

# R E P O R T

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## **MESSAGE FROM THE PRESIDENT-**

*By: Ed LeFevre*

**I**t's time to get ready for winter. The snow will be coming whether you are ready or not. There is really not much you have to do to get ready for winter other than maybe a furnace check and filter change.

If you have been parking outside the past few weeks you should rearrange things in the garage so that all cars are parked inside. Snow remove is very difficult when cars are parked in the driveway or street. Also your vehicles can be easily damaged.

Please do not allow your guests or others to park on the lawn. The sprinklers get covered by snow but they can still be damaged by driving over them.

Our projects for this year are progressing well.

- We have completed the unit painting and we have our painting contract for 2013 awarded to American Euro.
- Roof replacement is done however we had to add one unit to the project this year. That unit should be completed soon.
- Our concrete replacement and driveway leveling was completed.
- We completed the repaving of Silver Ridge and a 1,100 ft portion of River

Ridge Trail.

- Crack sealing should be done by the time you read this newsletter.
- We are inspecting decks that are scheduled for stain next year and identifying the wood that needs replacement. The work will be done over the winter months.

Next year we will finish the Roof Replacements. I think this is a great accomplishment for River Pines as many condominium associations have had difficulty finding the funds to handle this project. It's a big expense and we have spent over \$2.2 million since 2003. We will have about 8 years before we start the Phase II roof replacement in 2021. During the 8 years we'll be building up our reserve fund again and expect to have over \$1 million when we start Phase II.

I'm sure you have noticed the new "STOP" signs on River Pines at Blue Spruce. It took a few days for people to begin to see these signs but they have had a positive effect on the speed of traffic in this area of River Pines.

It won't be long and the Christmas Decorations will be going up at the front and back entrances. This year we are looking at doing a little more on the island in front of River Ridge Ct. Of course the mail stations will be trimmed and we'll have some treat-

*(Continued on page 2)*

(Continued from page 1)  
ment for the street signs.

So, as we move into the Holiday Season I hope everyone has a wonderful time again and look forward to a HAPPY NEW YEAR.



### ***Curious / Questions— Here's an Opportunity to Have It Answered.***

*By: John Fahrner*

Hi, My name is John Fahrner and I'm the Administration/Financial Manager for River Pines. I've been here for over 2 years now and work out of the maintenance building.

Here's an opportunity to have your questions answered, and your curiosity calmed. Drop me a note either through the website (all questions are forwarded to me), or e-mail at [jf5090@gmail.com](mailto:jf5090@gmail.com). I'll respond with an answer directly to you.



## **.River Pines Holiday Party G. Subu Leather Bottle Sat. Dec 15, 2012 – 4 pm**

Cash Bar 50/50 Drawing  
Optional White Elephant  
Gift Exchange  
Your Choice;

Almond Encrusted Whitefish \$26

Red Roasted Pepper Chicken \$22

Cheese Ravioli w/Marinara \$20

New York Strip \$27

Includes: Rolls, Butter, Salad, Potatoes,  
Vegetable, Dessert, Coffee, Tea, Tax, & Tip

Contact

Sharon Hicks 248-473-0382

Clare Pardee 248-478-4308

***Please pick up your Holiday  
Flyer at the mail stations after  
Nov. 17, 2012***

***The deadline for returning the  
coupon with a cash or check is  
Dec. 3, 2012 to  
either Clare Pardee or Sharon  
Hicks***

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

<b>Ed LeFevre</b>	<b>President</b>
<b>Jan Hall</b>	<b>Vice President</b>
<b>Barbra Lee</b>	<b>Treasurer</b>
<b>Gene Kerwin</b>	<b>Secretary</b>
<b>Paul Pardee</b>	<b>Director</b>
<b>Joyce Brandemihl</b>	<b>Director</b>
<b>Dennis Connely</b>	<b>Director</b>

### **Management Company**

**McShane and Associates**

**6230 Orchard Lake Road, Suite 200  
West Bloomfield, MI 48322**

# **BETTERMENTS AND IMPROVEMENTS INSURANCE COVERAGE**

By: *The Board of Directors*

The Board recently renewed the property and liability insurance policy with McCredie for 2013 through 2015. We also increased the policy deductible amount to \$5,000. This resulted in a significant reduction in the cost of our annual premium.

