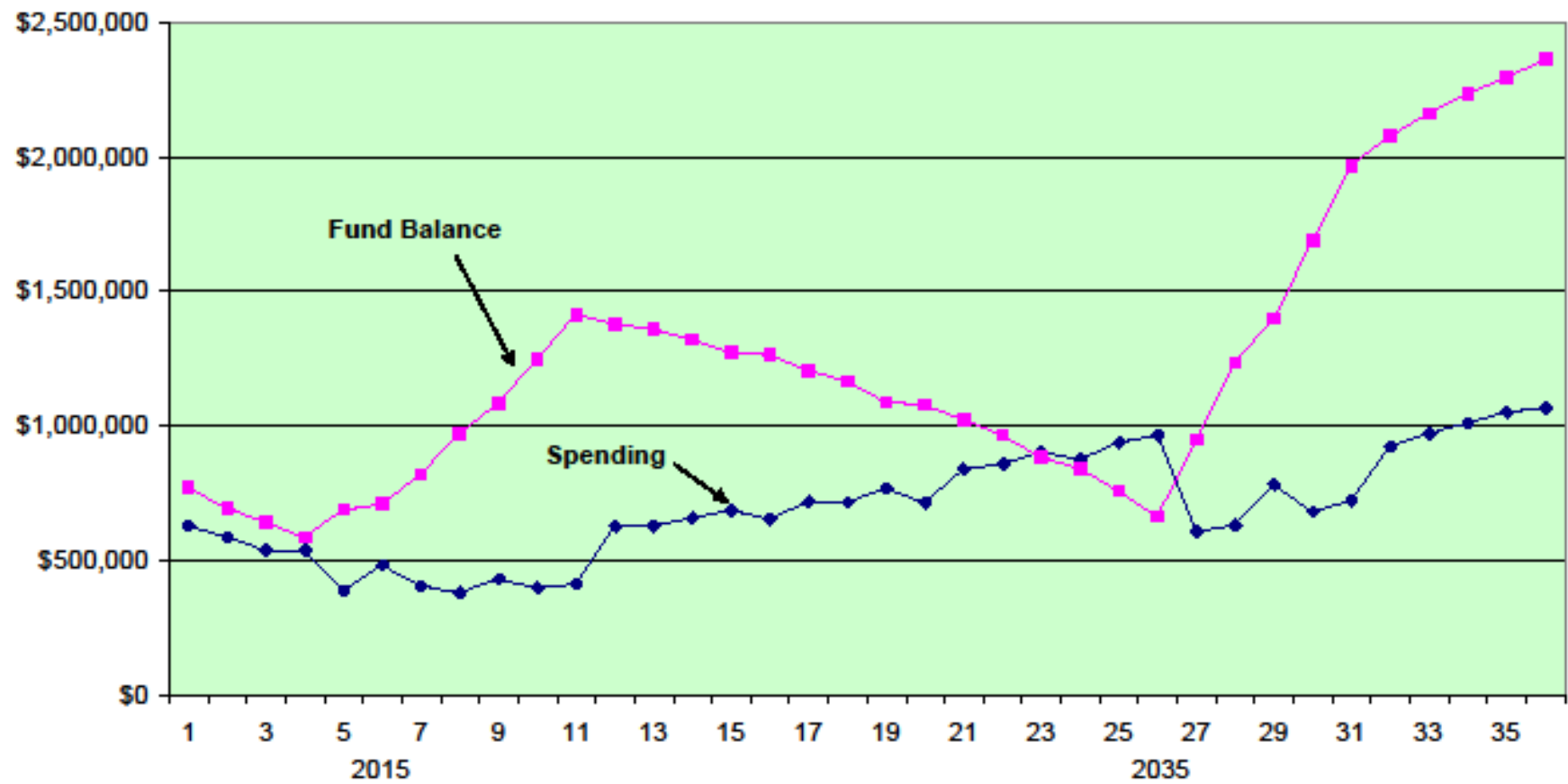


Year	Projected	Actual
2011	485,595	559,336
2012	536,990	-
2013	536,934	-

Expected Contribution to the
Reserve Fund in 2012

\$463,537

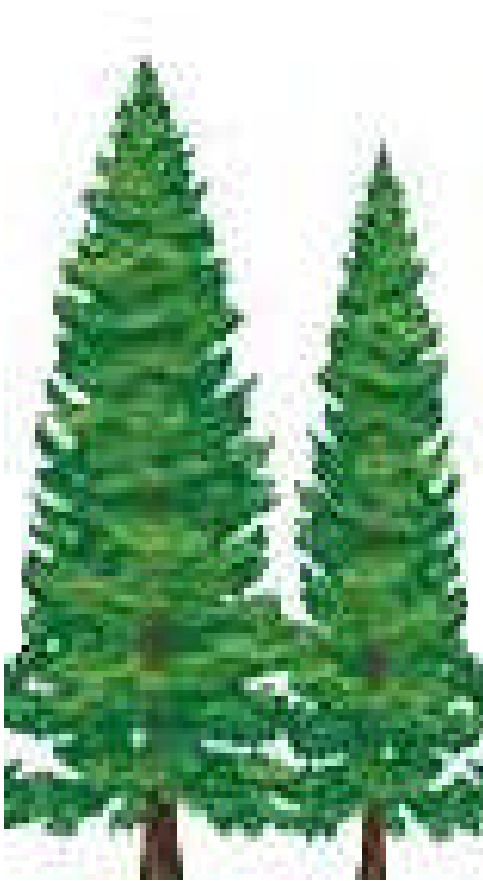
2012 Reserve Fund
Update #7
Spending vs Fund Balance



