

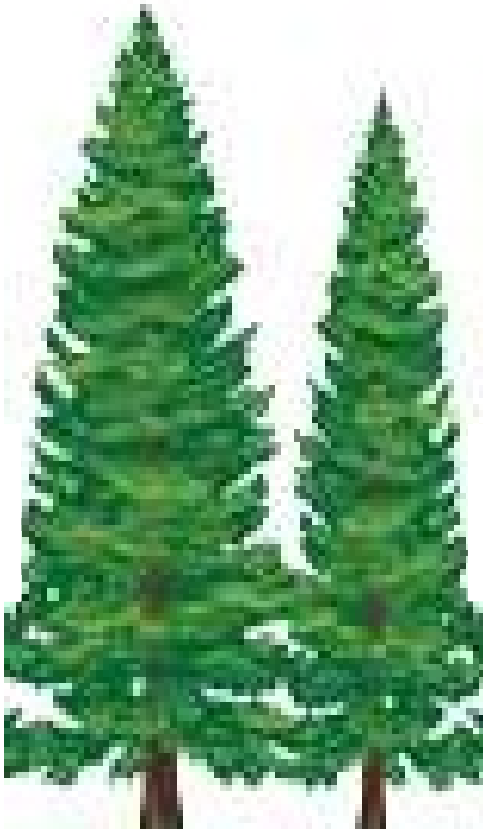
River Pines of Farmington Condominium Association



***Welcome..... to the
River Pines
2013 Information Meeting***

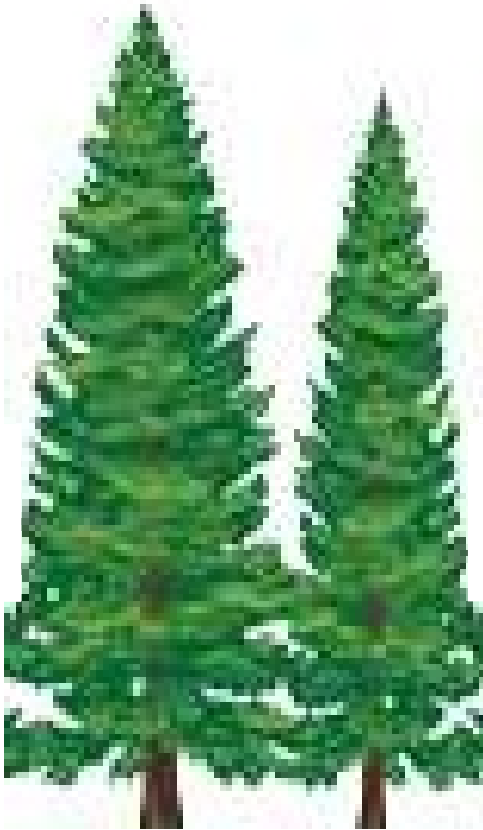
Agenda

- ❖ Current Board of Directors
- ❖ Board Support Personnel
- ❖ AT&T Presence
- ❖ Emergency Preparedness
- ❖ Financial status
- ❖ Social Committee report
- ❖ Annual Projects report

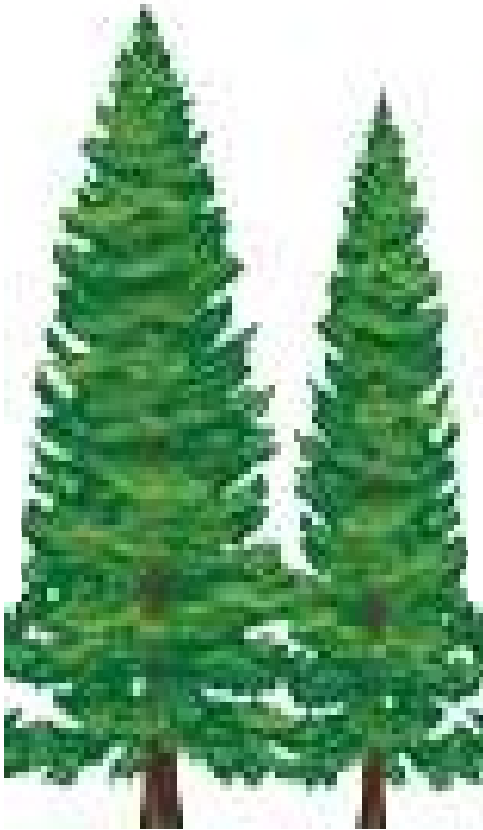


Agenda (Cont'd)

- ❖ Co-Owner Survey
- ❖ Web Site review
- ❖ Flag Master
- ❖ Landscaping and Overgrown Shrubs
- ❖ Mail Stations
- ❖ Feral Cats
- ❖ Questions



Current Board of Directors



Ed LeFevre

President

Jan Hall

Vice President

Barbara Lee

Treasurer

Gene Kerwin

Secretary

Dennis Connolly

Director

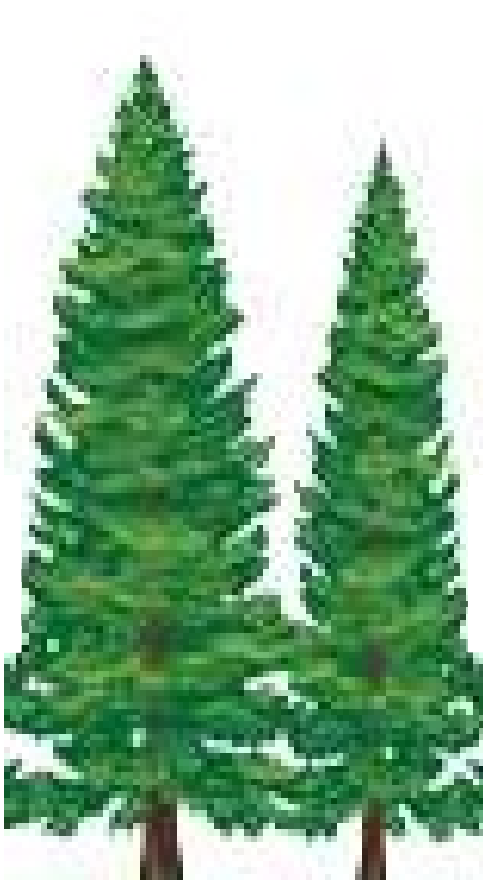
Joyce Brandemihl

Director

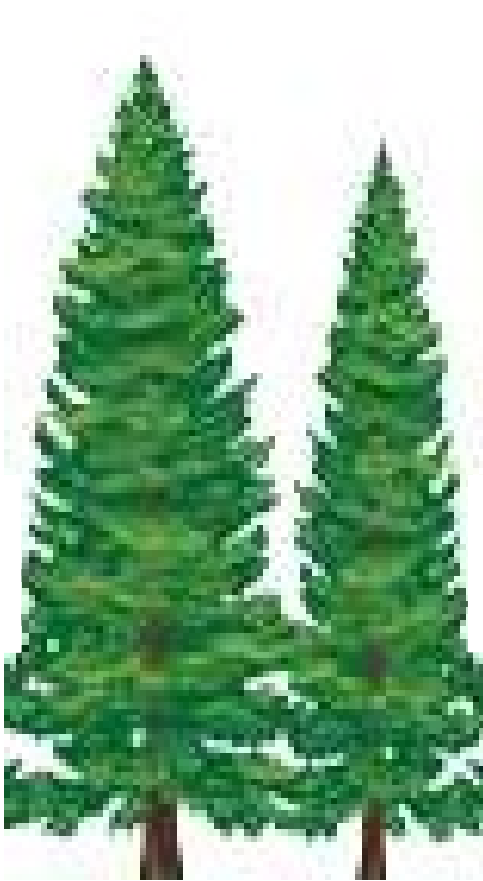
Paul Pardee

Director

Current Board of Directors



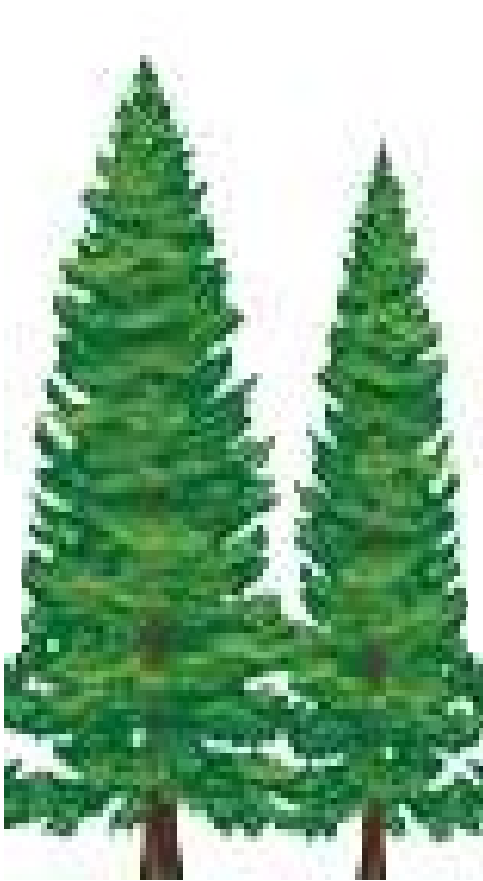
Current Board of Directors



Current Board of Directors



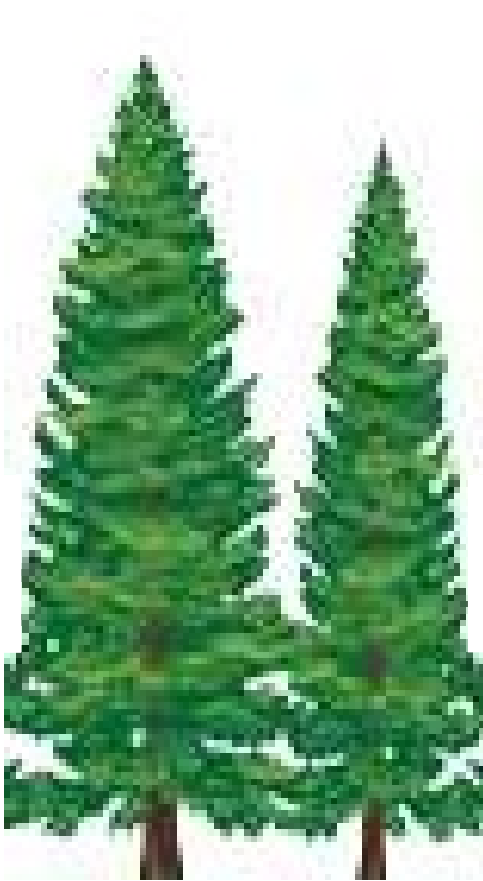
Current Board of Directors



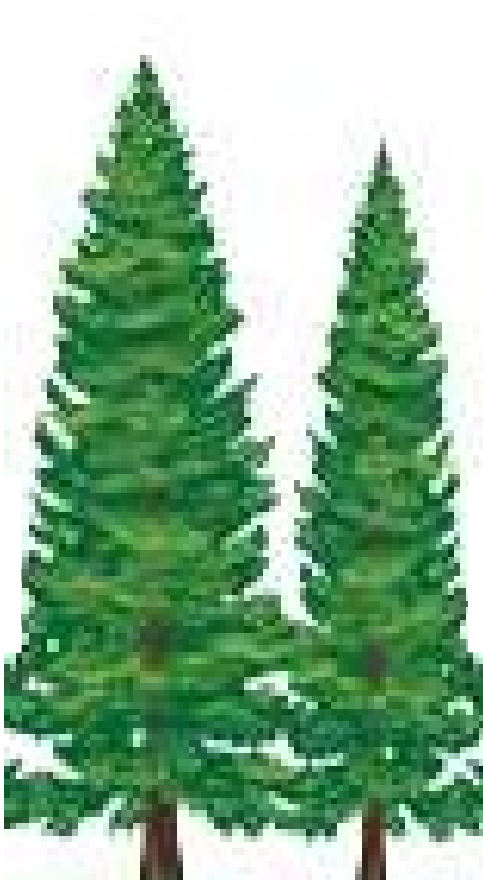
Current Board of Directors



Current Board of Directors



Current Board of Directors



Board Support Personnel

❖ Bob Goodman

Site Manager

❖ John Fahrner

Administration and
Finance Manager

❖ Greg Nothnagel

Maintenance

AT&T Service

- ❖ AT&T is with us tonight
- ❖ Service available in River Pines
- ❖ AT&T Introduction

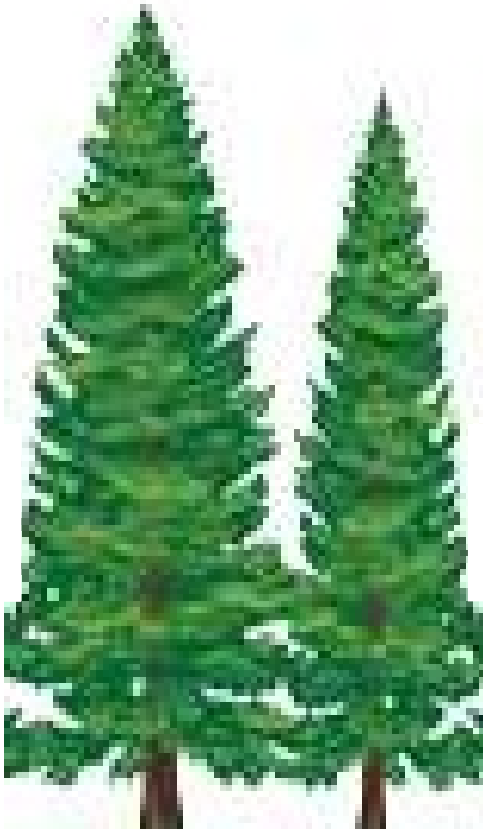
Emergency Preparedness

Financial Status -

Operating Budget -

Budget	\$1,173,259
Spent (4/30/13)	402,028
Committed	<u>645,115</u>
Balance	\$ 139,131

Approximately 11.9% to be spent

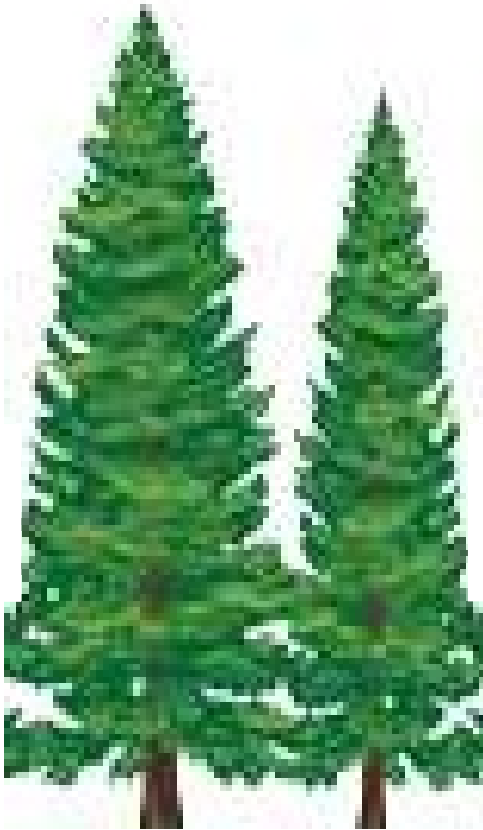


Financial Status -

Reserve Fund -

Planned	\$532,510
Spent (4/30/12)	29,809
Committed	308,053
Balance	<hr/> \$203,687