Betterments and Improvements is probably best described as improvements the co-owner, or previous co-owner has made to the unit over and above what the builder provided. In other words, such improvements will remain with the unit when it is sold. Examples would be granite countertops, wood floors, kitchen cabinets, etc.

As mentioned above, we now have a \$5,000 deductible. The Association has insurance for betterments and improvements but any claim would be subject to the \$5,000 deductible.

All co-owners should have their own insurance policy for their personal property within the unit. This policy can also cover betterments and improvements up to \$5,000 so that the Association deductible amount is covered by your insurance. You should contact your insurance company and discuss your coverage. You can also cover this limited betterments and improvements coverage for the first \$5,000 of any claim.

## *. When Planning for the Holidays—Remember These Safety Tips—*

By: *John Fahrner*

- When preparing a holiday meal for friends and family be sure to wash hands, utensils, sink, and anything else that has come in contact with raw poultry. Keep in mind that a stuffed bird takes longer to cook.
- Never defrost food at room temperature. Thaw it in the refrigerator, in cold water or in the microwave.
- While doing holiday cooking, keep your knives sharp. Most knife injuries occur due to dull blades.
- When displaying a tree, cut off about two inches off the trunk and put the tree in a sturdy, water-holding stand. Keep the stand filled with water so the tree does not dry out quickly.
- Stand your tree away from fireplaces, radiators and other heat sources. Make sure the tree does not block foot traffic or doorways.
- When putting up holiday decorations, always use the proper step stool or ladder to reach high places. Don't stand on chairs, desks or other furniture.
- When you climb, always face the ladder and grip the rungs to climb – not the side rails. Always keep three points of contact on the ladder whether two hands and one foot, or two feet and one hand.
- When climbing, keep your hips between the side rails and do not lean too far or overreach. Reposition the ladder closer to the work instead.

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## ***SALT BUCKETS AVAILABLE—***

*By: Bob Goodman*

**T**o 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!)



### ***QUOTE:***

***I cannot give you formula for success,  
but I can give you the formula for failure  
which is:***

**Try to please everybody!**

Herbert Bayard Swope

## ***Recycle Bins –***

**A**ll co-owners have received their new recycle bins from Waste Management. There are instructions on the lid of the bin that tell you how to orient the bin when you place it at the curb. Please check the lid and orient the wheels toward your unit.



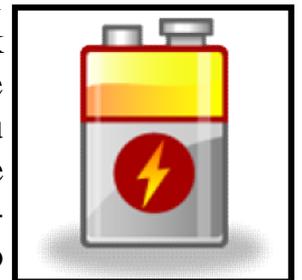
Also, Waste Management will eventually be using a truck that will pick up the container and dump the containers automatically. To facilitate this automatic pick-up, please set the recycle bin on one side of your driveway and your trash container on the other side of the driveway.



## ***DID YOU CHANGE YOUR BATTERIES???***

*By: The Architectural Committee*

**W**e changed our clocks to back from daylight savings time in November but did you remember to change the battery in your smoke detectors? You need to change these batteries at least once a year to be sure they will work when you need them.



# Flushing Your Water Heater—

By: *The Architectural Committee*

There was an article printed in the “Homestyle” section of the Detroit News on Saturday, April 8, 2008. This article was written by Glen Haege, the noted Home Maintenance expert. We republished the article and thought it would be appropriate to do so again.

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.”

Another thing you should consider is replacement of your water heater. They don’t last forever and frequently do not give you any notice before they fail. Life expect-



tancy estimates vary but generally they fail somewhere between 13 to 18 years. How lucky do you feel?

The last units built in River Pines were in 1999. That’s 13 years ago. When was your unit built?

You can wait until it fails and leaks water all over the basement. Or, you can replace it before it fails. Ask Paul Pardee about handling a water heater failure.

The replacement cost is about \$600 depending on the features you want and the size of the tank.



## No Solicitors

By: *John Fahrner*

To all residents of River Pines it is clearly posted at both entrances into our condominiums that soliciting is strictly prohibited!

Should you find yourself in the position of having solicitors at your doors, please do not answer the door.

Please call the Farmington Police and let them know of their presence in the neighborhood and let them handle the situation.



