

# R E P O R T

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## ***MESSAGE FROM THE PRESIDENT-***

*By: Ed LeFevre*

Spring has arrived and it seems we have been spared the normal snow fall but anything is possible when it comes to weather in Michigan. In our most recent newsletter we had articles about the “Snow Season” and “Salt Buckets”. We have had a shortfall of snow and an over abundance of salt this year.

Regardless, with the good weather arriving early we have taken advantage of it and already conducted our preliminary roof inspections for 2012. As I’m sure you noticed, we have shingles on the roofs and the contractors are busy at work. We are replacing 25 roofs and have an additional 18 units that will require minor repairs. This puts us in a position to finish our Phase I roof replacement program next year.

With oil prices being what they are, we are experiencing at least two cost increases for shingles every year. These cost increases are driving up our roof replacement cost 10% to 15% annually. Fortunately we are near the end of our phase 1 roof replacement project and expect to complete it in 2013. The phase 2 roof replacement project is scheduled to begin between 2018 and 2020, so we’ll have to re-evaluate our projected costs for phase 2 and the impact on

the Reserve Plan.

We already have our 2012 painting contract awarded to American Euro and we will be painting 52 units on Blue Spruce, River Pines Drive, River Ridge Trail and White Pine Trail. You have seen the contractor power washing and they have painted several units already.

We will probably get an early start on our concrete replacement this year and we should have completed our inspections by the time you read this newsletter.

The timing or schedules for repairs is uncertain right now but we’ll do our best to keep you informed. We will provide notices and schedules of construction work on our web site, so please remember to check this source for up to date information. Check the home page for articles under the heading “From the Prez”.

If you are wondering about when your unit will be painted, deck stained, or gutters cleaned, check the web site home page menu item “Board” and then the drop down box showing “Major project schedules”. Find your street. Your address is listed where you can look up the schedule for each of the above activities.

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

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If you haven't visited our web site lately, please do so. There is a new appearance and we have added some new menus. Our hope is that it will be more logical and easier for you to get around the site and to the information that is available. The technology for web sites is changing frequently and this recent update will allow us to post articles and information on a more timely basis. We hope to have reports from our Architectural and Grounds Committees posted so that you know what's going on and what the committees are looking into. About 60% of our co-owners have home access to a computer and therefore our web site. Share the web site information with your neighbors and help us improve communications.

## COTTONWOOD TREE BLOSSOMS—

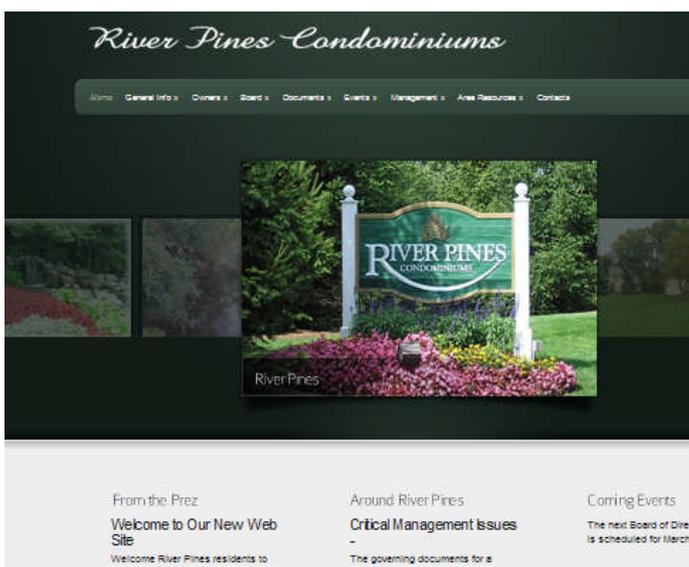
By: The Architectural Committee

The cottonwood trees have all dropped their blossoms by now and the air is clear of all the wind blown flowers. Back in early June, when they were coming down everywhere, the lawns next to curbs and gutters were white with the flowers. It's just a part of spring but there is some clean up required.



Check your air conditioning condenser at the back of your unit. The blossoms are at-

(Continued on page 3)



We're off to an early start this year with all of our projects. Let's have a great spring and a better summer.