Approximately 37.6% to be spent



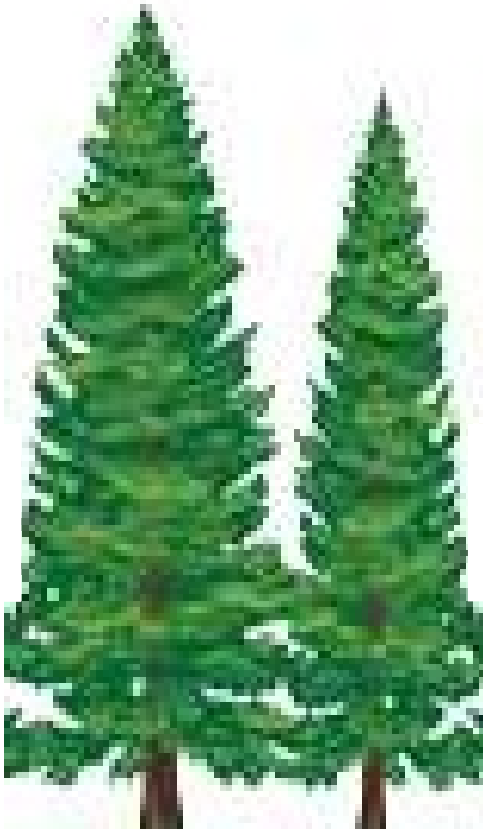
Reserve Plan Projections-

Reserve Plan Spending

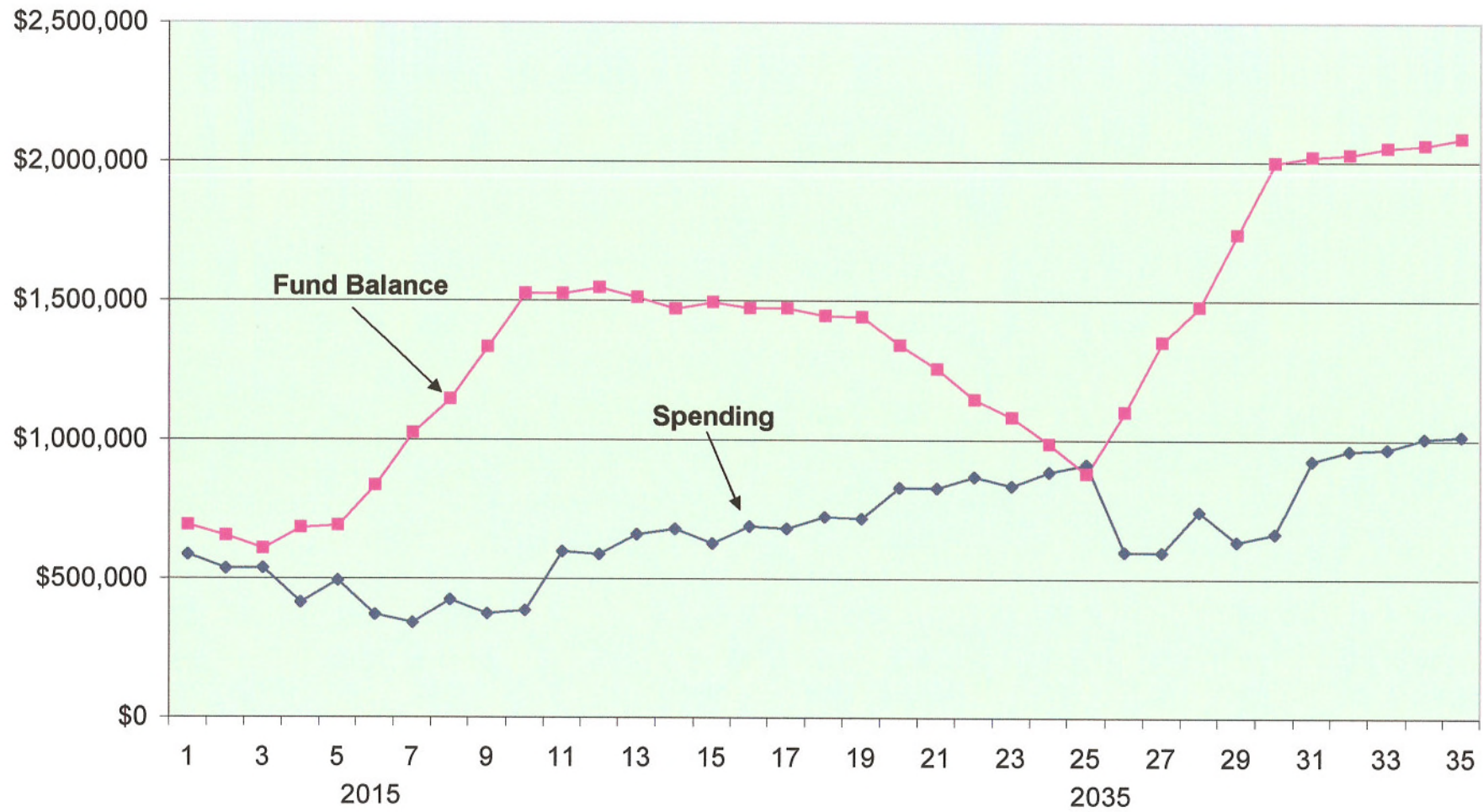
Year	Projected	Actual
2011	485,595	559,336
2012	536,990	500,637
2013	532,510	-

Expected Contribution to the
Reserve Fund in 2013

\$463,537



2013 Reserve Fund Update 8 Spending vs Reserves Balance



2012 Audit Report -

Our Auditor, Owens and Strussione has finished our 2012 Financial Audit

There were no negative comments regarding our financial transactions

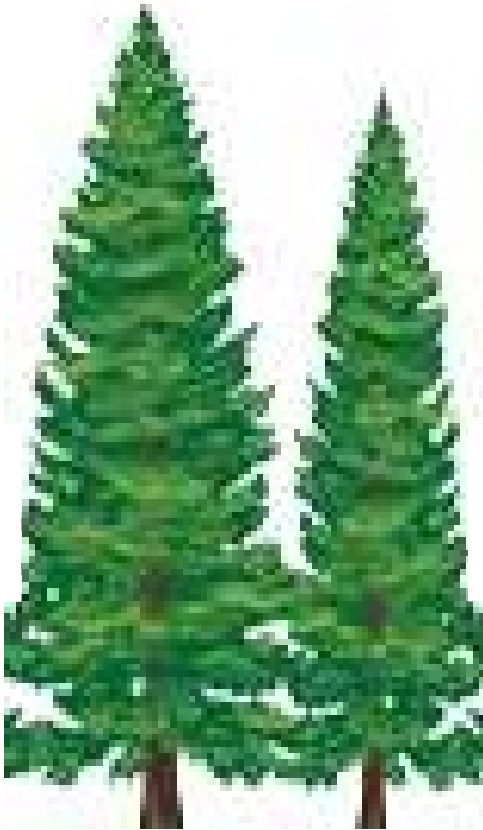


2012 Audit Report -

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

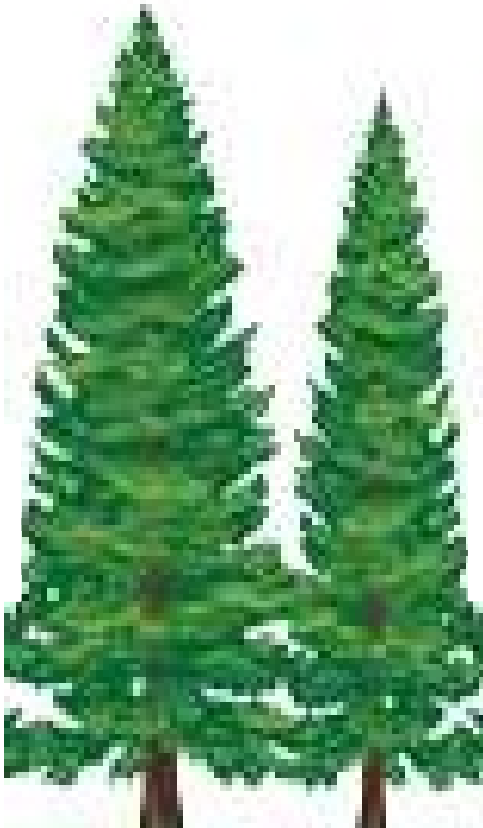


Social Committee Report

Ladies Spring Luncheon

May 11, 2013 – 12:30 PM

Rocky's of Northville



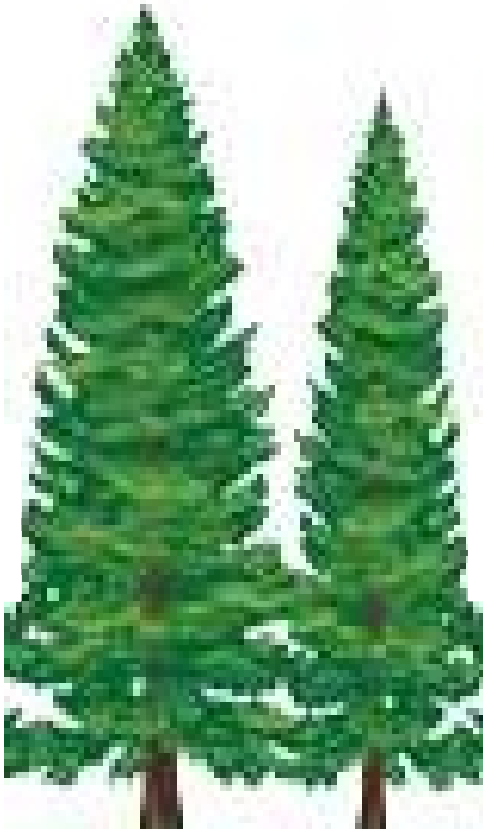
Social Committee Report

Reminder –

3rd Saturday Breakfasts at

Luigis of Farmington – 9:30 am

(Exception – During July
Farmington Founders Festival)



Annual Projects Report

Roofs

Painting

Chimney caps

Concrete driveways, sidewalks
& catch basins

Asphalt roads

Deck staining and repair

Window repair or replacement

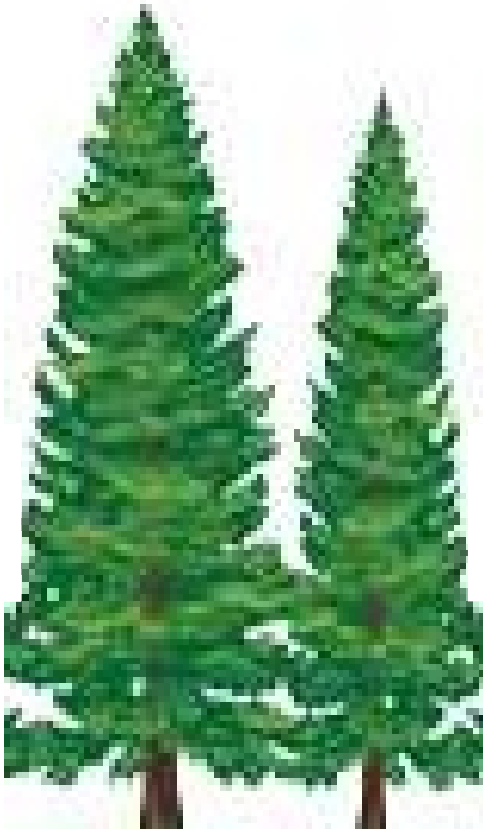


Annual Projects Report

Work Orders –

So far this year we have processed over 350 work orders

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

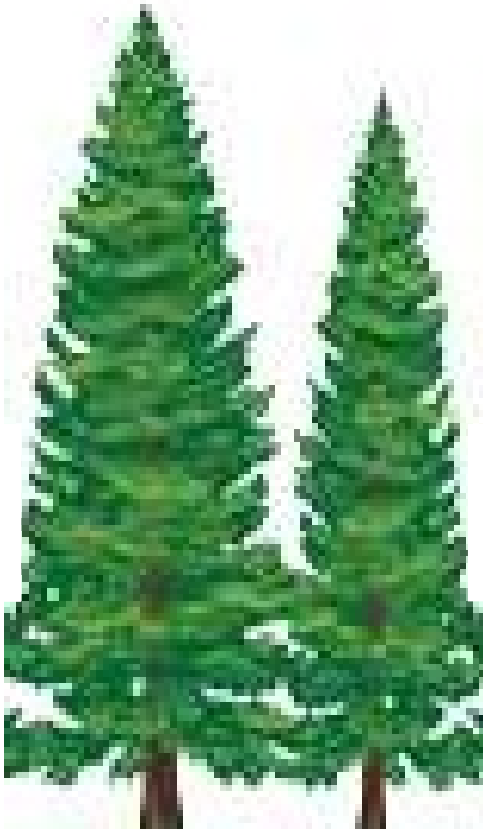


Annual Projects Report

Work Orders –

The top 6 areas of expense –

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



Co-Owner Survey

In February of this year we sent out a survey to all residents of River Pines

The questions asked were the same questions we asked in 2005



Co-Owner Survey

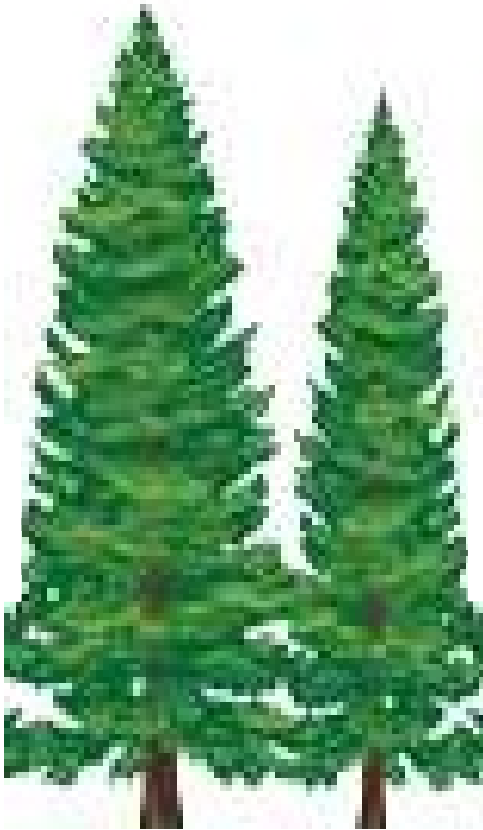
We sent out 355 surveys and approximately 200 were returned