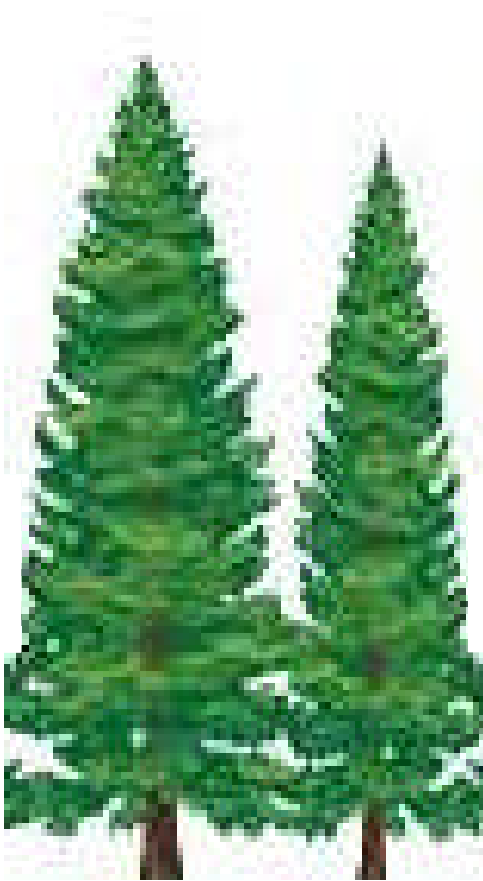
2011 Audit Report -

Our Auditor, Owens and
Strussione has finished our
2011 Financial Audit

There were no comments
regarding our financial
transactions

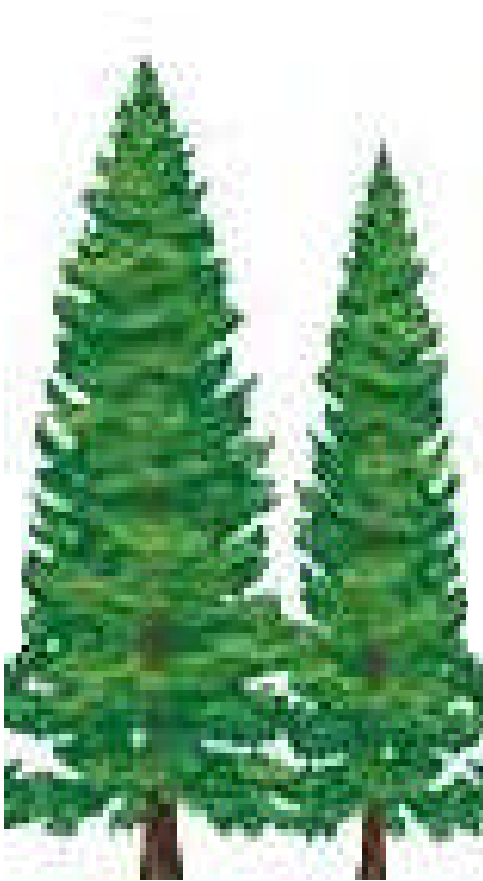


2011 Audit Report -



Copies are available and if there are not enough, please leave your name with John Fahrner and we'll get a copy to you

Social Committee Report



Marianne Boschma will bring
you up to date with the
activities of the Social
Committee



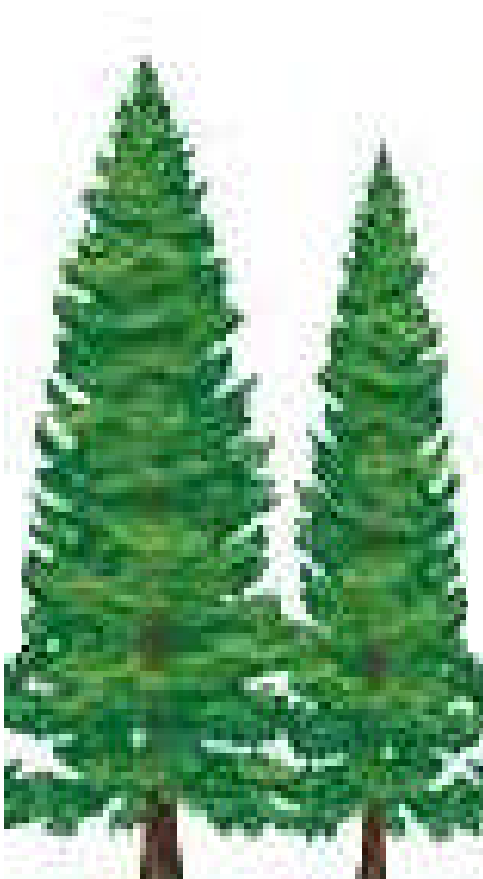
Social Committee Report

Ladies Spring Luncheon

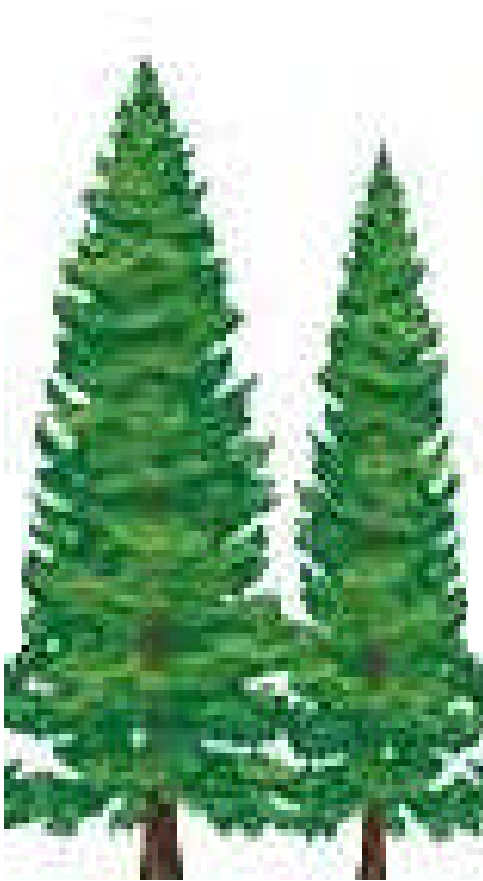
June 2, 2012 – 12:30 PM

Rocky's of Northville

RSVP by May 22, 2012

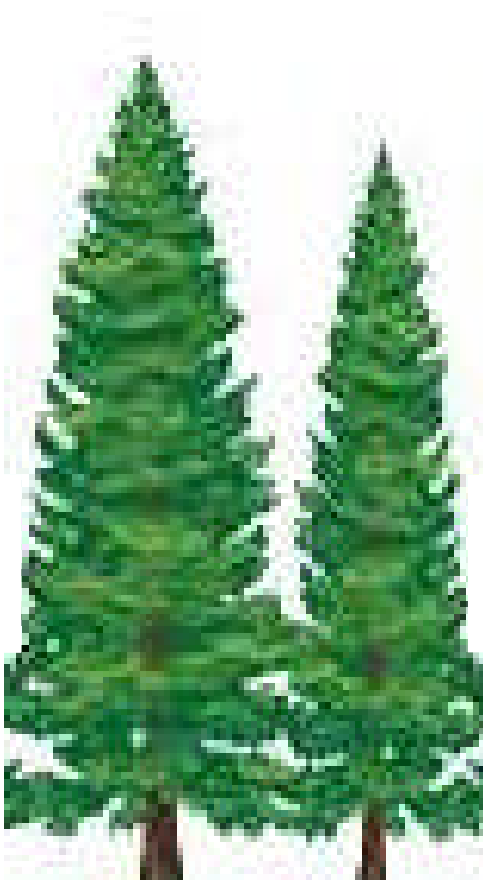


Social Committee Report



Your Social Committee
Has requested
“Signature Dishes”
for your dining pleasure

Social Committee Report



Reminder –

3rd Saturday Breakfasts at

Luigis of Farmington – 9:30 am

(Exception – During July
Farmington Founders Festival)

Questions.....

Annual Projects Report

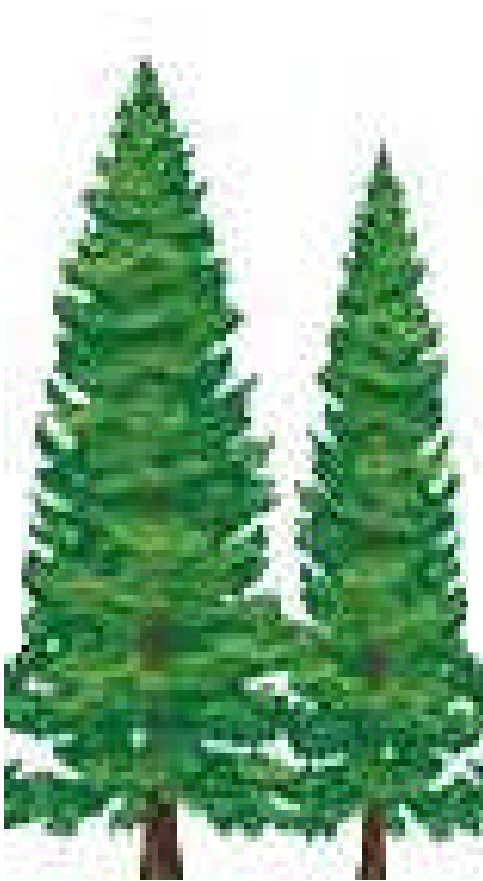
Each year our project planning and implementation is getting better.