### 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>
<b>Paul Pardee</b>	<b>Director</b>
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**Pasko**  
President

(Continued from page 2)

tracted to your unit particularly when the condenser and A/C. system is running. These blossoms need to be cleaned off the condenser fins to insure efficient cooling. They restrict air flow and cause the A/C system to run longer in order to cool your living space.

We suggest you turn off the A/C system while doing the following cleaning opera-

### **“Clean your Air Conditioning Condenser”**

tion. These blossoms can be easily removed by using your garden hose and spraying the condenser fins with water. You can also blow off the condenser coils with compressed air or, in some cases, you can use a small hand broom. Do not use a wire brush as the fins can be easily bent and bent fins also reduce the efficiency of the unit. Do not try to straighten the bent fins as they are rather fragile and can break off and possibly cause your system to leak refrigerant. The best method we have found is to use water pressure and it will remove the blossoms and any dirt that has accumulated over the winter months.

Keep your condenser clean and enjoy cool comfortable conditions inside your home. Thanks to Bill Immergluck for bringing this to our attention.

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## **2012 Garage Sale June 8th & 9th**

Cleaning out that basement? Too much clutter in the garage? Can't get the kids to get their junk out of the house?

Well, how about trying to make some money off your gently used items. Yes! It's back for another chance of making millions off your unused, unwanted treasures from the past.

Plan on being a part of the River Pines Annual Garage Sale to be held Friday, June 8th, and Saturday, June 9th. And the good news is that you only need to bring your items out to your garage. River Pines will be taking care of the advertising, balloons, and providing maps to your residence (and all participating residents). Just plan on relaxing in your lounge chair with a glass of sweet tea, and watch as your least prized possessions are sold and one of your most prized possessions (your wallet) gets a little fatter.

Posters will be going up soon at the mail stations, on the website, and by e-mail on how you can sign up to participate in this annual event.



## **ALTERATIONS OR MODIFICATIONS TO YOUR UNIT**

By: The Architectural Committee

Realizing we have 10 to 20 new residents every year, it is necessary every so often to remind our co-owners of various board policies. We have a Modification Request form and is intended to be used for changes around and within your unit.

It seems that whenever the seasons change, we all begin to think about projects around our units. In most cases, whenever you change something on the outside of your unit, a Modification Request is required. This process is designed to maintain the integrity of the condominium association and continue with the uniformity concept.

Of course, when we decide to do a project, everyone is anxious to get started. On page 67 of the Association Handbook, the board policy on "Interior Modifications" is explained as is applicable to exterior modifications as well. The Architectural Committee is currently working on a document that will list typical changes that require a Modification Request and which changes do not require a Modification Request.

The paperwork is easy to complete and basically all we ask for is your explanation of what you want to do and to provide a drawing or architectural sketch of your project. Many times, it is necessary to have a contractor develop the drawing of what you are planning to do. Once the drawing is completed, the contractor and you are anxious to start. You can obtain a copy of the Architectural Modification Request form by calling the McShane office, 248-855-6492 or you can go to:

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

On the River Pines web site, go to "Management" and then select the sub menu item "Management Forms" and the Modification Request Form is listed in 2 different formats for your use. These can be downloaded directly to your computer. Once the form is completed you can attach it to an email to McShane and Associates, Attention Karen Pranger. Her email address is: [karen@mcshanemanagement.com](mailto:karen@mcshanemanagement.com).

Recognizing the urgency to provide approval for your project, the Board has implemented many things to expedite the approval process. However, co-owners should not expect the approval process to be treated as an "Emergency". Many people just send an email to the McShane and expect to get an OK or approval with a day or so.

When the management agency receives the modification request, they ensure all the proper information is provided. Once the request is finalized, the information is forwarded to the Architectural Committee and the Board for approval. Remember, the Board and the Architectural Committee serve on a voluntary basis and cannot be expected to stop everything they are doing to process your project for approval. Nevertheless, rather than wait for the next board meeting, the information is e-mailed to the board members and that usually allows us to obtain approval within 2 or 3 days. The entire process, from the time you mail in your request for modification to receiving approval from the Board, should take from 5 to 10 business days.

So, refer to the Association Handbook for the rules, regulations and policies as you develop your project. Once you are sure you are in compliance, submit your infor-

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mation to McShane & Associates and we'll do everything we can to get you prompt approval.