-- In 2005 we received 209

We asked to have each question rated from 1 to 10

-- 1 = Strongly disagree

-- 10 = Strongly agree

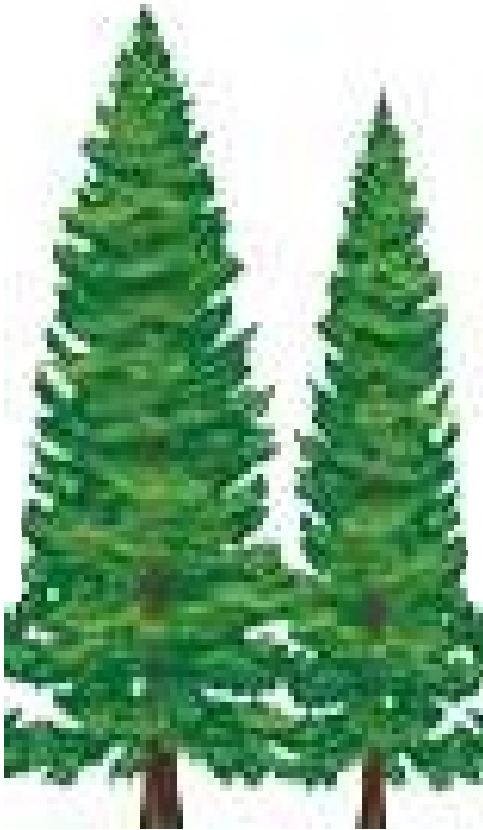


Co-Owner Survey

In 2005 the average for all questions was 8.2

This year the average for all questions was 8.7

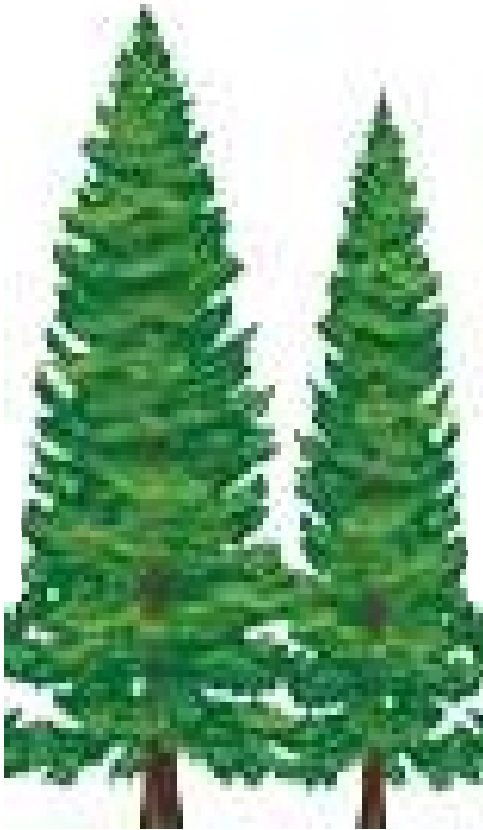
Overall, things have improved over the past 8 years



Co-Owner Survey

However, there are some
unhappy residents

Of the nearly 200 surveys
returned almost everybody
provided comments except for
14 residents



Co-Owner Survey

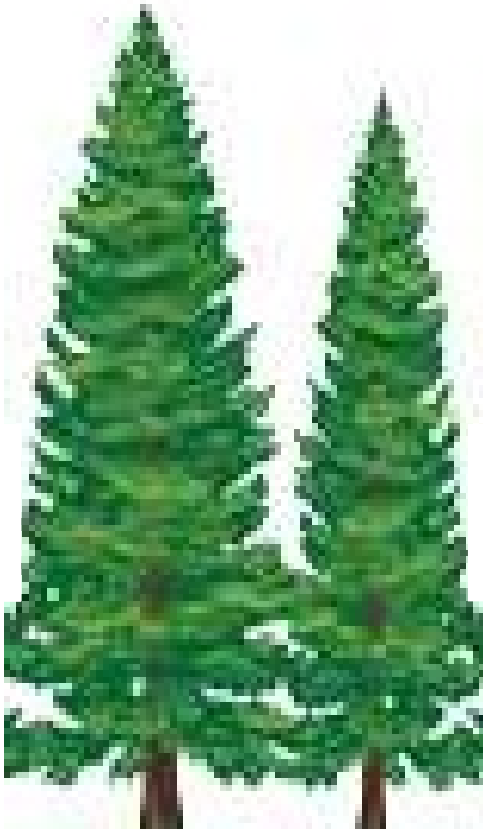
The questions with the highest ratings were –

#3—Our buildings look well maintained

#2--The grounds of the community are well maintained

#8—We have the opportunity to express our views and needs

#1—Regular maintenance needs are handled quickly and effectively



Co-Owner Survey

The questions with the lowest rating was --

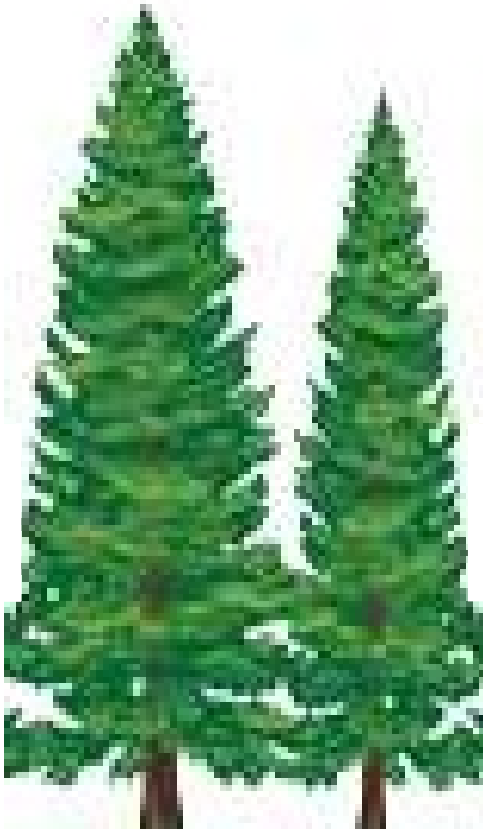
#1—There is a positive sense of community among residents



Co-Owner Survey

The largest improvement was for question –

#5—We are on the right track for increasing the value of our units

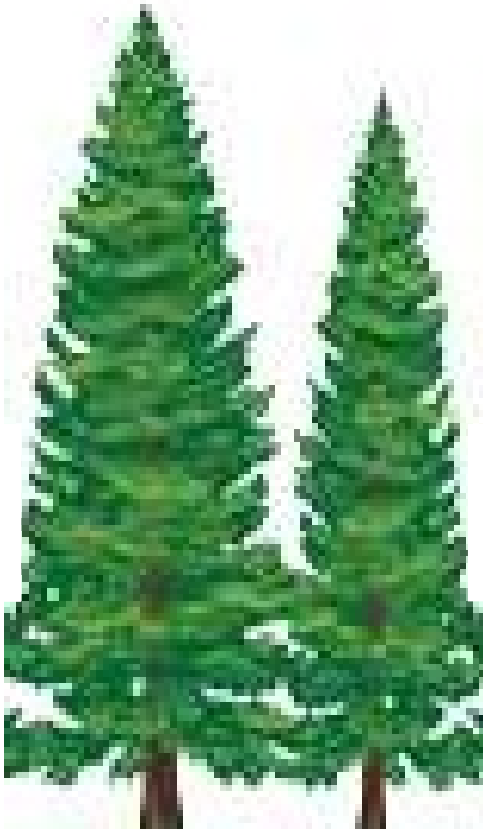


Co-Owner Survey

The smallest improvement was
for question –

#9—We feel safe in our community.

However this rating improved over the
survey in 2005



Co-Owner Survey

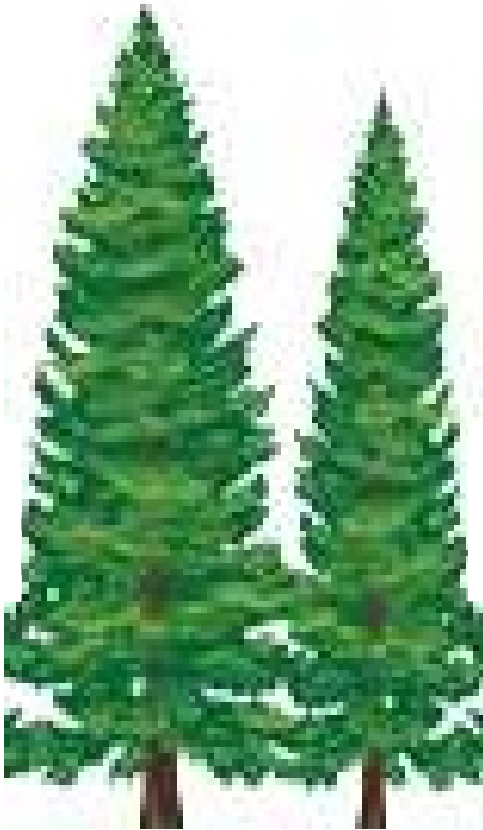
The most frequent comment pertained to security and unit break-ins

We had an article in the recent newsletter regarding this subject.....but let's go over some of the issues



Co-Owner Survey

Security and break-ins—

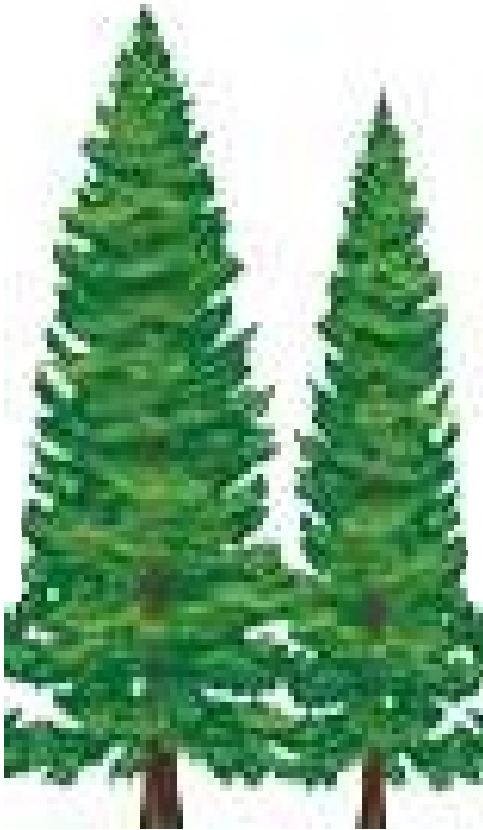


Co-Owner Survey

Security and break-ins—

In the February Board of Directors meeting we discussed this concern

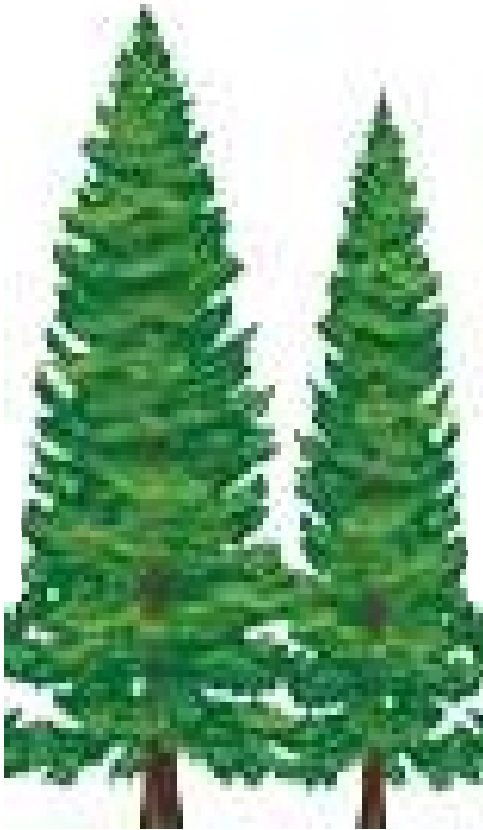
The following action was determined



Co-Owner Survey

When the Board is made aware of a break-in..... “a mass email will be sent to those residents with email addresses”

Notice of such break-ins will be included in the next regular newsletter

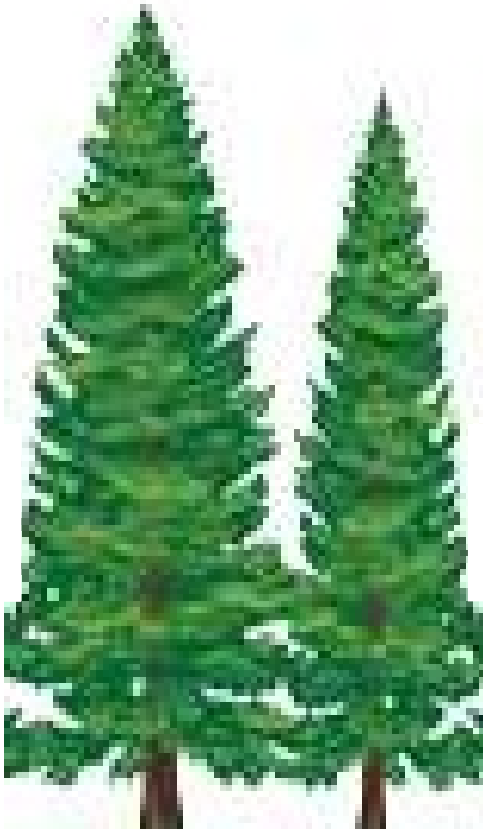


Co-Owner Survey

The keyword is “notification”

We are not notified of break-ins
or any other police matter

We get information from co-
owners and sometimes the
police



Co-Owner Survey

The police never
contact us and
advise us there has
been a break-in

The police may be
concerned about
privacy issues of
residents or just too
busy

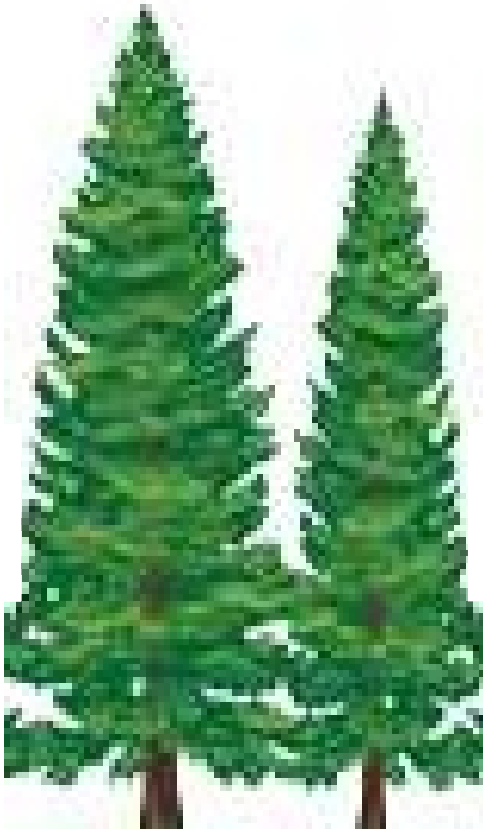


Co-Owner Survey

Generally, the only time the police contact us is when they want copies of our security camera files

They provide very few details and are focused on the time of the break-in

Most of our info comes from the co-owners

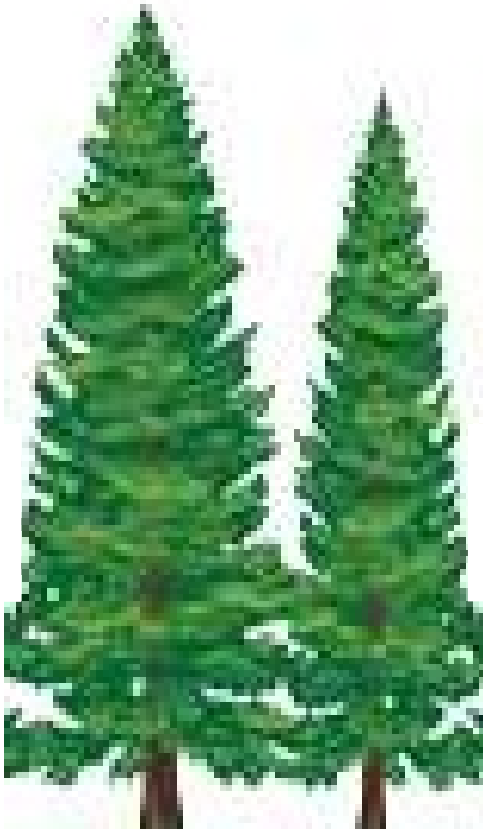


Co-Owner Survey

The reports we get are not
always timely....maybe a day
or two after the event

Without accurate information we
are reluctant to spread the
word like Paul Revere

We too want to respect the
privacy of the person that has
been violated



Co-Owner Survey

We are not running a
“cover up” operation

We will do the best we
can to let you know
when something
happens..... when
we have credible
information