## ***2012 River Pines Annual Meeting***

*By: John Fahrner*

On Wed. Sept. 19th River Pines held its annual meeting of co-owners. This event was well attended with approximately 200 Residence in attendance.

The main order of business was the election of two new board members, but before that was a few moments of appreciation for the two members leaving the board. Special thanks and acknowledgement of their contribution to the River Pines community were board members Tom Cornell and Shirley Nieyesto. Both members were recognized for their experience, knowledge, and commitment to River Pines Condos.

Welcome to the board were our two new members, the grizzly veteran of previous

boards Gene Kerwin, and new member Joyce Brandemihl. Both members bring excitement and a fresh approach to the challenges all board member have when helping to manage the River Pines community.

The rest of the meeting centered on the management of the community from a financial standpoint, it was good to see that spending has been within the budget and additional projects, and planned projects have been completed on time.

We want to welcome our new board members and want to continue to encourage all residents to become involved with the community through volunteerism.



## ***CLEAR VIEW MAINTENANCE***

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## ***Welcome New Co-Owners***

*By: John Fahrner*

**Please say a hardy hello and welcome to the following new co-owners of River Pines.**

### **Anrico & Marianne Casadei**

35106 Red Pines Drive

### **Carol Cothorn**

35705 Lone Pine Lane

### **Dina Ghassemi**

22180 River Ridge Trail

### **Richard & Frances Canoy**

35765 Lone Pine Lane

### **Richard Edenburn**

35295 Lone Pine Lane

### **Al & Sue Uema**

21610 River Ridge Court

### **Walt & Eleanor Telega**

## ***Another loss from the River Pines family***

*By: Editorial Staff*

**J**eanne Crowe passed away on September 2, 2012, after a courageous battle against Lymphoma. We will always remember her vibrant smile and gracious spirit, as well as her love for the Tigers, the Red Wings, and the Notre Dame Fighting Irish. We remember her, also for getting us to participate in the 50/50 raffle at our Holiday Parties and Women's Spring Luncheons. Jeanne was also a member of the breakfast club. Our condolences go out to her family.



## ***Smoke Alarms Save Lives—***

*By: John Fahrner*

### ***Is Yours Functioning Correctly?***

**O**ne of the most critical safety features in your home is the smoke alarm. It protects you, your love ones, and your neighbors from a deadly accident that needs not occur.

Is yours working? When was the last time you replaced the batteries (should be done once a year)? When was the last time you replaced the smoke alarms? If it's been over 10 years, you need to replace the smoke alarm.

The River Pines Condo Association is concerned that co-owners are not taking seriously the safety of their own home and the neighbor's home. The importance of everyone getting out of the house safely in case of fire is dependent on the early warning a smoke alarm provides. This is not only for your family safety, but the homes around you and the resident's living in your building.

The Association has set up a resource you can use to get your smoke alarms checked, batteries replaced, or smoke alarm replaced. There will be a fee for the service, but this is a resource that will come in and make sure everything is operating correctly

Feel free to Contact: Tom Vomastek (Licensed Electrician).....734-771-3489



# TRAFFIC CONTROL -

By: Ed LeFevre

I'm sure you have seen the new STOP signs at the River Pines—Blue Spruce intersection. We have received many comments about the signs; some even favorable.



We have also received many complaints about speeders from co-owners and especially “the walkers”. It is dangerous, particularly late in the evening or early morning, when drivers speed through the complex. As usual the offenders are few but it only takes one driver to hit a pedestrian and the damage is done. Since many of us are “up in years” you have to remember that the healing process is much slower than when you were 20 something.

The stop signs that we installed at River Pines and Blue Spruce are simply a test. Will our co-owners “stop” or at least slow down as they pass through the intersection? The answer is, “some will and some won’t”. Most of the drivers do stop and almost all slow down to a rolling stop. But some don’t even hesitate; they drive past like there was no sign.

In an attempt to get people aware of the new stop signs, we installed a temporary stop sign in the middle of the street. Some drivers

seem insulted and just “blast” thru the intersection considerably above the 19 mph speed limit.

We realize there are always going to be some defiant people who are determined to do their own thing. Even the police, with all their tools, can’t stop speeders so how are we going to succeed? Our hope is that people will respect the fact that they live in a community of friends and neighbors and do their best to conform to the rules and regulations.