## 2012 Concrete and Asphalt Repairs —

By: The Architectural Committee

As mentioned earlier, we are finalizing our plans for our 2012 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 days. The specification for asphalt is twenty-four 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 one week phases. We try not to have anyone inconvenienced for more than one 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 way to notify you.

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.....



“Volunteering is the ultimate exercise in democracy. You vote in an election once a year, but when you volunteer, you vote everyday about the kind of community you wan to live in.” *author unknown*

## *River Pines Welcomes Our New Neighbors*

**R**iver Pines would like to extend a warm welcome to the following new co-owners.

Yvonne Monsur  
22085 River Pines Drive

Daniel L. & Mildred Lyle  
35047 Red Pine Drive

Benjamin & Ilene Clor  
21705 River Ridge Trail

Ken & Kathy Walberg  
35365 Blue Spruce Drive

Nancy Ohman  
35184 Knollwood Lane

Jim & Etta Rdmond  
21992 Lancrest Court

Leonard & John Shafer  
22062 Lancrest Court

Richard Edenburn  
35295 Lone Pine Lane

Tracey Barr  
21930 River Ridge Trail

Richard Gilikin  
22110 River Ridge Trail

Sophi Wu & Weilang Wang  
22150 River Ridge Trail

Thomas & Neda Sedlak  
22040 River Ridge Trail

Dennis Connolly  
22220 River Ridge Trail

James & Sandra Hyek  
35181 White Pine Trail

Ramond K. Krygier jr.  
35231 White Pine Trail

Michael Parizon  
35258 White Pine Trail

Michelle Eickmeyer  
22121 Lancrest Court

A warm welcome to all of our new co-owners and we look forward to you being a part of this great community. So check out the website, talk to your neighbors, get involved, join a committee. It all works better when we all work together!!



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# **RIVER PINES LIGHTING COMMITTEE REPORT**

# **LIGHTING COMMITTEE**

The brilliance of the decision to switch to CFLs in 2006 continues to show benefits. In addition to the energy savings that have reduced our electric bills for garage lights, the longevity of the bulbs has continued to surprise us. Many of the original CFLs are still working after six years. Therefore, we feel confident that will get at least five years or more of life out of them.

The age of our lighting team plus medical problems are making it harder for some to be getting up on ladders. This fact, plus the difficulty in finding new volunteers, is forcing us to consider another approach. The long life of these bulbs allows us to think about phasing out the lighting team. This is entirely possible if residents will pay attention to their garage lights and simply report when one of the bulbs is not working.

On an average we are changing a couple of bulbs per week. Greg can easily replace the burned out bulbs but he is not here at night to see where they are located. So, this is how you can help; to report a garage light that is out just send me an email: [ppardee@mi.rr.com](mailto:ppardee@mi.rr.com), call or text to (248) 478-4308. I need to know the address and which bulb, right or left, as viewed from the street.

Paul Pardee  
Chairman 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 7**

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

**Area 6**  
22265 - 22385 River  
Ridge Tr

Cliff Askren  
473-7207

Charles Jones  
426-7606

## **Area 8**

Knollwood Lane  
Red Pine Drive

Paul Pardee  
478-4308



# Lawn Sprinkler Committee

July 2011

	<b>Area A</b>	Phone #		<b>Area J</b>	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
	<b>Area B</b>			<b>Area K</b>	
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
	<b>Area C</b>			<b>Area L</b>	
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
	<b>Area D</b>			<b>Area M</b>	
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
	<b>Area E</b>			<b>Area N</b>	
21960-22170 River Ridge Tr.	Tom Sedlak	893-7141	35280-35360 Lone Pine Ln. 21962-22162 Lancrest Ct.	Matt Prosoli	888-9004
	<b>Area F</b>			<b>Area P</b>	
22005-22195 River Ridge Tr.	Tom Sedlak	893-7141	21951-22182 Lancrest Ct. 21948-22148 River Pines Dr.	Lou Stern	615-0243
	<b>Area G</b>			<b>Area R</b>	
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
	<b>Area H</b>			<b>Area S</b>	
21720-21940 River Ridge Tr.	Greg	(734) 323-7594	35580-35610 Lone Pine Lane 21945-22085 River Pines Dr.	Ken Gauvreau	474-4332
	<b>Area I</b>			<b>Area T</b>	
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