Co-Owner Survey



Lawn maintenance
and weeds—

Co-Owner Survey

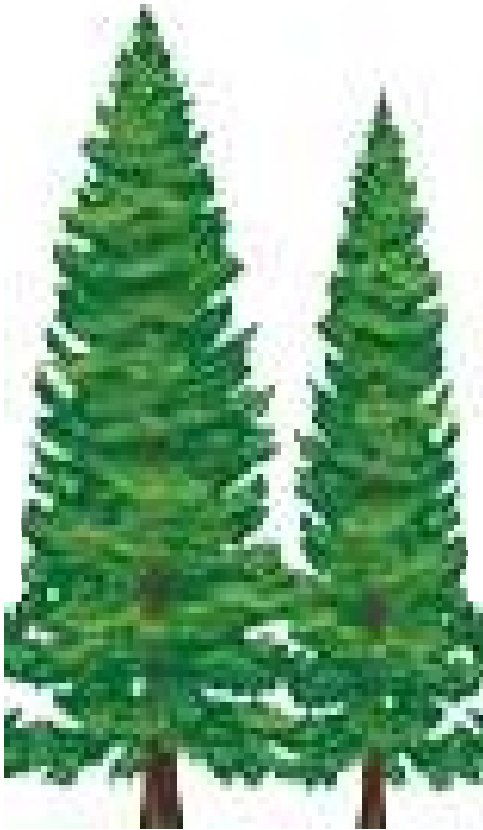
Lawn maintenance and weeds—

We have approximately 40 acres
of lawn to maintain

Not much when compared to a golf
course

We do not have open space like
a golf course

We have trees, shrubs, bushes etc

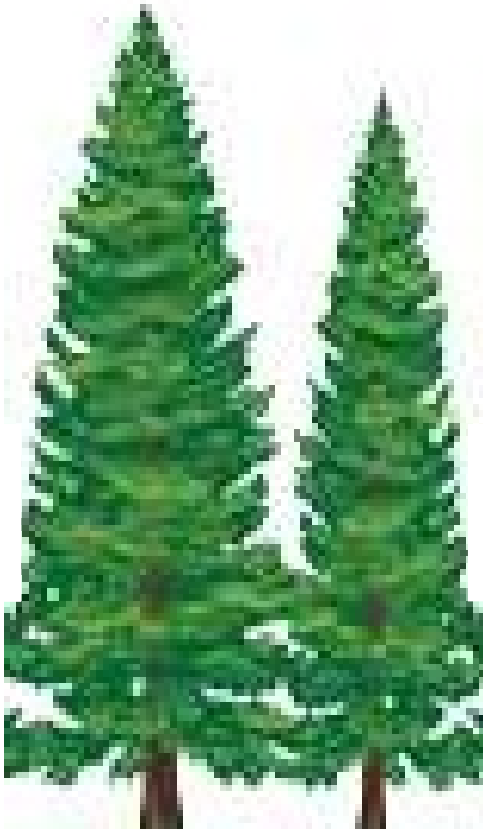


Co-Owner Survey

Golf courses have “turf grass”
that is designed for heavy
traffic and is easily repaired

-- Turf Grass is very expensive

We cannot expect our grass to
be manicured like what you
see in typical sub divisions on
a ½ acre lot



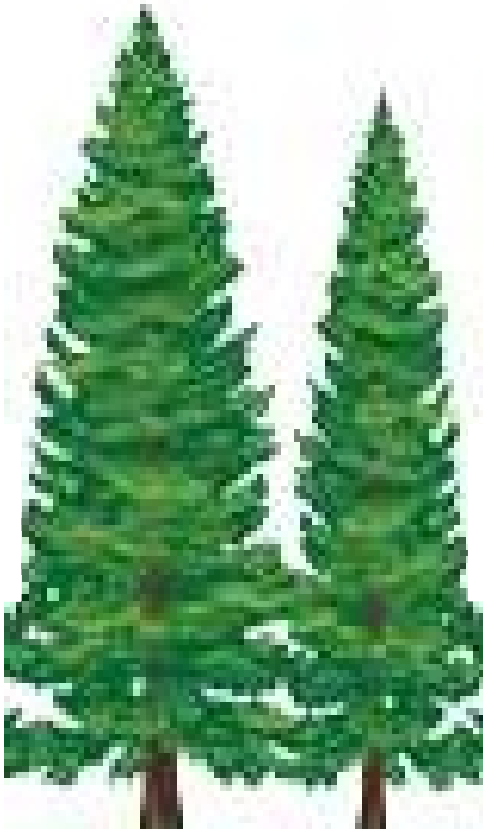
Co-Owner Survey

Our biggest problem is “water”

Water requirements vary
throughout the summer

Our pumping system and
underground piping limits us to
a maximum of 20 to 25
minutes of watering.... per
day..... per sprinkler zone

We have 180 zones

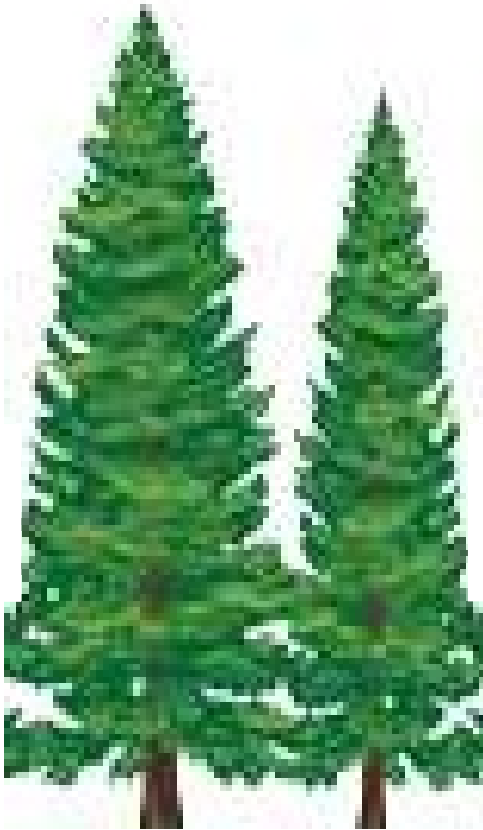


Co-Owner Survey

The 180 zones are controlled by
18 clock timers

We operate 10 clocks on
Tuesday's for watering the
east end of the complex

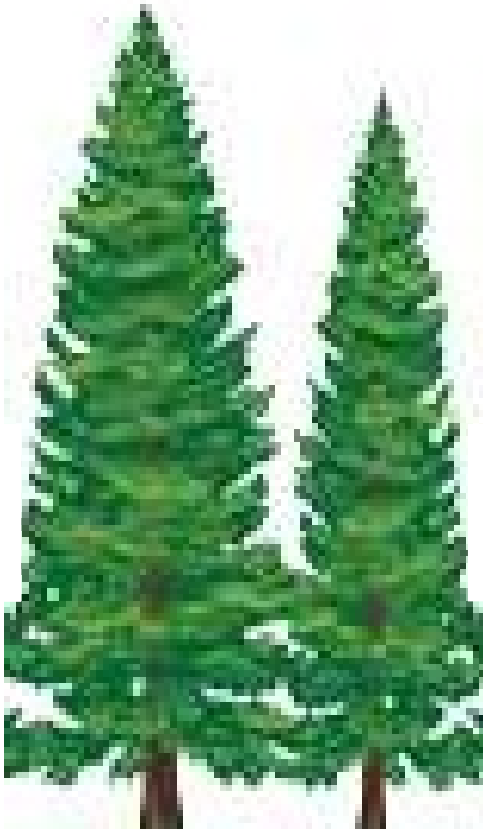
We operate 8 clocks on
Wednesday's watering the
west end of the complex



Co-Owner Survey

Typically it takes about 4 hours
for a clock to make its cycle
and water all zones

Zone coverage should be
checked daily or at least once
a week

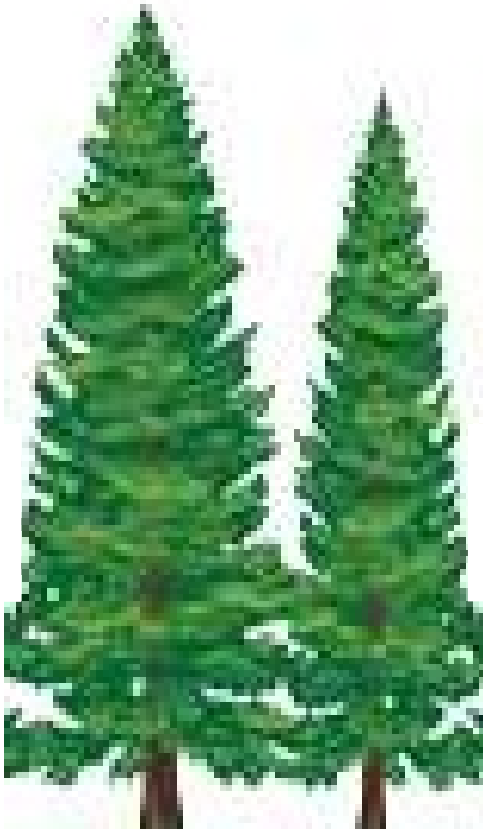


Co-Owner Survey

Limited water yields thin grass
and weeds

The weeds need “less” water
and therefore grow more
quickly than the grass

Although we treat the lawn 4
times a year we need the
water in the hot dry times of
the year

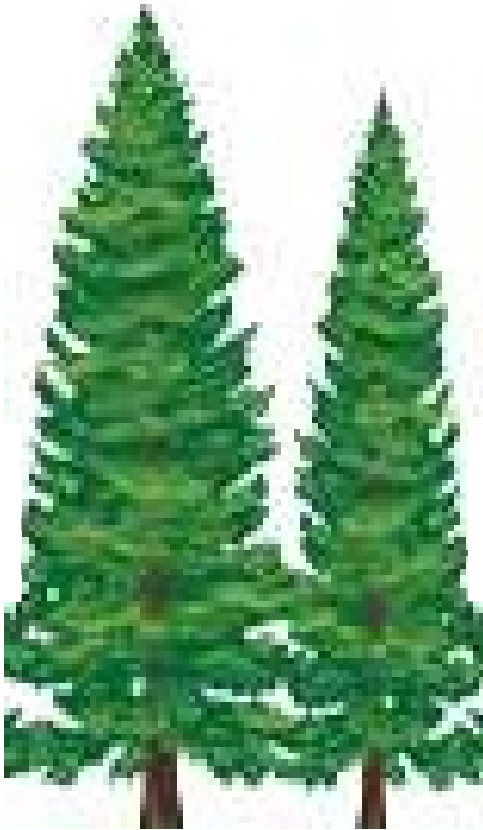


Co-Owner Survey

We could improve the lawn quality if we provided more attention to the irrigation system

Currently we have 5 volunteers plus Greg monitoring the watering cycle

We used to have 10 to 11 volunteers

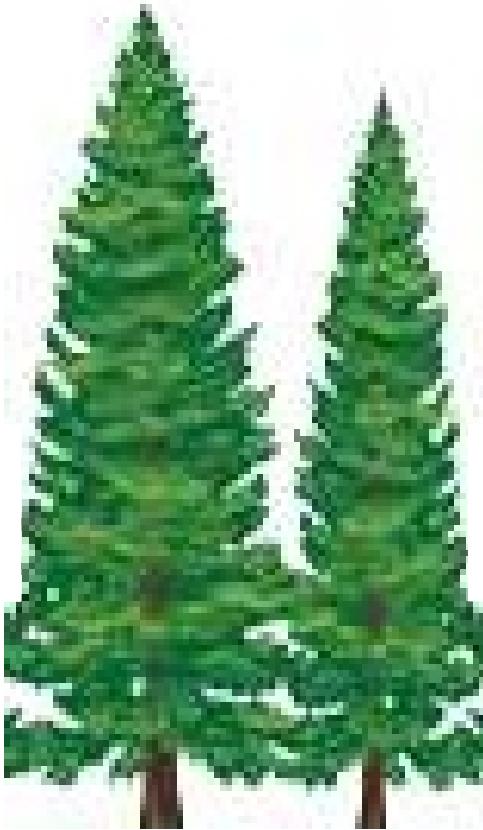


Co-Owner Survey

We hear your message and we
would like to improve our
lawns

We will be doing more
monitoring and adjusting
heads this year

Use the work order system to let
us know when areas need
special attention



Co-Owner Survey



Traffic Control --Speeders

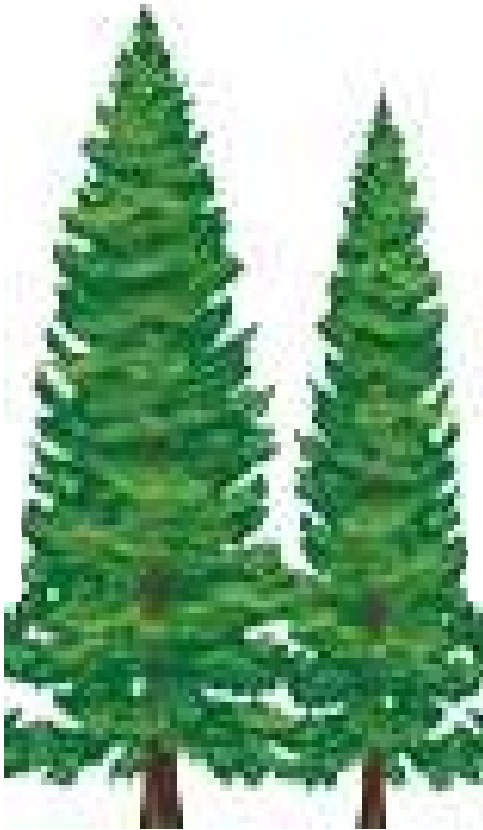
Co-Owner Survey

Traffic Control, Speeders –

We established a “19 MPH”
speed limit

We installed “STOP SIGNS” at
River Pines and Blue Spruce

We have written several articles
about speeding within the
complex

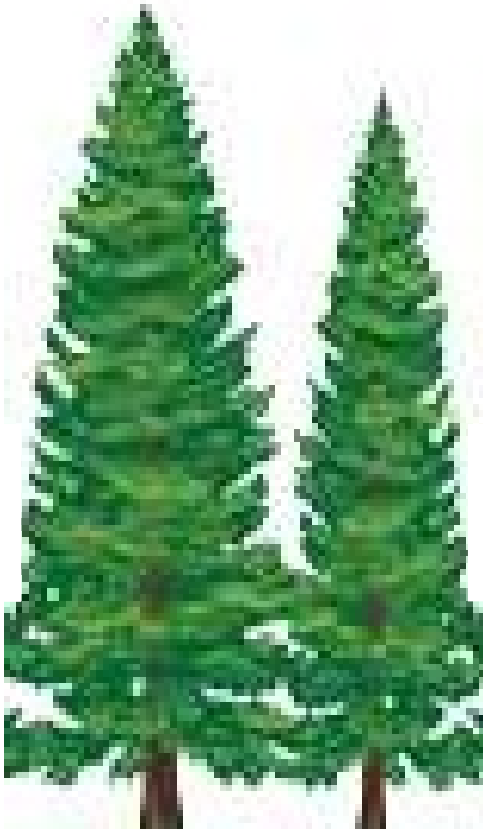


Co-Owner Survey

We need cooperation from all residents

We have had mixed reaction to the STOP signs

- Some people think they are stupid
- Some people ignore the signs
 - They do not stop

