

R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

We survived the Holidays and all the Snow Birds have departed our area for the south and other places with less snow. Winter is another beautiful season in Michigan although it gets a little cold at times.

We have had a couple of snowy days with accumulations of 2" or less. Nevertheless, we have had the usual complaints about the snow not being removed quick enough for everyone to get out and do their thing. Some people feel it's the Association's fault that it snowed and therefore we should have it removed promptly.

We are looking into reinstating the "Red Heart" program where people that have medical issues and regular doctors appointments would be on a list for early snow removal. Originally, a red heart was placed on the unit address marker and that was used by the snow removal company to identify units with special needs. We are not certain that we will continue with the red heart, but we are preparing a list of those needing special attention.

Assuming we identify a small number of residents who need this service, we will do so at no cost. However, if too many residents expect this type service we would then have to collect a fee for the service. We hope to have this program in effect before the end of January.

Our 2012 project plans have been completed and we were able to cover all the costs associated. Our 2012 budgets provided enough money to cover our costs but we did not have much left over. As you know, we increased our dues for 2013 and we expect our expenses to be within budget. Our cost for window repair and replacement along with T-111 siding and chimney repairs were very high in 2012 and stretched our budgets. In addition, we are seeing cost increases for materials in many other areas. Nevertheless our financial position remains good.

Another item that everyone needs to think about and develop a plan of action for is what to do in an "Emergency Situation". Medical, fire and police emergencies can usually be handled by calling "911". You can call McShane & Associates or Bob Goodman (248-756-3888) for roof leaks and garage door malfunctions. You can also Call Paul Kremer, our garage door service company at 248-543-6864.

We cannot do anything about power out-

(Continued on page 2)



(Continued from page 1)

ages. The only thing that you can do is contact DTE for information regarding power restoration.

But what about the things in your unit that you are responsible for? Things like your.....

- Furnace
- Sump Pump
- Plumbing
- Water Heater
- Toilets and Shower

Don't wait for these things to fail and then get panicky about finding someone to get them fixed. Put together a list of contractors that you can call to do such repairs and make sure you remember where the list is.



Welcome New Co-Owners

By: The Welcoming Committee

River Pines would like to welcome to our neighborhood the following new co-owners:

Levornia West
22080 River Ridge Trail

Gary & Susan Snider
21965 River Pine Drive
248-489-9124

Walt & Eleanor Telega
22065 River Ridge Trail
248-987-6512

Craig & Nancy Rosenthal
22055 River Ridge Trail
248-536-2343



Clean-Up After Your Dog

By: John Fahrner

Recently, we have received numerous complaints from co-owners of people not cleaning up after their dogs. We all love having our pets and getting them out for a walk and getting exercise that benefits you both. But please, it is rude and inconsiderate to your neighbors to leave your pets' droppings for someone else to pick up. So make sure when you leave the house that you have a bag to quickly pick up the mess and help keep River Pines clean.



If you are leaving your unit for vacation or will be gone over a week, make sure you have someone checking in on your home. They should be checking to make sure everything is secure and that mail and newspapers are picked up.

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WHEN YOU'RE SMILING -

Research has shown that smiling and laughing causes physiological changes in your body. When a person smiles, there's a reduction in cortisol, a chemical that indicates stress in the body, and an increase in mood elevating endorphins.



.... You're measurably lowering your stress level

....Boosting your immune system

....Improving your complexion

....Lengthening your life

The act of smiling engages major muscle groups, increasing blood flow to the face and thus helping to create a rosy glow.

Even the slightest smile causes your eyes to moisten. The muscles around your tear glands are stimulated, giving your eyes brightness, luster, and sparkle.

So put on a happy face (fake it until you make it) and your body, either not knowing the difference or hoping for the best, responds as if the expression is genuine.



UNIT BREAK-IN ON JANUARY 10TH -

By: Bob Goodman (Site Manager)

On January 10th, a unit on River Ridge Trail near Blue Spruce was broken into sometime between the hours of 1:30 pm and 3:00 pm. Some personal property was removed from the unit. The Farmington Hills Police Department investigated and asked us to check our surveillance cameras.

Thanks to the surveillance of a neighbor we were able to get a description of the vehicle. We reviewed our camera files for both the front and back entrances. We located files showing the suspect vehicle entering the site from 9 mile road at 2:38 pm and leaving the site through the back entrance at 2:52 pm. In addition to a positive ID of the vehicle, we were able to read the license plate number.

The Farmington Hills police were able to identify the owner of the vehicle and put the individual under surveillance. Sometime before January 29th, the Redford Police captured the suspect while involved in a break-in in Redford. The suspect was carrying a gun and is now housed in the Redford jail.

We have not heard anything regarding the recovery of the stolen merchandise. However, the Farmington Hills Police were very grateful for the files from our surveillance system and indicated the license plate information was a major contributor to the capture of the suspect.



DON'T BUY THIS INSURANCE !

By: John Fahrner

Another year, and the same old scams keep coming back!