We could reconsider the more obtrusive “Speed Bumps” around the complex. The Board feels they are very unattractive and are not used in communities like ours. In addition, the city of West Bloomfield has outlawed the use of speed bumps in con-

sideration of emergency vehicle traffic. Imagine what it’s like to be in the back of an EMS Truck as a patient and the consequences of them flying over a speed bump.



At this point, we are not exactly sure what to do. The fact is we will not be able to completely control speeders but we should keep trying.





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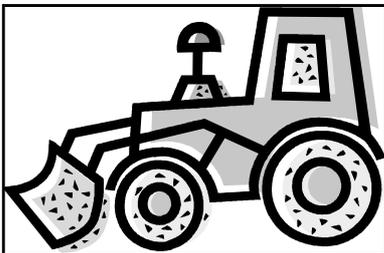
# The Snow Season is Here

We 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*



*Snowmen fall from Heaven—  
Unassembled!*

*When it snows you have two choices—  
Shovel or Make Snow Angels!*

*I love Snowy days, Frosty nights -  
And Warm Hearts!*

A business card for Keller Williams Realty. The top features the Keller Williams logo and the text "KELLER WILLIAMS REALTY PLYMOUTH MARKET CENTER". Below this, the name "CHERYL NOTHNAGEL REALTOR" is listed. To the right, contact information is provided: "40600 Ann Arbor Rd., Suite 100 Plymouth, MI 48170", "Direct (734) 357-0615", "Cell (734) 323-7596", "cheryl.nothnagel@kw.com", and "www.SoutheastMIhomes4sale.com". At the bottom, there are logos for Equal Housing Opportunity and MLS, and a disclaimer: "Each Office is Independently Owned and Operated as of 01/06/2005."

## ***Feral Cats— Part of Nature; So Let Nature Take Care of Them***

*By: Board of Directors*

**D**uring our annual meeting a presentation was made by Ann Troia of a program that was started to neuter feral cats on the condominiums site. The basis of this program is to capture the cats, have them neutered and returned to the complex. The theory presented is the neutered feral cats would remain in the area, and keep other feral cats away.

It has recently been observed that some co-owners have set up “cat shelters” offering shelter for these animals. This is not allowed in River Pines By-laws. Co-owners who have set-up these “cat shelters” will receive a warning that they must be removed. If the shelter continues to be present, the association will remove the cat shelter and a fine may be assessed to the co-owner.

Provided below is the section of the River Pines by-law that pertains to this policy is listed below, along with a definition for the term Feral.

### ***Article VI; Section 5 of the Bylaws 1st Paragraph***

All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No animal may be permitted to run loose at any time upon the Common Elements and all animals shall at all times be leashed and attended by some responsible person while on the Common Elements, Limited or General.

### ***Article VI; Section 5 of the Bylaws 2nd Paragraph***

No savage or dangerous animal shall be kept and any Co-owner who causes any animal to be brought or kept upon the premises of the Condominium shall indemnify and hold harmless the Association for any loss, damage or liability (including costs and attorney fees) which the Association may sustain as a result of the presence of such animal on the premises, whether or not the Association has given its permission therefore, and the Association may assess and collect from the responsible Co-owner such losses and/or damages in the manner provided in Article II hereof.

### ***Feral— Adjective***

- 1) Existing in a natural state; as animal or plant; not domesticated or cultivated; wild.
- 2) Having reverted to the wild state, as from domestication.
- 3) Of a characteristic of wild animals, ferocious; brutal

The Board will not take a position on the Neutered Cat program. This is an individual co-owner effort. This program also recommends if you wish to feed these feral cats to set out food once a day for a short period of time and then remove the food. The feral cats will learn the feeding time. Food left out only encourages rats, raccoons, rabbits, coyotes to come and enjoy the feast you have provided.

Thanks for your co-operation in this matter.



## *Social Meeting—Knollwood*

By: *Gene Kerwin*

It's 7 o'clock on Thursday night and the patrons of Mail Center No. 456 on White Pine Trail are assembling on their neighbor's driveway with their lawn chairs and optional liquid refreshment for their weekly Meet and Chat session.

The custom of such meetings came up when Bernie Shaw experienced a similar thing when she visited relatives in Tennessee. She thought that haphazard meetings with her neighbors on trash day and mail pickup time were not enough and that more regular socializing would be nice. She made a proposal to a few of the neighbors and the program was off and running.