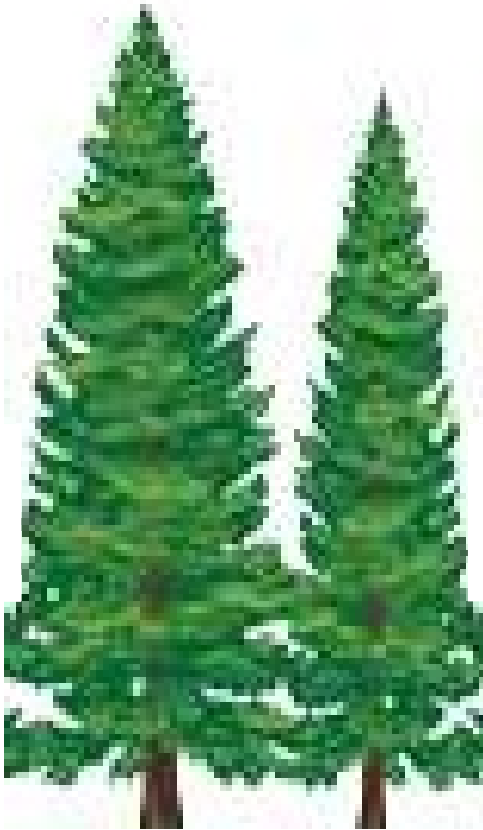


Co-Owner Survey

The STOP signs were installed
to help slow down traffic

Nearby residents say traffic has
slowed down

The board has considered
adding more STOP signs
around the complex but
.....not at this time

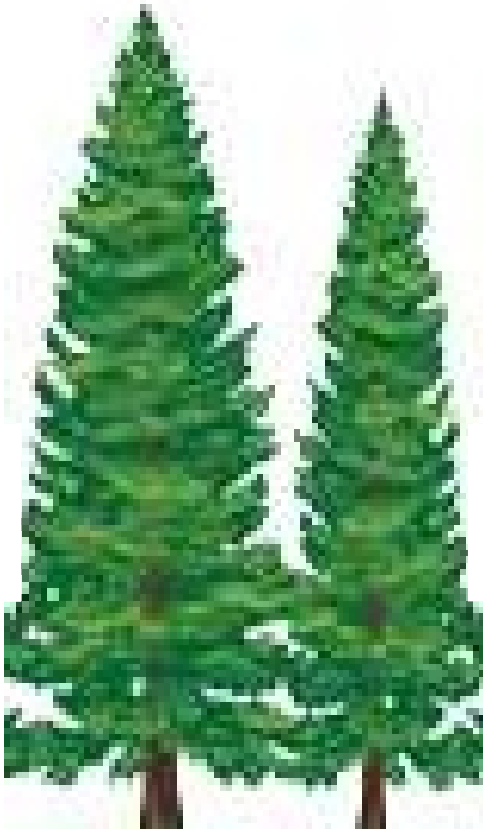


Co-Owner Survey

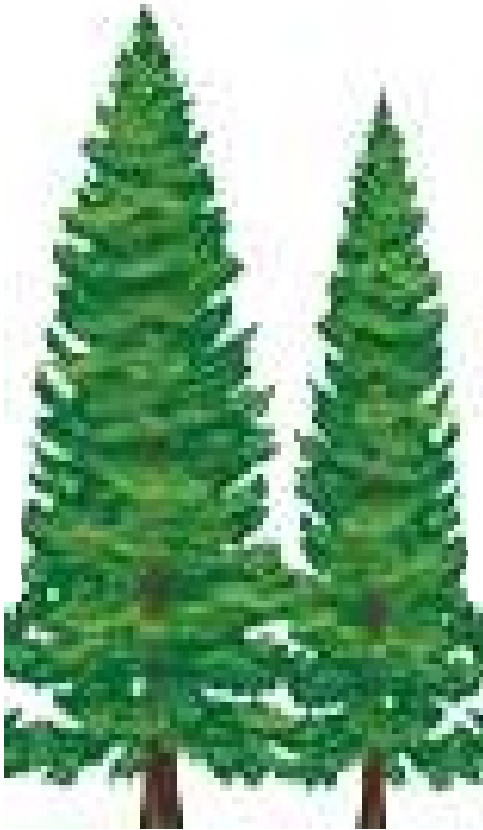
The board has also considered
“speed bumps” around the
complex

Our observation is.....speed
bumps are unsightly and not
used in the better
condominium sites

We need peer pressure from
residents to slow down traffic



Co-Owner Survey

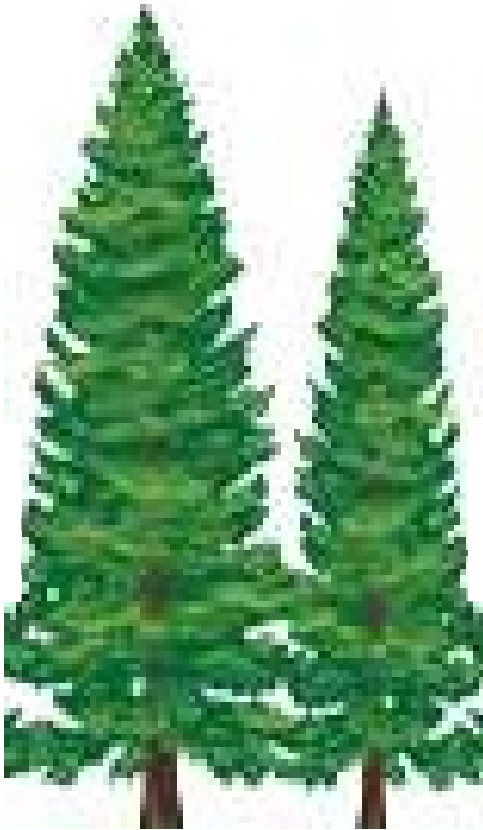


Co-Owner Survey

If you see your neighbor
speeding through the complex,
ask them to slow down

Ask them what they think about
Speeders

Please respect the walkers and
pedestrians



Co-Owner Survey



Maintenance of the West Pond –

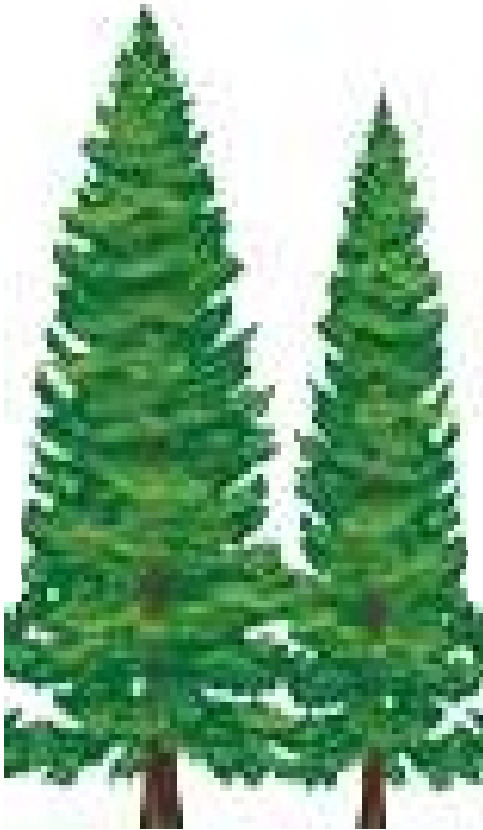
Co-Owner Survey

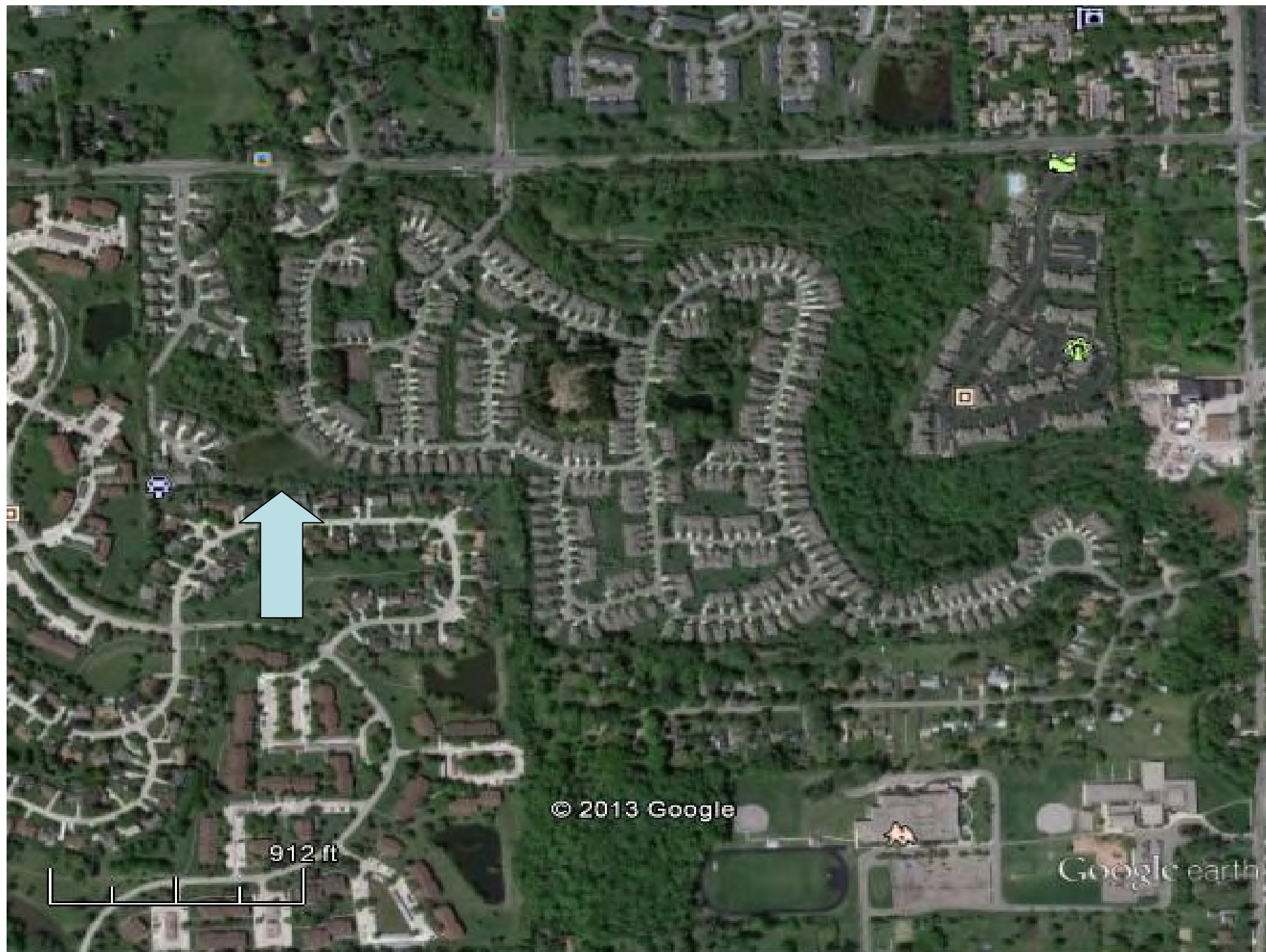
Maintenance of the West Pond –

The west pond south of Lone
Pine Lane is a detention pond
for storm water

It is not the Association Lake

The pond is owned by River
Pines, Green Hill Pines and
the City of Farmington Hills





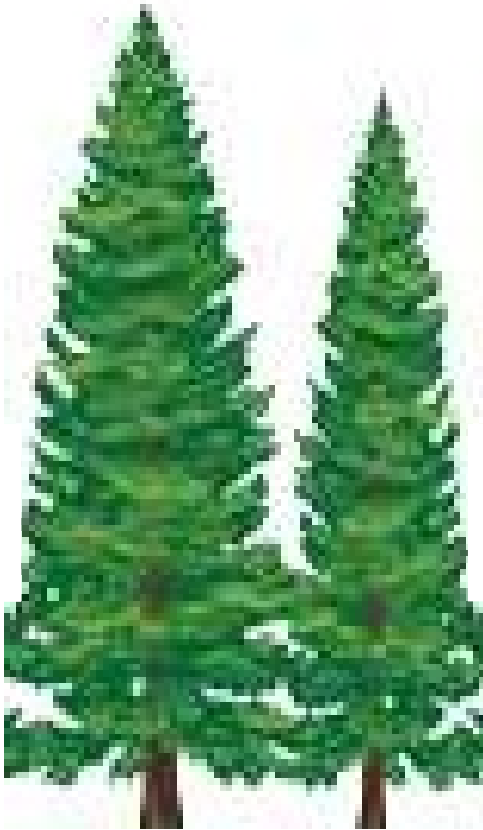


Co-Owner Survey

Maintenance of the West Pond –

The pond is managed by the
Dept of Environmental Quality
and the Dept of Natural
Resources

Chemical treatment is not
allowed



Co-Owner Survey



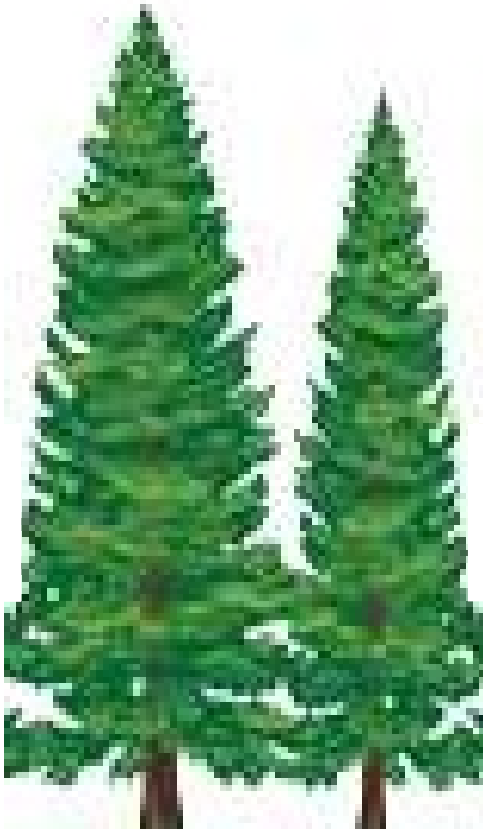
Unit Painting – trim was not
scrapped before painting

Co-Owner Survey

In the last 10 years we have
increased our painting cost
\$1,100 to \$1,675 per unit

Generally we have received
nothing but compliments from
co-owners regarding painting by
American Euro

If you see something on your unit
that is not right.....please
submit a work order

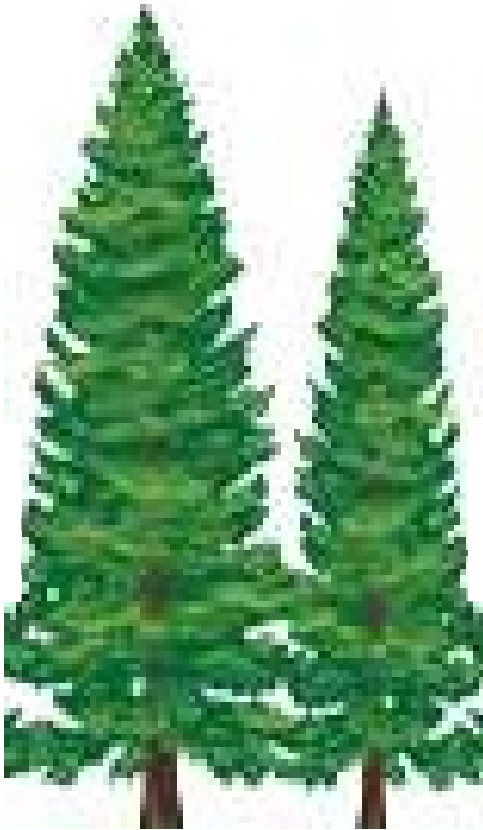


Co-Owner Survey

Unit Painting –

Our painter is very proud of what he does and is ready to take corrective action where required

You would be surprised at how much old paint is being scrapped off



Co-Owner Survey



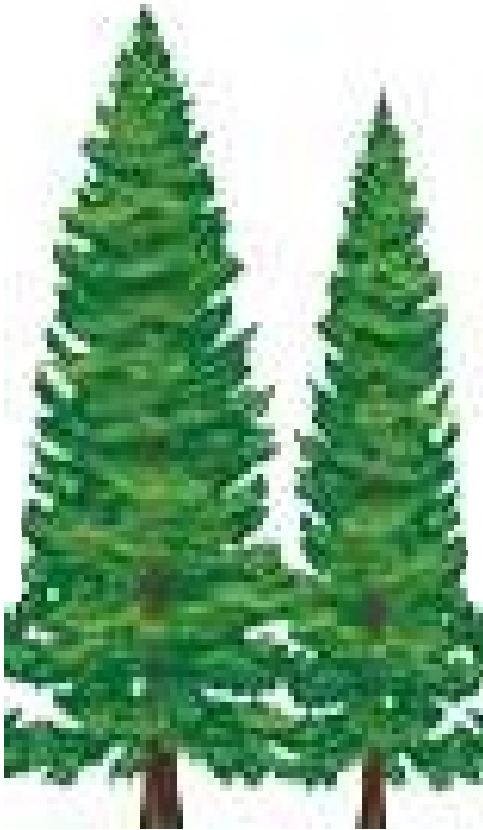
Minimum Maintenance Areas –
Only cut twice last year

Co-Owner Survey

Minimum Maintenance Areas –
Only cut twice last year

We have 2 minimum
maintenance areas.....