Our Site Manager, Bob Goodman, is following all our projects and his attention to details is one of main reasons for our success.



Annual Projects Report

Our Administration and Finance Manager, John Fahrner, is participating in the planning and following the cost part of the projects making sure our costs are tracking our planning.



Annual Projects Report



John keeps our
attention on the
budget and
planned
expenditures...
... preventing
surprises at the
end of the year.

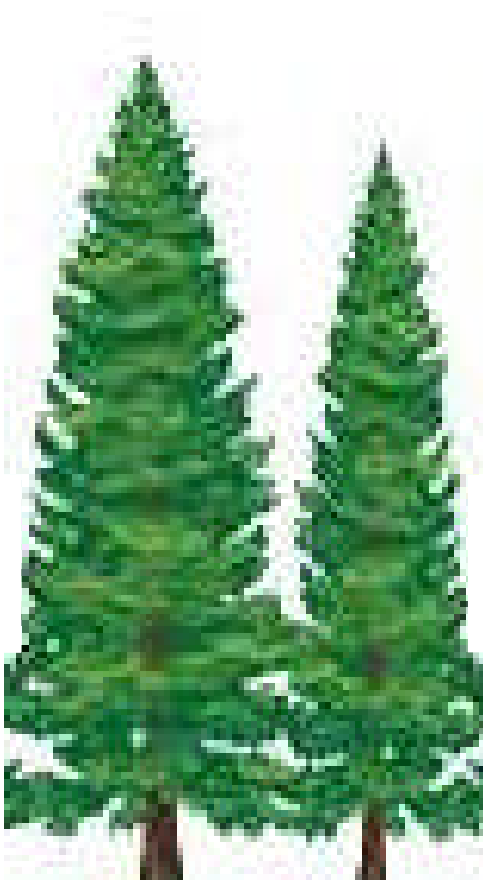


Annual Projects Report

Work Orders –

So far this year we have processed over 344 work orders

We spend approx. \$100,000 doing co-owner requested repairs

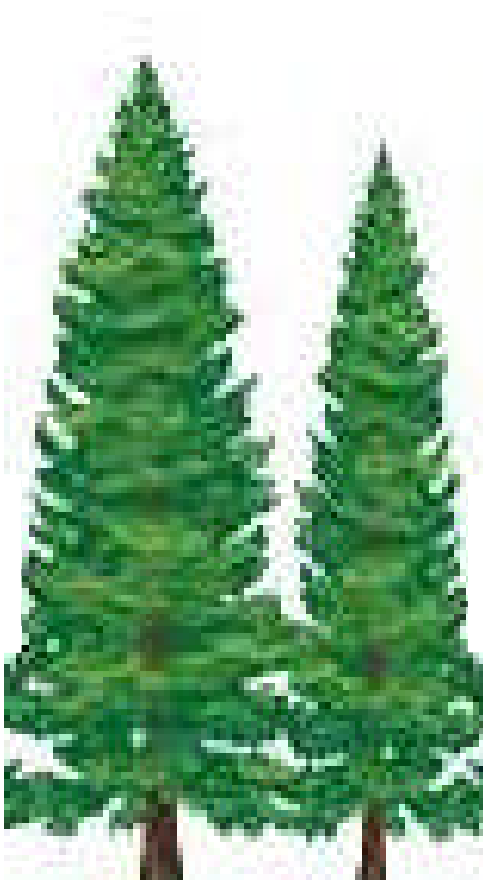


Annual Projects Report

Work Orders –

The top 6 areas of expense –

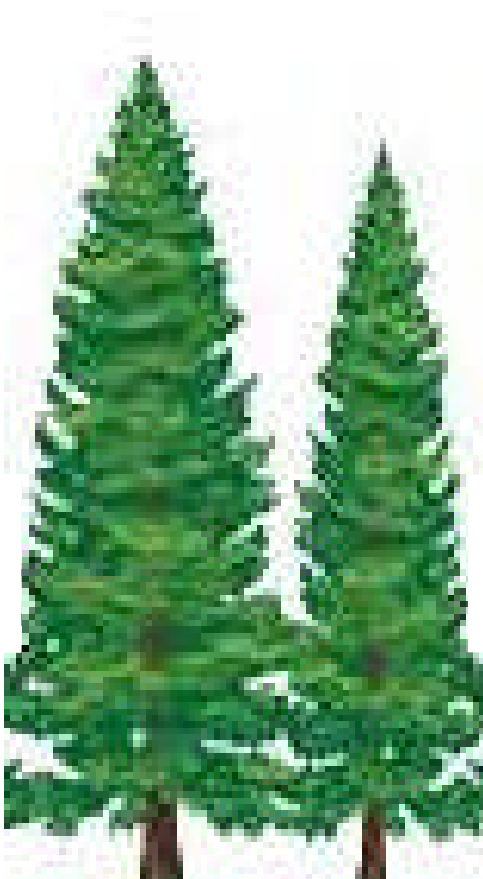
- ❖ Windows
- ❖ Tree removal
- ❖ Gutters and downspouts
- ❖ Basement repairs
- ❖ Roof repairs
- ❖ Garage door repair



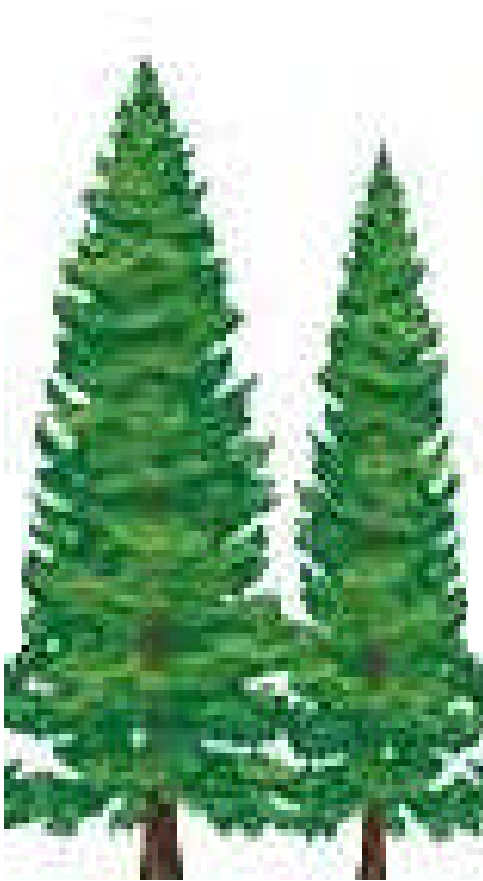
Annual Projects Report

Painting –

We are painting 52 units this year and continuing with the 2 coat process.