It has been brought to our attention that co-owners are receiving letters or telephone calls telling them that they need to buy insurance for the water line coming from the main line into their house. **THIS IS NOT TRUE.!**

Responsibility for this line is the Association's, and the Association already has insurance to cover this kind of breakage.

It's unfortunate in this world today that there are people out there looking to steal your money or possessions. You need to stay on guard. If you receive requests to purchase extra insurance, fire prevention, extra security, question it first if it is unsolicited. Please contact McShane and Associates if you even suspect something. They can help determine if there is any truth to the advertisement or request. Be safe and be cautious!



Disaster Planning — Are You Ready? Do You Have A Plan?

By: Editorial Staff

Have you ever thought about what you would do in a disaster? Whether it's losing power, being hit by a tornado, or loss due to fire, it can all happen all too quickly. So are you prepared, do you have a plan?

As a co-owner, there are things that you should be prepared for, such as drinking water, possible generator, and having a secure place for important documents.

The Association has responsibilities too. Things such as keeping roads open for emergency vehicles, possible restoration plans for rebuilding units or securing units in case there is a need for evacuation or temporary moves.

So, as an association, we have begun discussions with different organizations and companies to find out what we need to do to be prepared.

We'd like to get your thoughts, inputs and concerns. Please contact us through the website or by writing to McShane and Associates to offer your suggestions or let us know what you might need help with.





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Pasko
President

UNIT IMPROVEMENTS

By: Ed LeFevre

At the present time, the Board does not require co-owners to submit Modification Requests for improvements done inside their units. This includes improvements like finishing the basement, granite countertops in kitchens or bathrooms, etc. However, if these improvements or modifications cause a problem with other facilities, the co-owner will be responsible for the cost of corrective action.



Example: A co-owner installs a whole house fan in the hallway of his/her unit for increased ventilation. This works fine during the warm summer months. However, during the winter months, heat from inside the unit escapes into the attic area and can cause condensation. This can happen regardless of the fan operating or not. The fan louvers must be sealed with an insulated cover to prevent heat from entering the attic area.

If heat gets into the attic during the winter months, condensation forms on the underside of the roof and exterior walls. The condensation drips onto the attic insulation and can cause ceiling dry wall damage as well as creating mold throughout the attic area. The cost of correcting these problems are the responsibility of the co-owner.

Co-owners should notify the Board through McShane and Associates of improvements or modifications they intend to perform. You do not need Board approval to do such modifications but through experience, the

Board can advise you and suggest installation procedures to help you avoid future problems. The intent is to try and help the co-owner avoid future issues and not to be an approval authority.

Again, if a problem is created as a result of your improvement or modification the cost of remedial action will be the responsibility of the co-owner. Work with us and maybe we can all avoid having to deal with unexpected problems.



America's Pastime:

Roger Hornsby:

People ask me what I do in winter when there's no baseball. I'll tell you what I do. I stare out the window and wait for spring.

Bob Feller:

Every day is a new opportunity. You can build on yesterday's success or put its failures behind and start over again. That's the way life is, with a new game every day, and that's the way baseball is.

Jim Bouton:

Baseball players are smarter than football players. How often do you see a baseball team penalized for too many men on the field?

Hank Aaron:

It took me seventeen years to get three thousands hits in baseball. I did it in one afternoon playing golf!



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MAIL STATION MODIFICATION —

By: Architectural Control Committee

We are in the process of upgrading mail stations in 2013.

Over the years, we have had many complaints from co-owners and the mail delivery people as well. It seems that the roof area is such that when mail is delivered or picked up during wet weather, water drips off the roof and down your neck.



We are going to enlarge the roof area and install new lighting as improvements to the mail stations.

The ACC committee looked at all the mail stations and determined the station on Lone Pine Lane was the best for renovation and evaluation. This mail station has a great amount of traffic, and the co-owners utilizing this station actively participated in the suggestions for improvements. So, watch for the change this spring and let us know what you think.

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We Need Everyone's Help!

By: John Fahrner

Everyone is aware that we had a break in on River Ridge Trail in January (only our 2nd break-in in the past 3 years). One of the things that helps the most is that a co-owner became aware of a suspicious looking man walking in the neighborhood. She asked if she could help the man, but she was given an excuse and he went on his way. The good part is that the co-owner remembered the man, the vehicle he was driving, and the approximate time. With this information, the Police were able to utilize the cameras at the entrance to get a license plate and apprehend this person.

What Can You Do?

Be alert, walk with your head up and look around in case you see something suspicious.

If you do, remember or write down or try to remember the following :

- Time of Day
- Description of vehicle (Make and Model)
- Color of Vehicle
- The license plate
- Description of person (height/weight/clothes)

All of us are responsible for the safety in our community. If we all are aware, we all help each other.



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Remember the
May, 2013
Spring Information Meeting
Watch for your Mail Station Notice

Have you returned your survey yet? Please, we're interested in your opinions, suggestions and ideas. Take the time to fill it out and return it to McShane and Associates.

Thank-you