- 1 by the pump house
- 1 between Lancrest and River Ridge



Co-Owner Survey

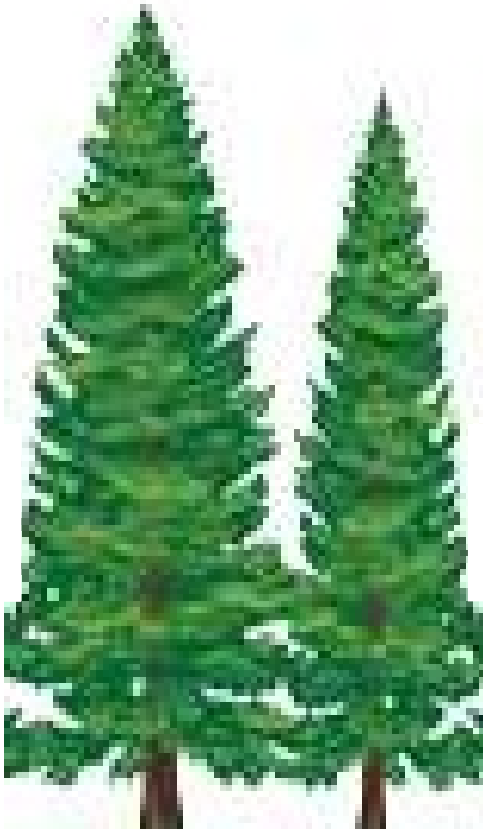


Co-Owner Survey

Minimum Maintenance Areas –

The field grass that is planted in these areas grows to approx. 12" height

Unfortunately, we have a bumper crop of weeds that flourish

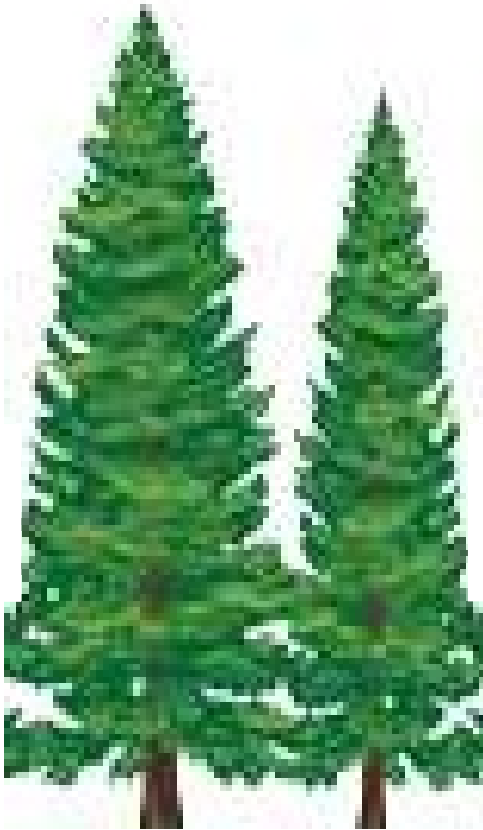


Co-Owner Survey

This type of field grass cannot withstand cutting every week

It is designed as a ground cover and not intended to be cut

The board has decided that we do not want to create a “park atmosphere” and take on the cost of maintaining such

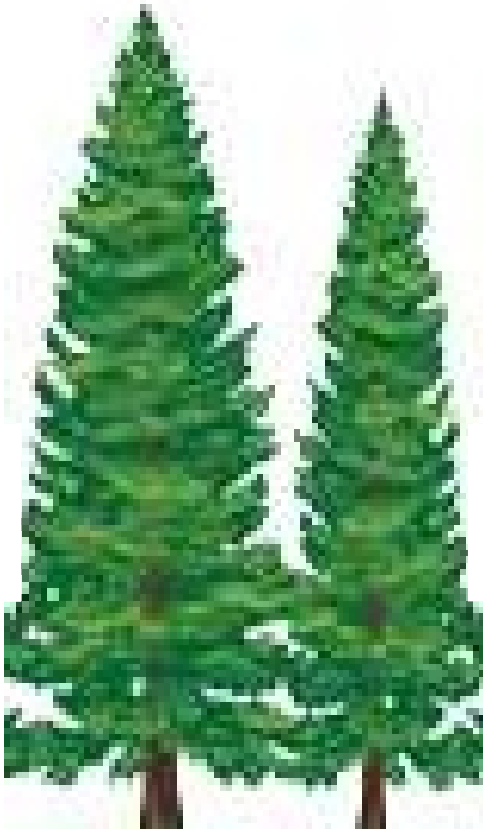


Co-Owner Survey

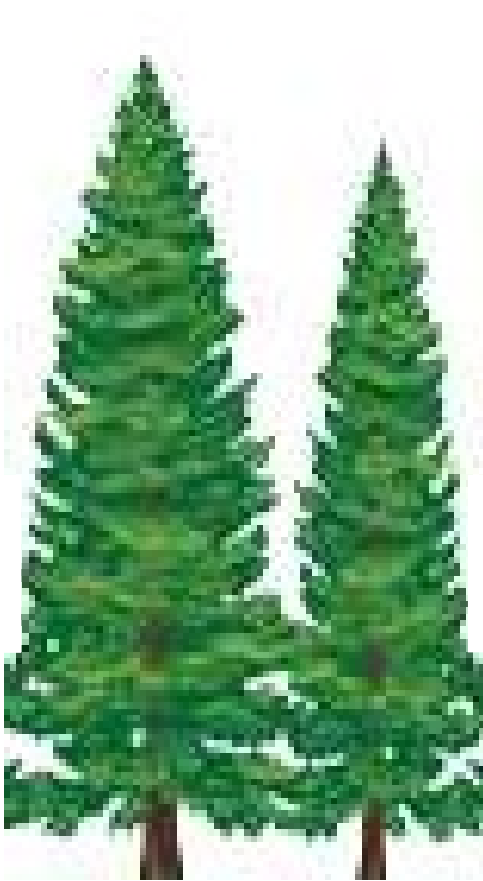
Association Dues Increasing –
but the value of our property is
decreasing

We have gone through a tough
period of declining property
values since 2008

On the plus side of the equation
our property taxes have
decreased over 40%



Co-Owner Survey



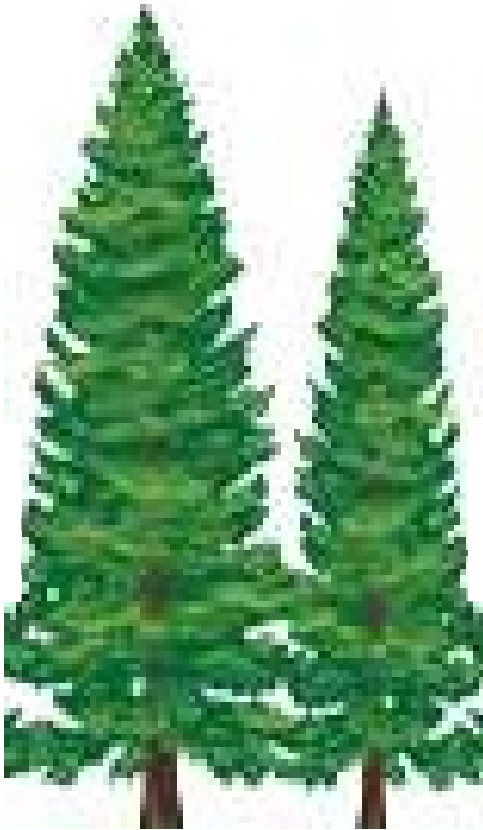
Association Dues Increasing –

Co-Owner Survey

Association Dues Increasing –

In the past 2 years property values have been improving and unit values are up nearly 25%

Many units are selling for amounts similar to what it cost to build in middle 90's

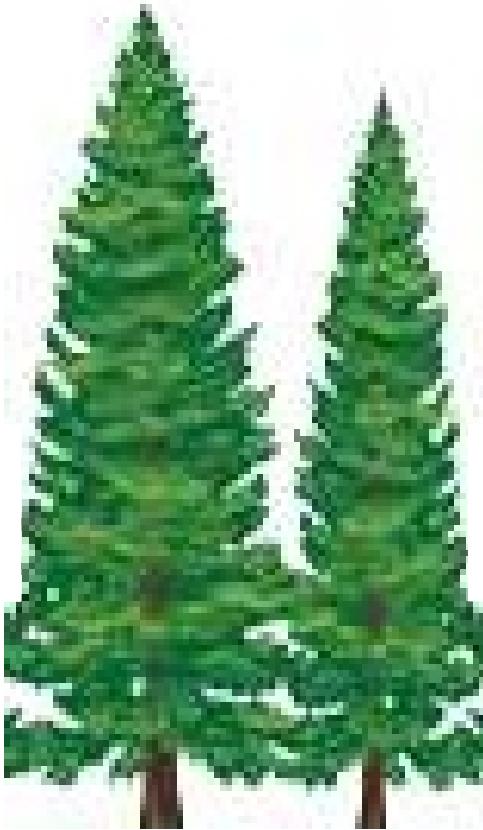


Co-Owner Survey

Association Dues Increasing –

Selling prices are not where they were prior to 2008.....and we may never see those selling prices again

Inventory is low and units are selling within 5 to 10 days in many cases

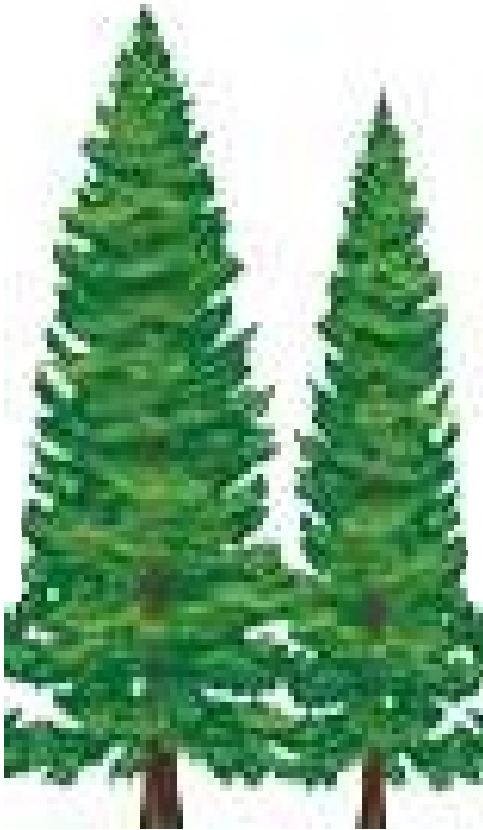


Co-Owner Survey

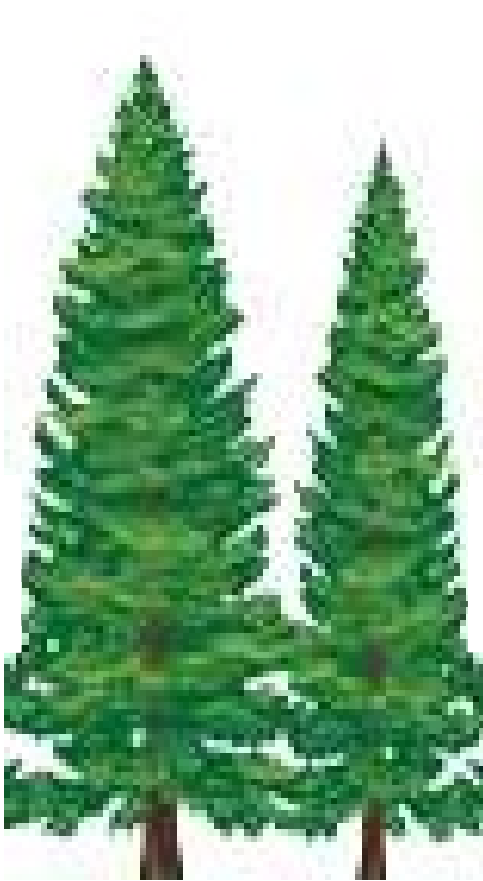
Association Dues Increasing –

The Board believes our best strategy to improve unit value is to do a good job keeping up the appearance of the site

Therefore, we concentrate on roofs, unit painting, lawn maintenance and roadways



Co-Owner Survey



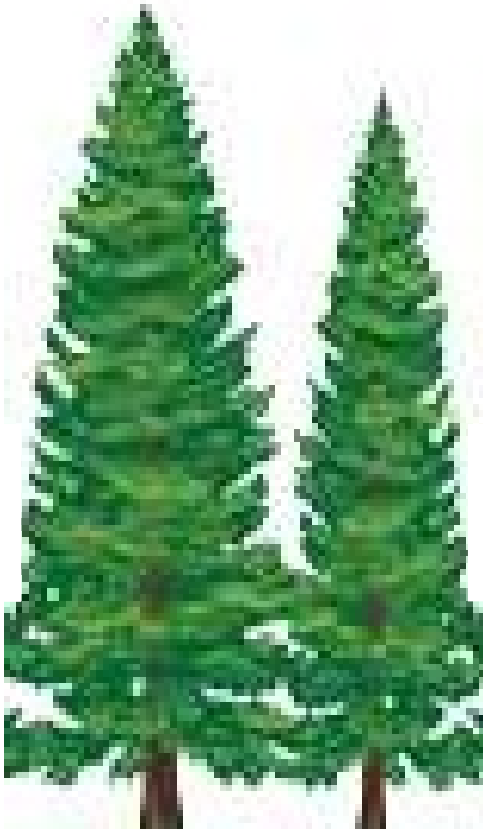
Maintenance of Decks – not
satisfied with deck repairs

Co-Owner Survey

Maintenance of Decks – not satisfied with deck repairs

Since decks are mostly an appearance issue it is difficult to satisfy everyone

Some people feel a deck is a piece of furniture and should be without flaws

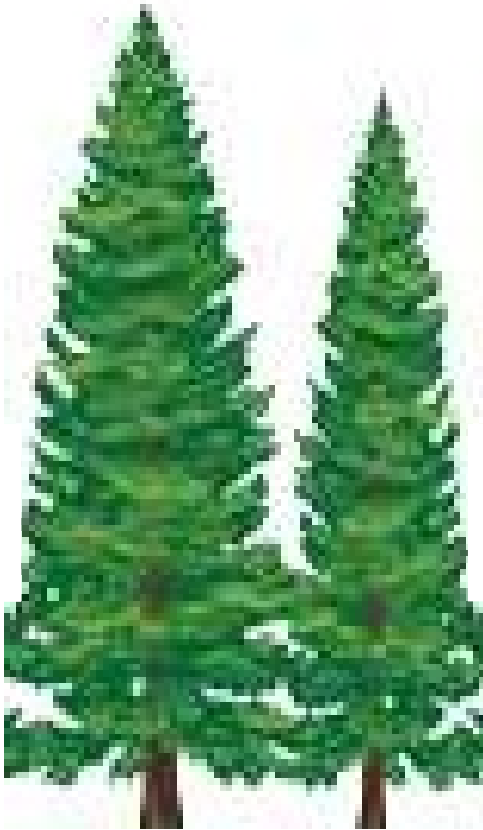


Co-Owner Survey

Maintenance of Decks – not
satisfied with deck repairs

On the average we spend about
\$175 per deck for staining
each year

Of course larger decks cost us
more.....