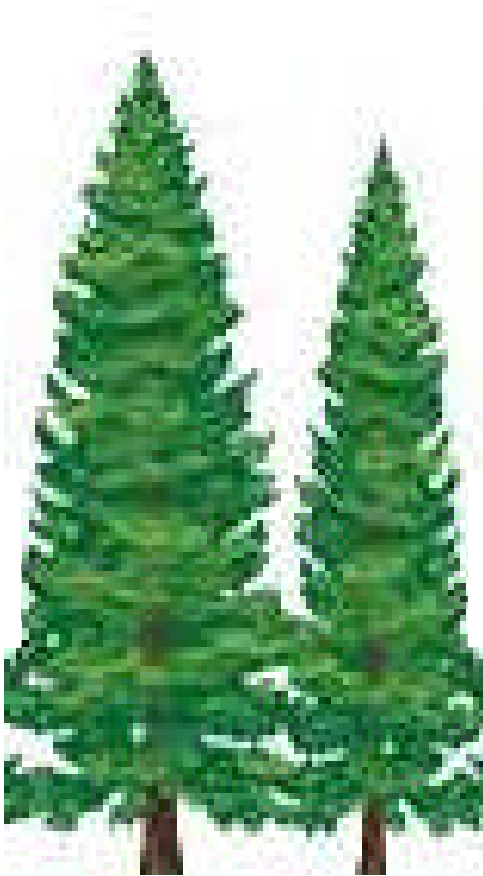
Annual Projects Report



Annual Projects Report



Annual Projects Report

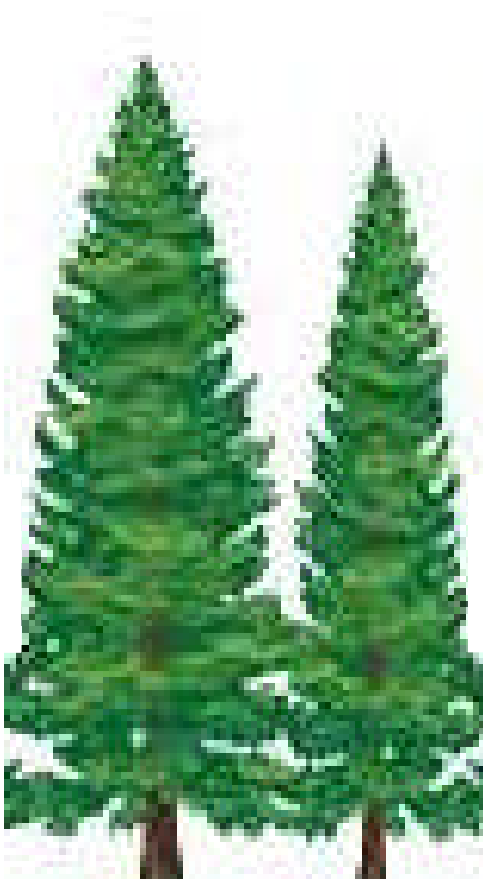


We are finding that window sills are requiring touch up after (3) or (4) years.

Annual Projects Report

Painting –

We will be inspecting window
sills on all units painted in
2009



Annual Projects Report

Roof Replacement –



Annual Projects Report

Roof Replacement –

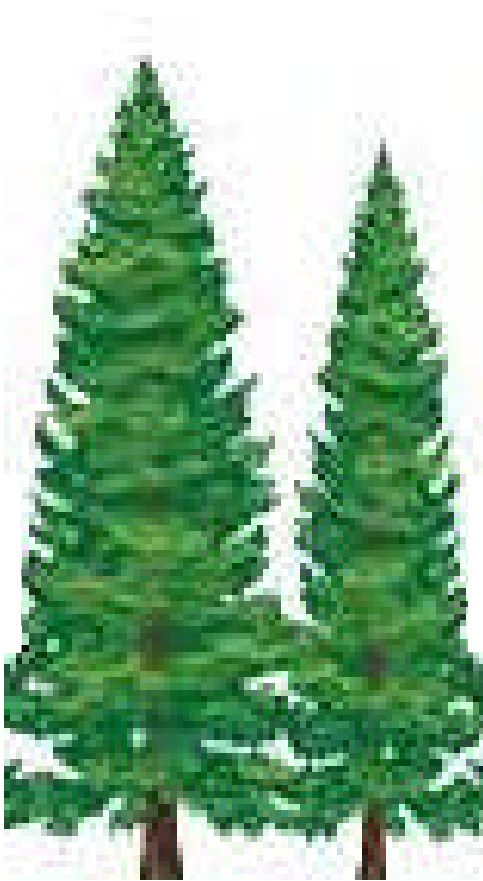
We will replace (25) unit roofs
this year and spend \$168,950

Approx. \$6,758 per unit

This is a 6.8% cost increase

Average roof life = 14 years

We expect 20 to 25 years from
our new roofs

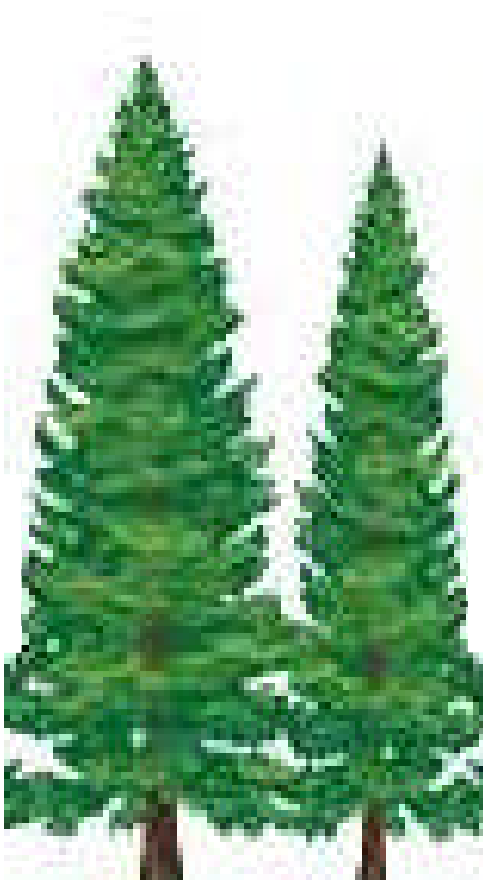


Annual Projects Report

Roof Replacement –

Based on the (14) year roof life--
\$40 of your dues..... goes to
the reserve fund every month
for roof replacement