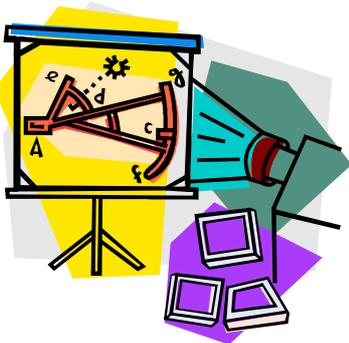
Chairman - Bob Goodman 756-3888  
(Revised—March 15, 2009)

Ed Nies - 810-560-5626

Ed LeFevre - 248-471-5422

# Condo Association Spring Meeting!

- Acknowledgement of the current Board
- Association Financial Status
- The State of the Association
- Other Items of General Information



**\*\*SEE THE NEW RECYCLING  
CONTAINERS COMING TO  
YOUR HOME THIS SUMMER\*\***

## PowerPoint Presentation



**Tuesday  
May 15, 2012  
7:00 PM  
Costick Center**

# ***Be Alert—Be Aware***

By: *John Fahrner*

**N**ow that spring is here, and summer is approaching, it's time to get outside and get familiar with your surroundings. Yes, it is important that you be aware of what is normal activity and what might be suspicious activity in our community. River Pines and its residents are not immune to malicious or criminal activity.

***So look around and be aware of the activity around you!***

Over the next 4-5 months the following contractors will be on site and part of the annual improvements and maintenance.

- ***Greenlawn Landscape***—lawns, fertilizer, landscaping
- ***American Euro***—Painting
- ***DeckMate***—Deck Staining
- ***Northwest Contracting***—Roof replacement
- ***Allen Contracting***—Cement work (driveways, sidewalk, curbs)
- ***Major League Gutter Cleaning***—Gutter cleaning
- ***Andrew Tree Service***—Tree removal and trimming
- ***Just Windows & Doors***—Window Repairs/replacement
- ***Kremer Garage Doors***—Garage Door repair
- ***KG Construction***—Building repairs
- ***Century Gutter***—Gutter repair/replacement

There are other contractors that will be on

site and of course there is the contractors used by co-owners for rug cleaning, plumbing and other home improvement. We just want you to be aware if you see something out of place, you may want to report it to the police.

## **NO SOLICITORS!**

River Pines has a policy of no soliciting in the community. If you see solicitors, call the Farming Hills police and report. They come out and chase them away or ticket them.

## **Watch for Scams.**

Recently in Northville and Farmington, there were reports of three women walking through neighborhoods knocking on doors. When you answered, they would say they were looking for day work, or that they had the wrong house. If you didn't answer, your house potentially would be broken into. If this happens to you, report this activity to police.

Always remember to keep your front door locked and garage closed if your working in the back.

We have a very safe community that has had the very minimal amount of criminal activity. To keep it that way, it is all of our responsibility to be alert and diligent in taking care of ourselves and each other.



# *Farmington Hills Announces New Recycling Containers Coming*

*By: Architectural Committee*

The City of Farmington Hills has announced the replacement of the current recycling bins with your choice of three different sized recycling containers.

Starting in July of this year, Waste Management will begin collecting from the new bins which will be distributed to the co-owners. The standard size container is a 64 gallon container (current containers are 18 gallons), and there will be a process in place from Waste Management, giving you the ability to trade down to a 35 gallon container or trade up to a 96 gallon container.

The changes are being made due to changes at the Recycling Authority of Oakland County which has upgraded their system to a single stream recycling system. This means for the consumer that things don't have to be separated or sorted in the bin. Everything goes into one bin and is sorted at the recycling center.

So, watch your mail for the announcement of the coming change, and use these larger containers to recycle more than you ever had before.



## **CLEAR VIEW MAINTENANCE**

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## ***COMING THIS SPRING AND SUMMER***

***May 5th, 2012—Farmington Hills HazMat Day @ OCC***

***May 15, 2012— River Pines Condominium Spring Meeting***

***June 8th & 9th— River Pines Community Garage Sales***