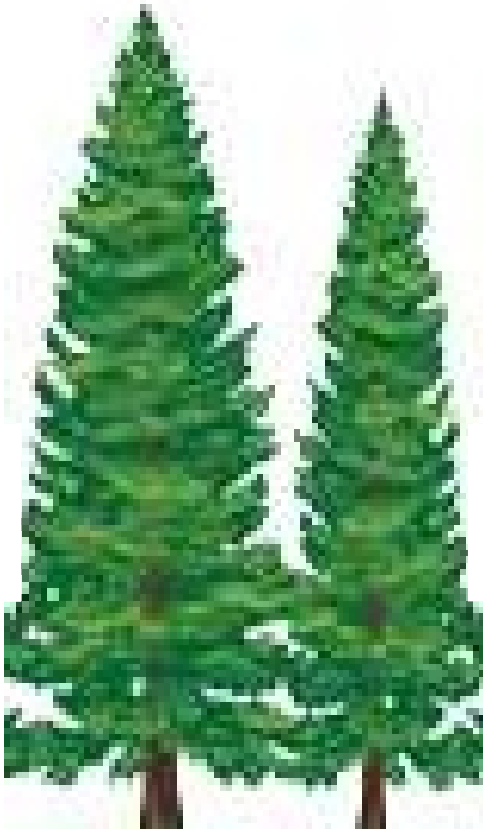


Co-Owner Survey

Maintenance of Decks – not satisfied with deck repairs

We inspect 120 decks every year and do wood replacement on about 20% to 25% each year

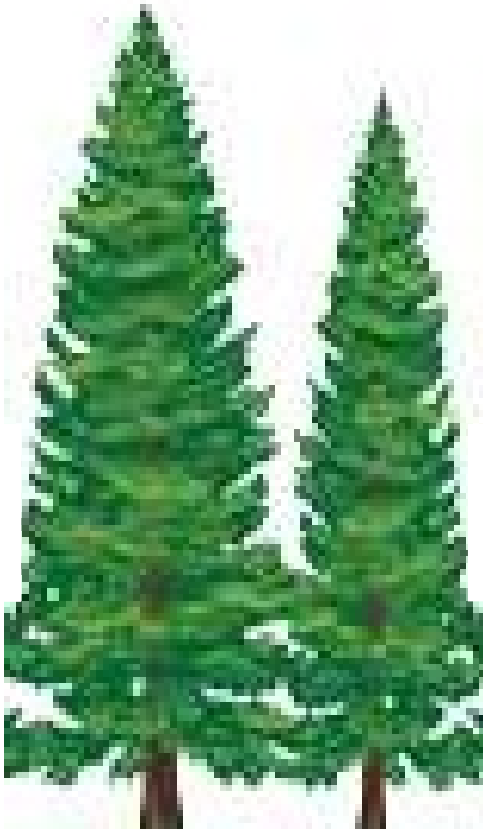
Last year we repaired about 28 decks at a cost of \$175 to \$200 per deck



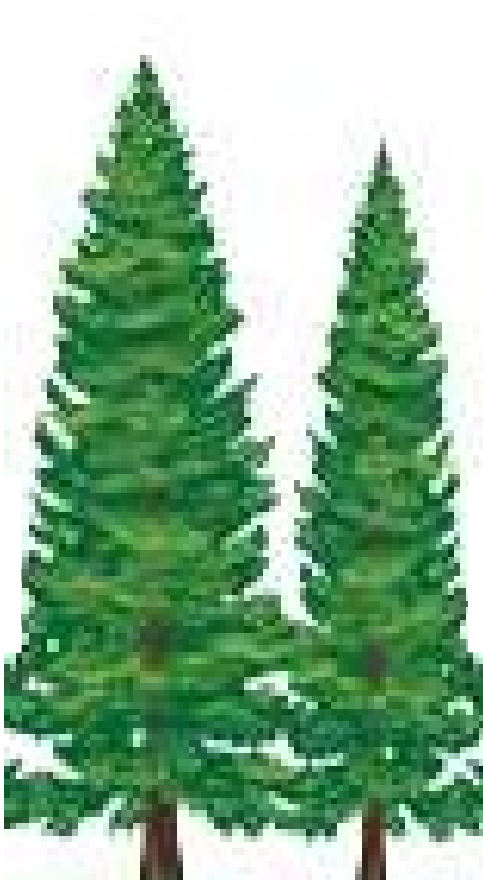
Co-Owner Survey

Maintenance of Decks – not
satisfied with deck repairs

Every 3 years your deck is
inspected, repaired and
stained



Co-Owner Survey

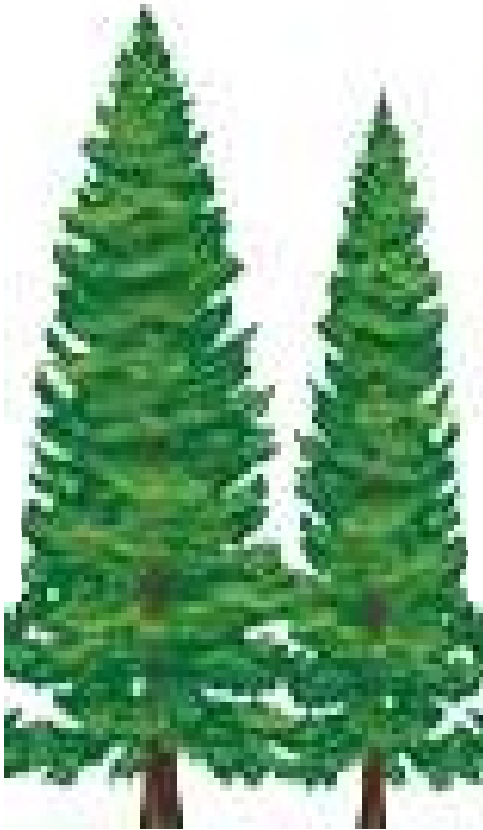


Snow Removal – Contractor
shoveling our deck at 2 AM
while we are trying to sleep

Co-Owner Survey

Snow Removal –

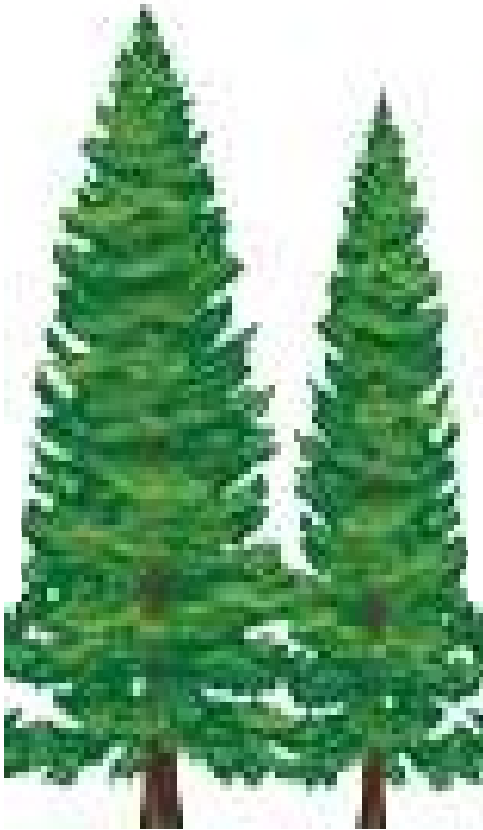
Although not mentioned in the survey..... we have complaints about the lawn cutting schedule



Co-Owner Survey

Snow Removal – Lawn Cutting

We understand about residents
not wanting to be disturbed
during the night hours

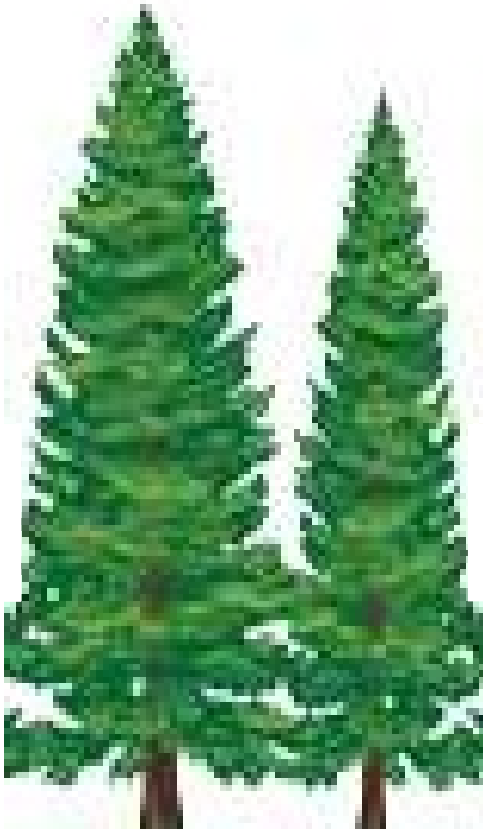


Co-Owner Survey

Snow Removal – Lawn Cutting

But these same people expect
the streets to be cleared along
with sidewalks and driveways
shoveled when they get up in
the morning

We don't schedule snow storms

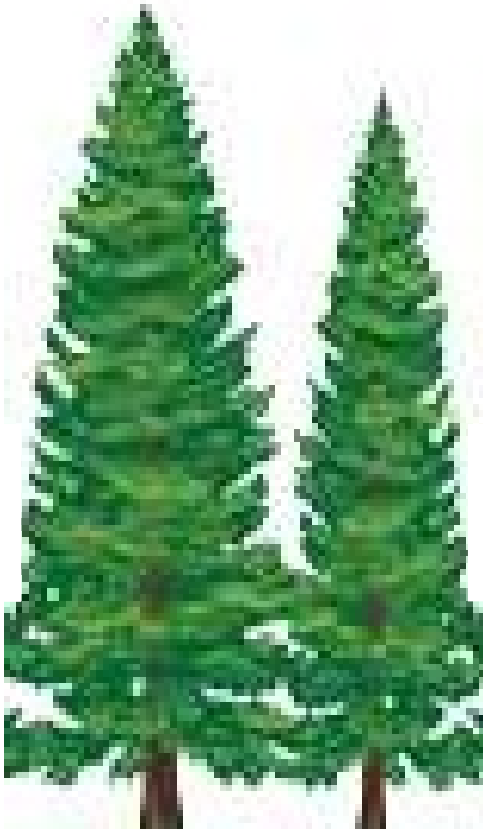


Co-Owner Survey

Snow Removal – Lawn Cutting

The contractor tracks the weather and begins the clean up as the storm subsides

If we have a heavy a snow storm the contractor begins snow removal before the storm ends

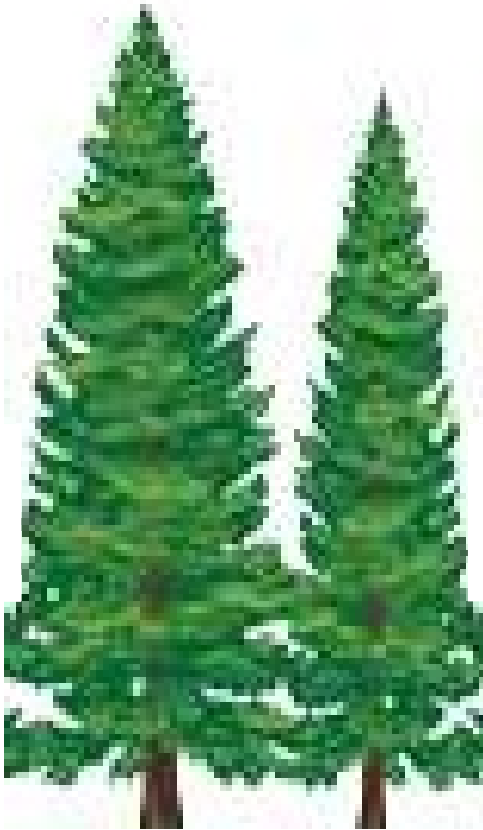


Co-Owner Survey

Snow Removal – Lawn Cutting

Our purpose is not to make it unpleasant for residents but rather the opposite

Lawn Cutting is scheduled on Tuesday and Wednesday but this job is very dependant on the weather

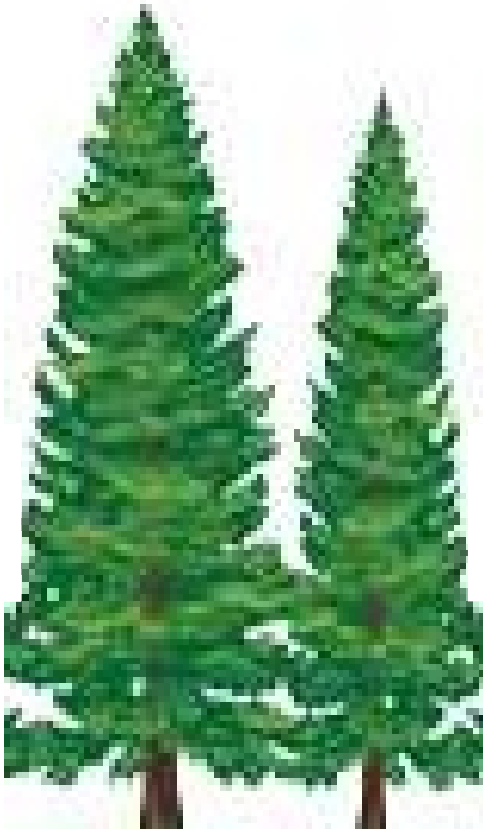


Co-Owner Survey

Snow Removal – Lawn Cutting

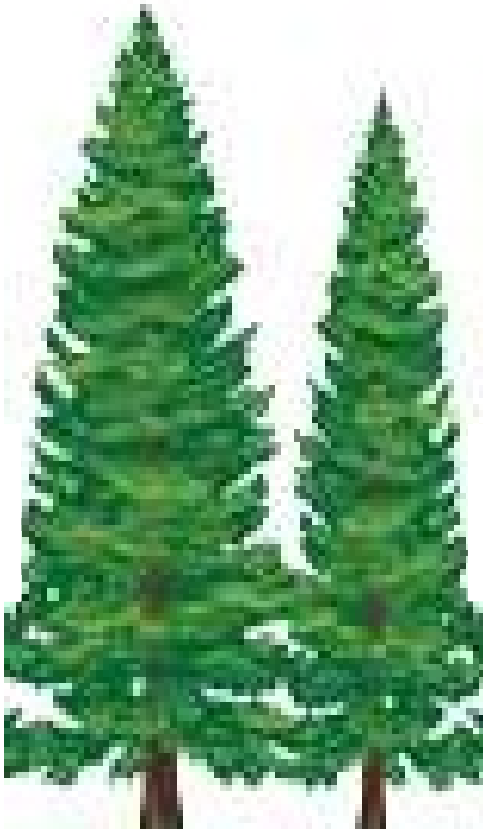
Last year we adjusted the
Wednesday cutting schedule
and start cutting at 8 AM