We have (23) roofs remaining to
finish the Phase I project



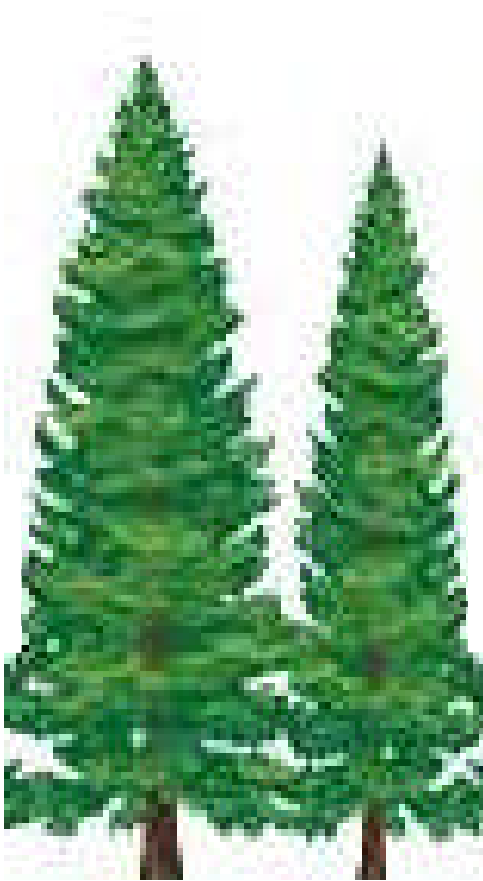
Annual Projects Report

Window Repair & Replacement

So far, Our window repair and replacement cost for 2012 is \$39,568

This represents about $\frac{1}{2}$ of our total expected cost for 2012

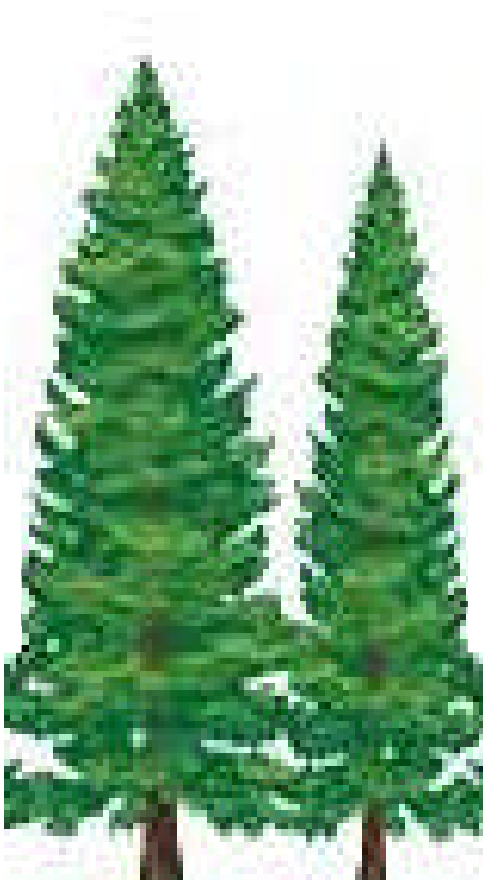
In 2011 we spent \$63,153 repairing or replacing windows



Annual Projects Report

Window Repair & Replacement

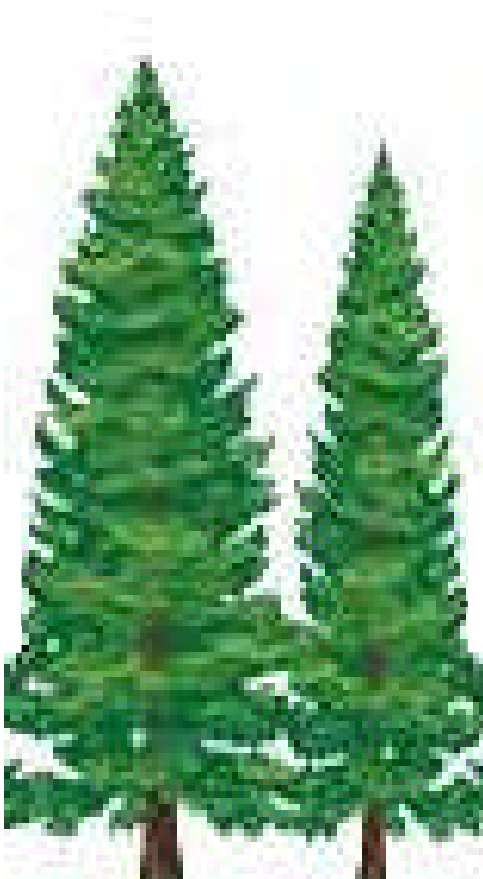
Our window repair costs seem to be leveling off at around \$60,000 per year.



Annual Projects Report

Irrigation System -

We started the Irrigation System in early April but have not been running the system very often.



Asphalt Paving Project

We inspected our asphalt roads and find that we have some repair work along the curbs and more crack sealing

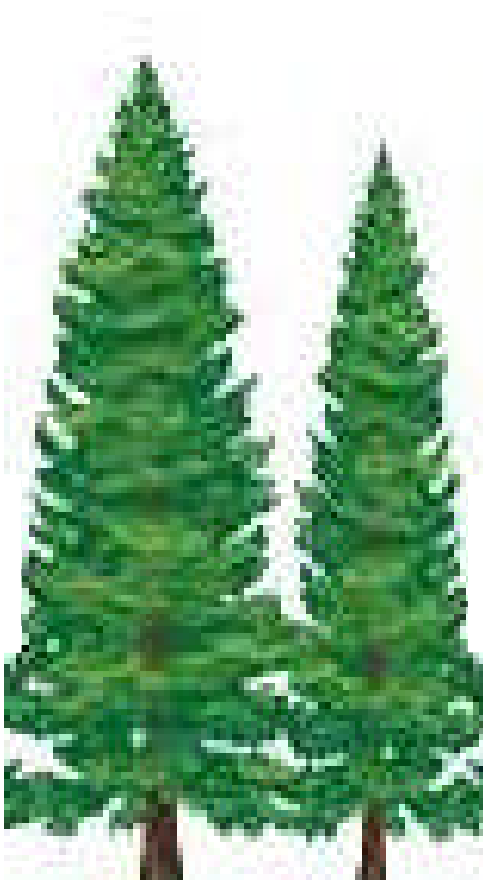
Aggressively going after deteriorating asphalt in previous years is paying dividends



Asphalt Paving Project

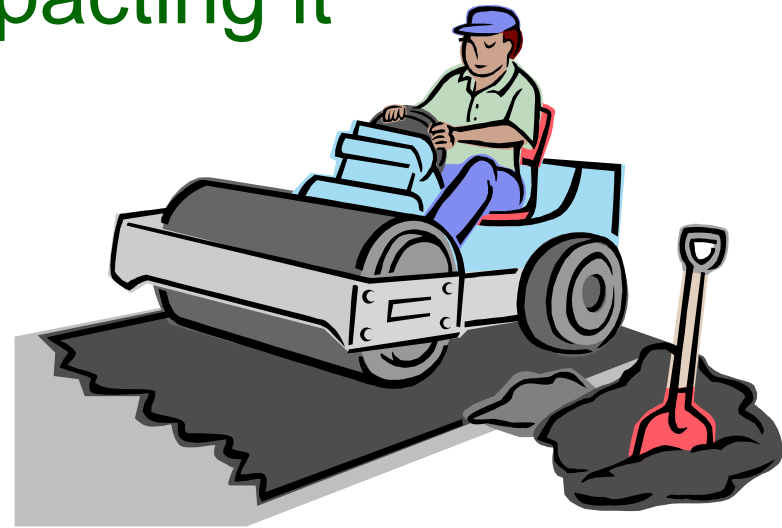
As we have maintained the road surfaces we have been paying attention to the appearance and the surface of our roads

Since River Ridge Trail is one of the oldest streets..... we resurfaced a portion of this street in 2010