On Wednesday the host for the week, who is selected by agreeing, at the end of the previous meeting, to be host at the next meeting, puts the group's bicycle flag on his/her lawn and a notice on the mail station. At 7 pm on Thursday the group, which usually numbers somewhere between six and twenty people, assembles on the host's driveway and the revels commence. Each session lasts from 7 pm until people agree that, because of darkness, rain or mosquitoes, it's time to go home.

Everyone served by Mail Station No. 456 is officially a member of the group but anyone who passes by is invited to join the session, which sometimes happens.

The sole activity of the group is conversation, often four or five conversations at once. There is no agenda and topics discussed often include such things as what I did when I worked, the state of my or other people's health, past, present or prospective, my sleeping or eating habits, movies or restaurants

I liked or didn't like. Sometimes we tour Ralph's garden or Jack or Gene tells a joke.

The duties of host couldn't be easier, giving notice and letting people sit on his/her driveway for a few hours is all it takes. No meetings are held when it rains, gets too cold or stormy and when the sun sets too early to make meeting practical, in late Fall, Winter, and early Spring.

We have found the Thursday meetings a welcome relief from the claustrophobia of our garage-door community and recommend it to everyone in River Pines.

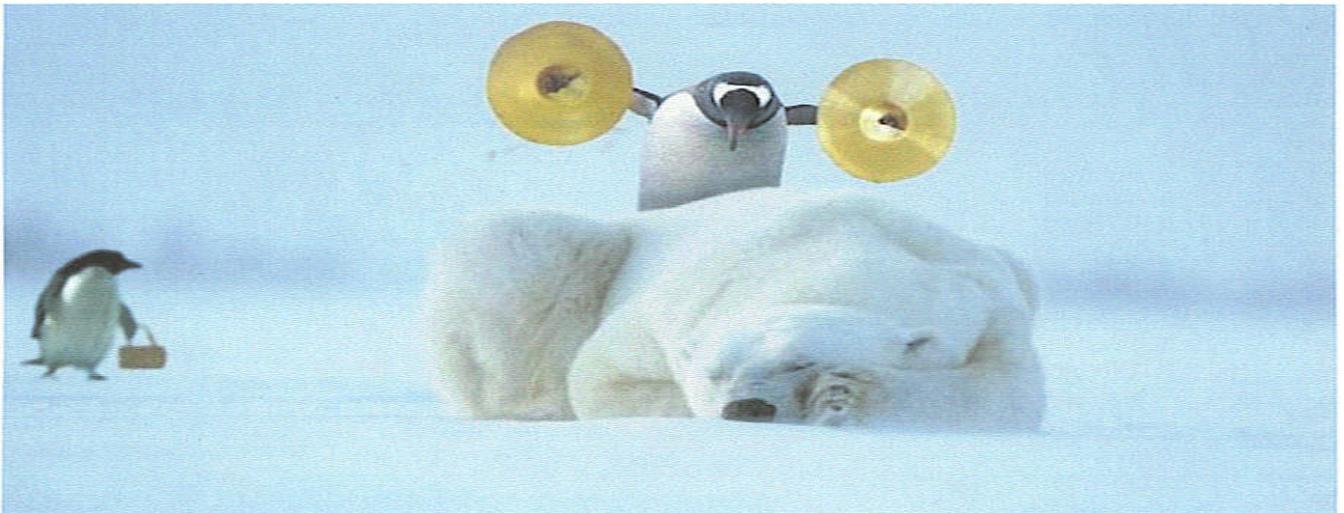


**“Finish each day and be done with it. You have done what you could. Some blunders and absurdities no doubt crept in; forget them as soon as you can. Tomorrow is a new day. You shall begin it serenely and with too high a spirit to be encumbered with your old nonsense.”**

— [Ralph Waldo Emerson](#)



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6230 Orchard Lake Road  
Suite 200  
West Bloomfield, MI 48322  
Phone:248-855-6492



**Be Safe!**

**Be Careful! Be Wise!**

**But Most of All Enjoy the Season!**

**May the New Year bring health and happiness to you and your family.**

**May the World find peace, and a commitment to tolerance of all races.**