Asphalt Paving Project

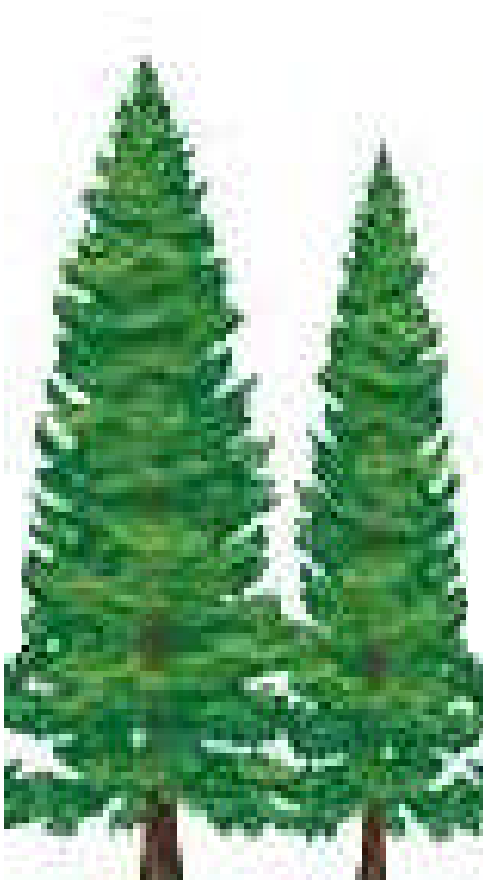
The repaving consists of milling 2 inches off the existing asphalt..... then installing 2 ½ inches of new asphalt and then compacting it



Asphalt Paving Project

River Ridge Trail is about $\frac{3}{4}$ of a mile long and we have about 1,800 ft that has several patches and is somewhat rough and unsightly

We repaved 1.000 ft in 2010

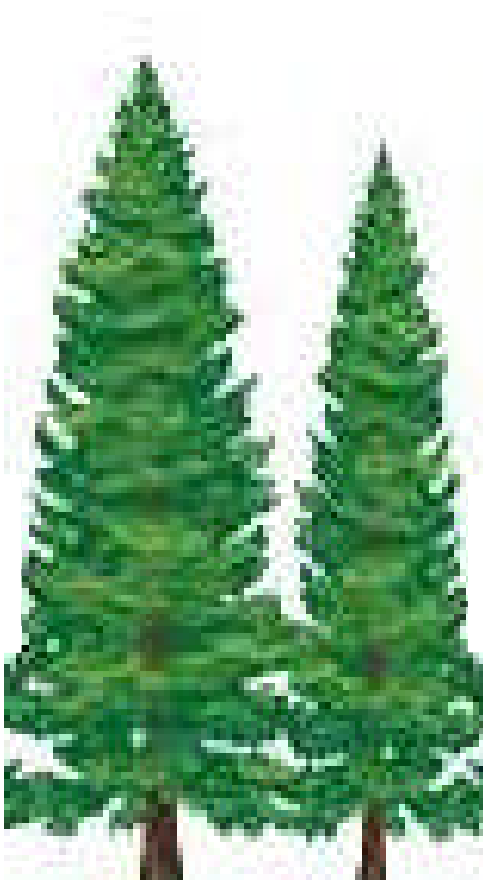


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Asphalt Paving Project

In 2012 we will look at another 800 ft of River Ridge Trail and the Architectural Committee will decide if repaving is appropriate.



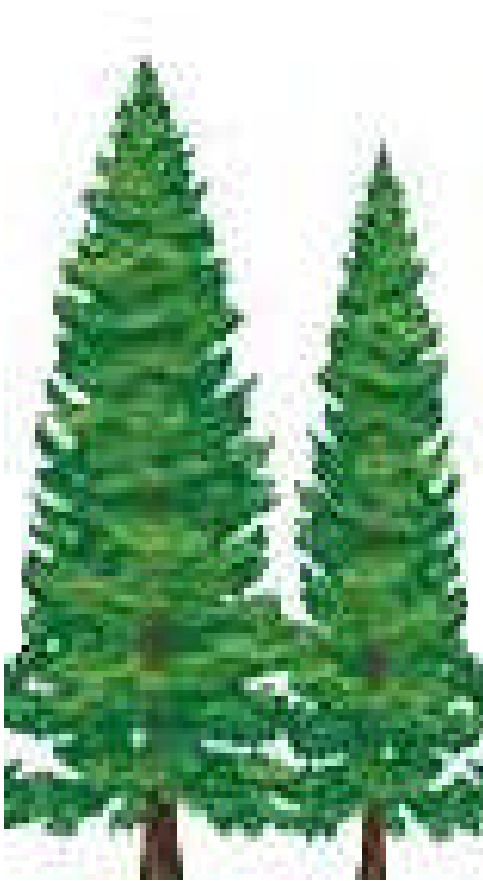


River Ridge Trail

Asphalt Paving Project

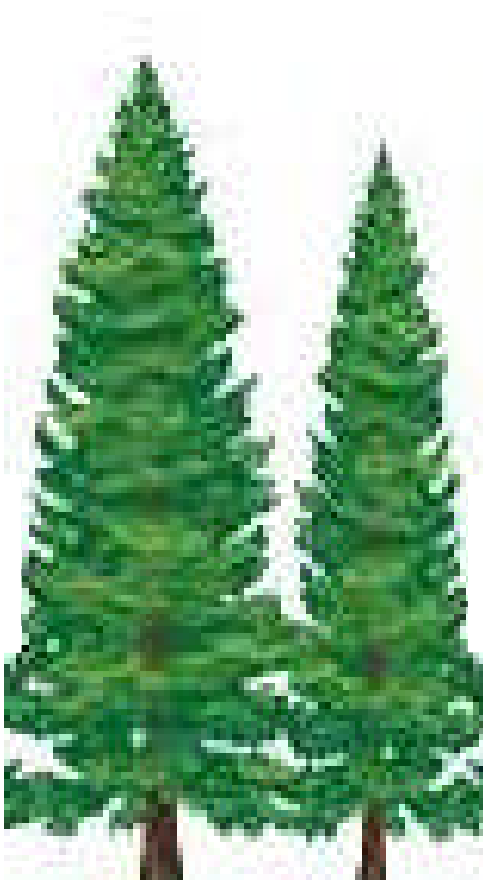
We will also consider paving approximately 800 ft of Blue Spruce in 2013 depending on the condition of the street

We actually have a 10 repaving program in the Reserve Plan
– We will repave all roads within River Pines



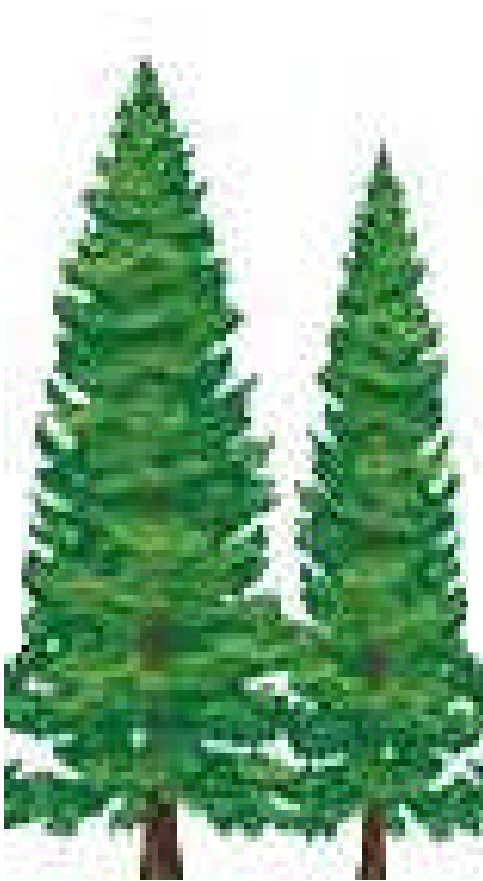
Asphalt Paving Project

Scheduling and the inconvenience to co-owners is always a concern but the end result seems to worth it



River Pines Web Site

www.riverpinescondominiums.com



Remember to check our web
site as we update it frequently

This site is provided for your
benefit and is a great source of
information



Natural Areas

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Natural Areas

- ❖ In the Spring our Natural Areas present the most unattractive appearance than any other time of the year.
- ❖ In the spring it seems that many co-owners want to get outside and spruce up the area around their unit
- ❖ If they have a natural area nearby this becomes the first candidate for cleanup

Natural Areas

- ❖ We have several Natural Areas around River Pines
- ❖ These areas contribute to the natural beauty of the site.
- ❖ In the past 5 years we have had 3 areas devastated by Pine Wilt disease
 - We removed over 700 infected trees

Natural Areas

- ❖ These 3 areas are designated as Areas A, B and C.
- ❖ We populated area A with new trees and shrubs
- ❖ We added nearly 100 new trees to areas B and C

We then planted a type of “Field Grass” that we mow at least twice a year

Natural Areas

- ❖ These 3 areas have now been designated as:
 “Minimum Maintenance Areas”
- ❖ They are trimmed and maintained on a limited basis.
- ❖ The results of this renovation has been very satisfying.

Natural Areas

- ❖ Now we have co-owners who want the natural area around their unit renovated and upgraded.
- ❖ Other co-owners want us to leave the natural area alone and let it be the natural area the builder provided.
- ❖ And still other co-owners “don’t ask”they just embark on a renovation program of their own without board approval.

Natural Area “A”



Minimum Maintenance Area “B”



Minimum Maintenance Area “C”

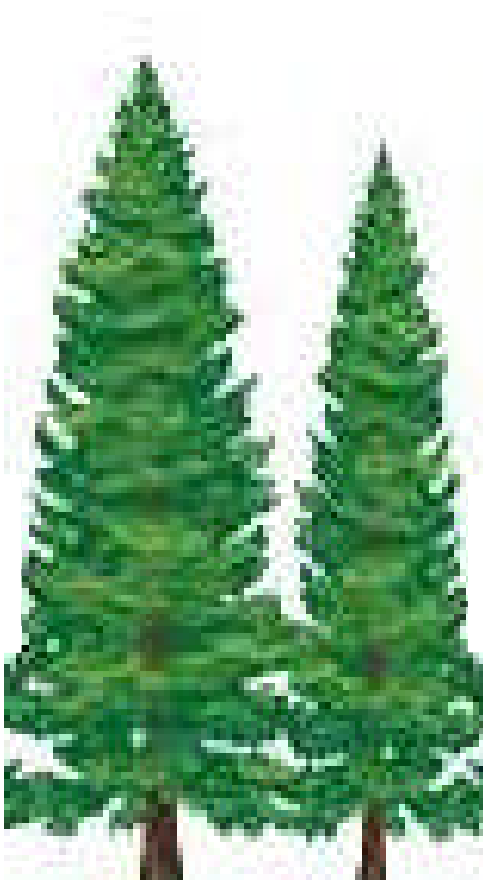


Co-Owner Modified Natural Area



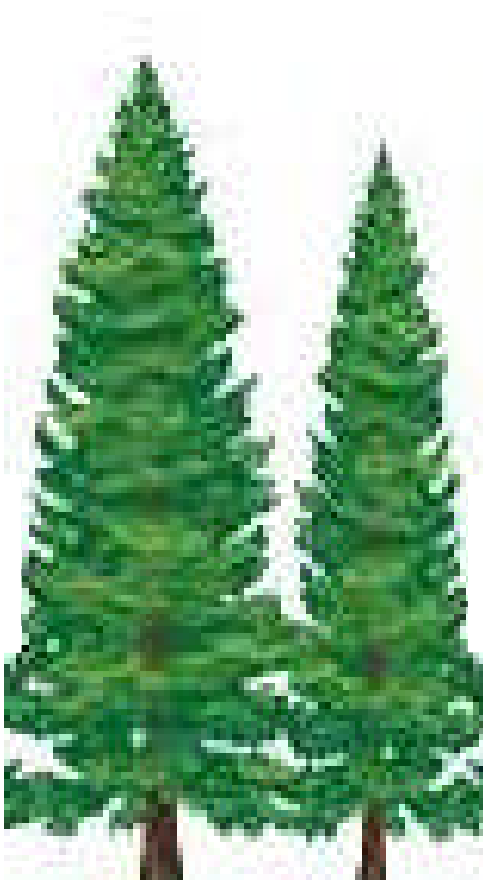
Natural Areas

- ❖ Converting our natural areas to landscaped areas is possible
- ❖ The cost to renovate these areas is considerable
- ❖ Our preliminary estimate is: Each co-owner would be assessed \$1,000 and dues increased by \$25 per month

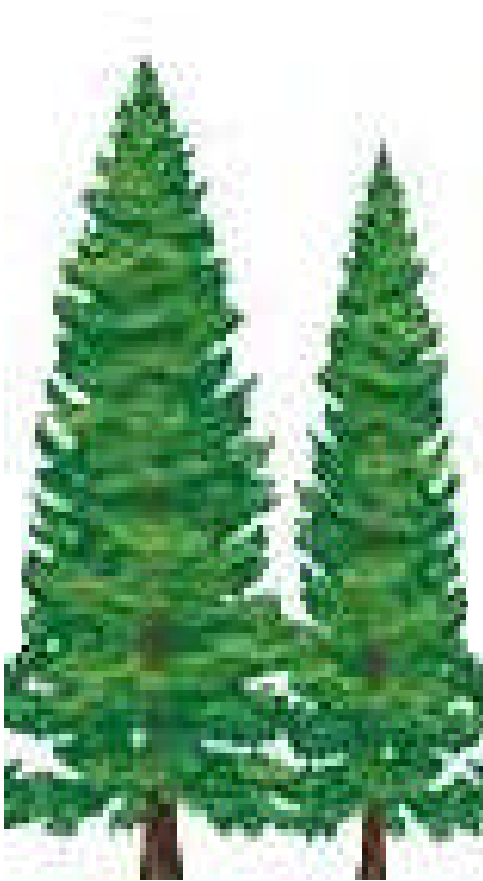


Natural Areas

- ❖ The Board does not feel an assessment is a good strategy
- ❖ We will continue with our current strategy –
 - ❖ We do not cut dead trees in the natural areas
 - ❖ We do not cut up and remove fallen trees in the natural area



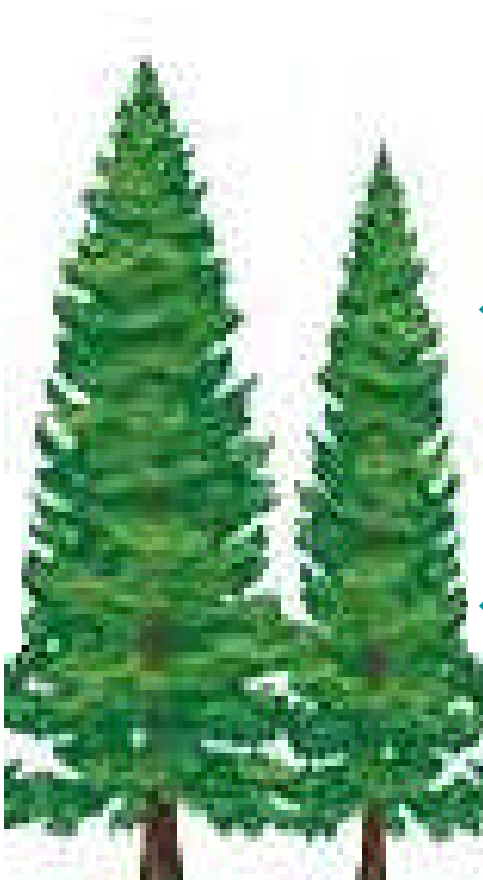
Natural Areas (Cont'd)



- ❖ Trees will not be cut because a co-owner requests such action
- ❖ Trees adjacent to units that are dead, or nearly so, will be cut as required and recommended by the Grounds Committee

Natural Areas (Cont'd)

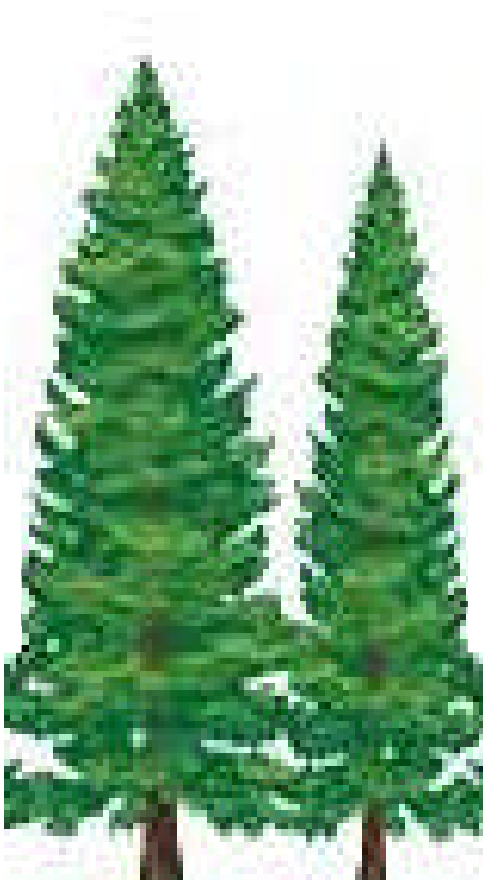
- ❖ So, before you start any clean up or renovation to a natural area..... you need to get Board approval.
- ❖ Submit a Modification Request and the Grounds Committee will evaluate your plans.
- ❖ Many times there are things we can do and not compromise the overall landscape strategy.



Overgrown Shrubbery

Overgrown and unsightly shrubs and plantings do not present a good image for our condominium association

The last couple of years we have encouraged co-owners to trim or replace their overgrown planting.



Overgrown Shrubbery

Overgrown shrubs make it very difficult to paint units

We really don't want to issue "Violation Letters" and fines

We also realize that as we all age it is not as easy as it once was to get outside and do the gardening required

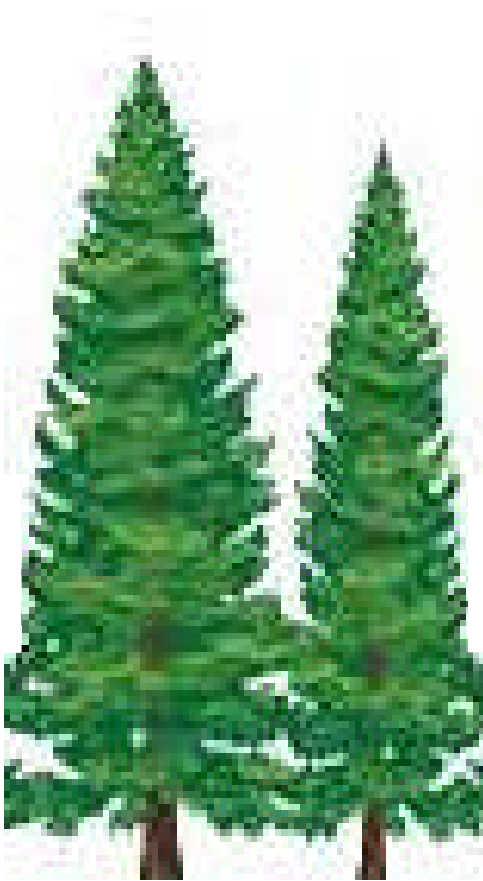


Overgrown Shrubbery

In many cases there is just too much shrubbery for the space available

If you are a new co-owner and the plantings were there when you purchased your unit..... these plantings are still yours

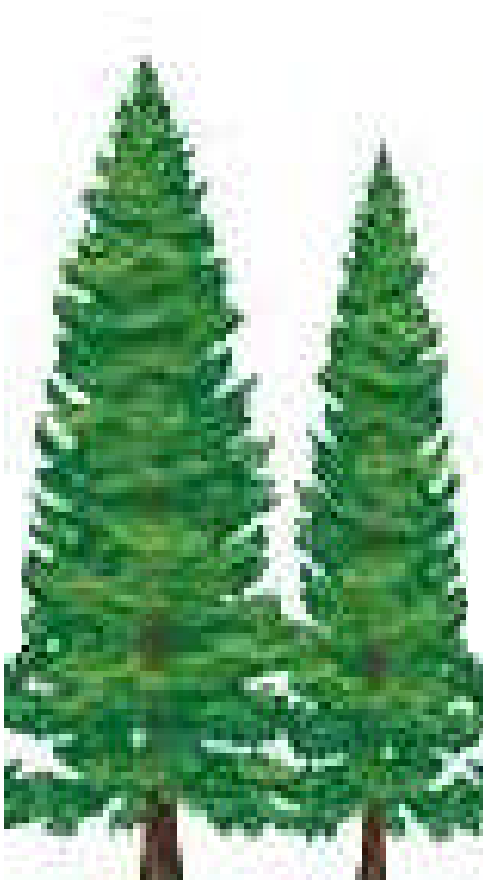
You can remove them if you do not want to maintain them

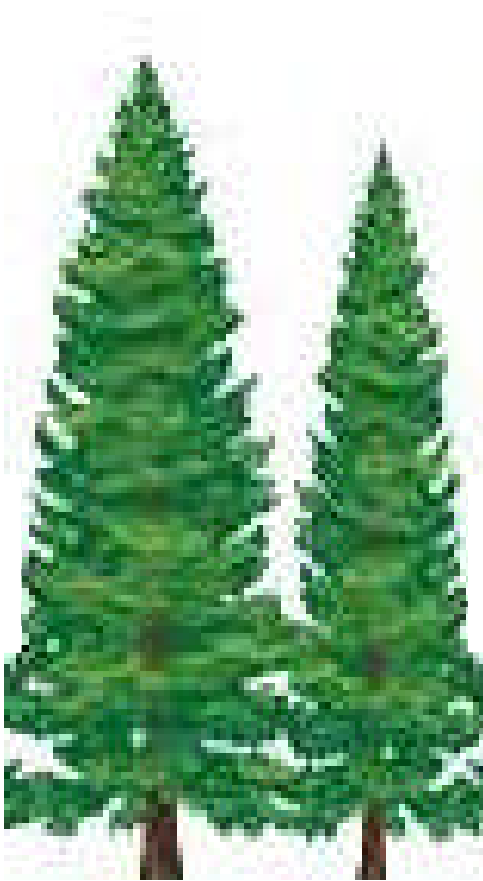


Overgrown Shrubbery

If the association has to remove them the cost will be billed to the co-owner

So, please help us and keep things trimmed and neat.





We trust this has been an
informative evening.....

Drive safely going home.....

We'll take some questions
now.....

.