We have a large site and it takes
2 days to complete the cutting
and clean up



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

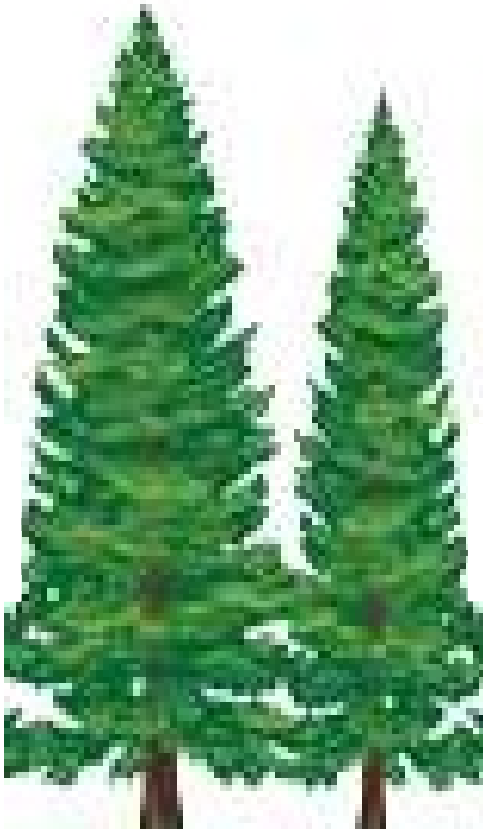
Flag Master

Yes.....we have a Flag Master

Ken Gauvreau
22189 River Pines Dr

Telephone – 248-474-4332

Listed in the River Pines Directory



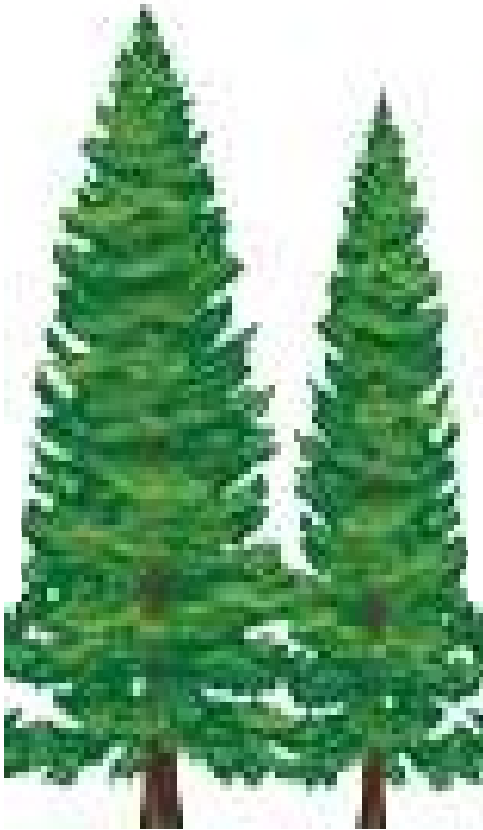


Natural Areas

Natural Areas

Trees will not be cut because a co-owner requests such action

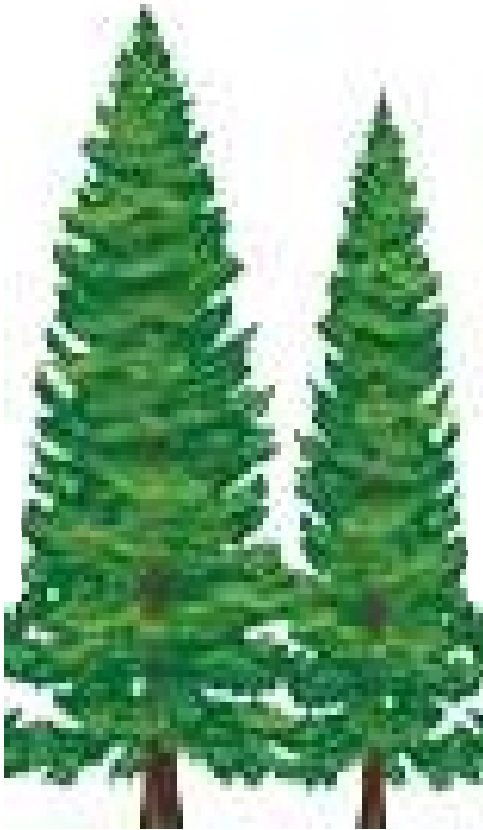
- ❖ Trees adjacent to units that are dead, or nearly so, will be cut as required and recommended by the Grounds Committee
- ❖ The Grounds Committee will determine if any replacement trees are required



Overgrown Shrubbery

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

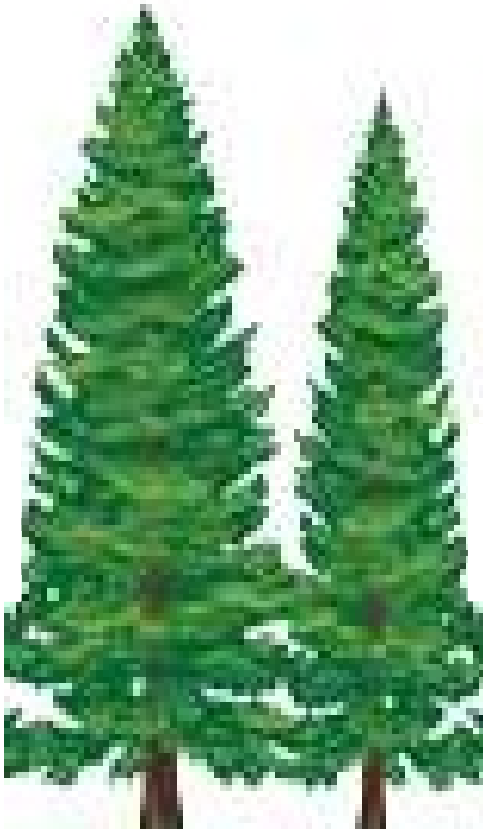
We have requested co-owners to trim or replace their overgrown planting.

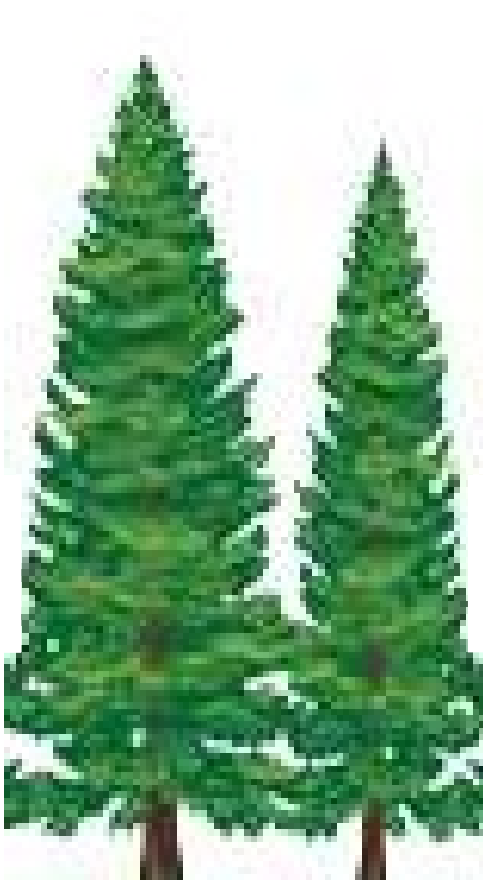


Overgrown Shrubbery

If the association has to remove overgrown shrubbery, the cost will be billed to the co-owner

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





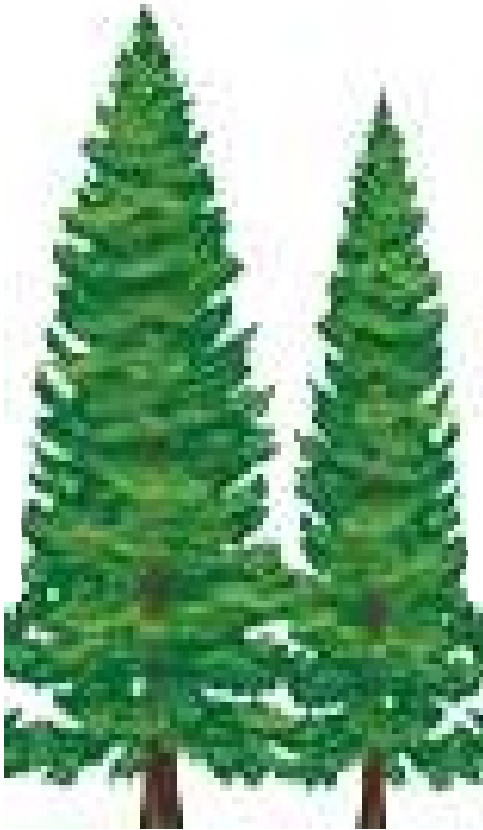
Mail Station Project

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Mail Station Project



Mail Station Project



Mail Station Project

This project has been studied by
the Architectural Control
Committee and recommended
to the Board of Directors

The Reserve Plan Committee
included this project in the
2008 Reserve Plan

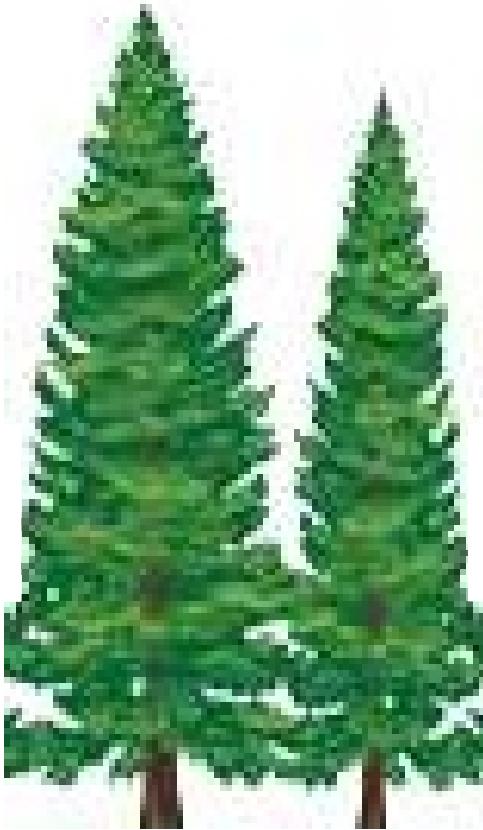


Mail Station Project

The Board of Directors approved this plan in January 2008

The existing mail stations are deteriorating and most require new roofing.

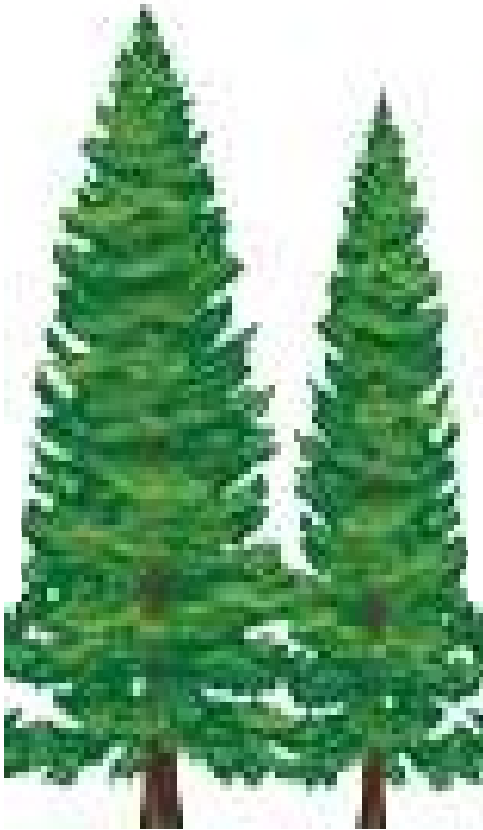
The structure has been enlarged to provide more shelter for co-owners retrieving their mail

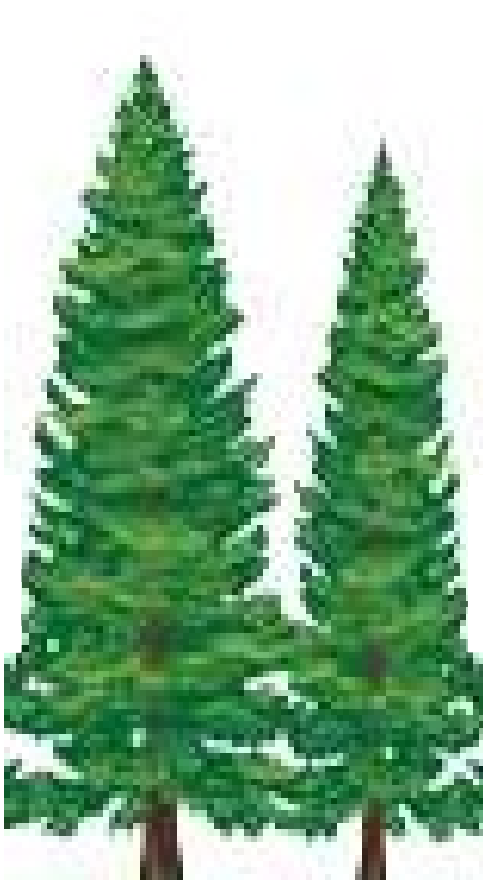


Mail Station Project

The new structure will provide more shelter for the Post Office Personnel when they are delivering mail

We have 11 mail stations to complete and the schedule is under review



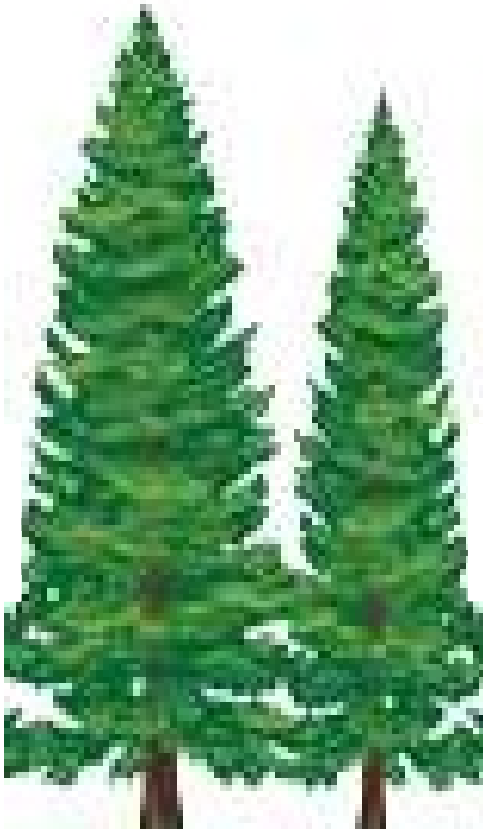


Feral Cats

Feral Cats

We have received many complaints regarding the growing population of Feral Cats

We have an abundance of “Critters” in River Pines



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Feral Cats

Cats

Rabbits

Raccoon

Possum

Coyote

Skunks

Ground Hogs

Deer

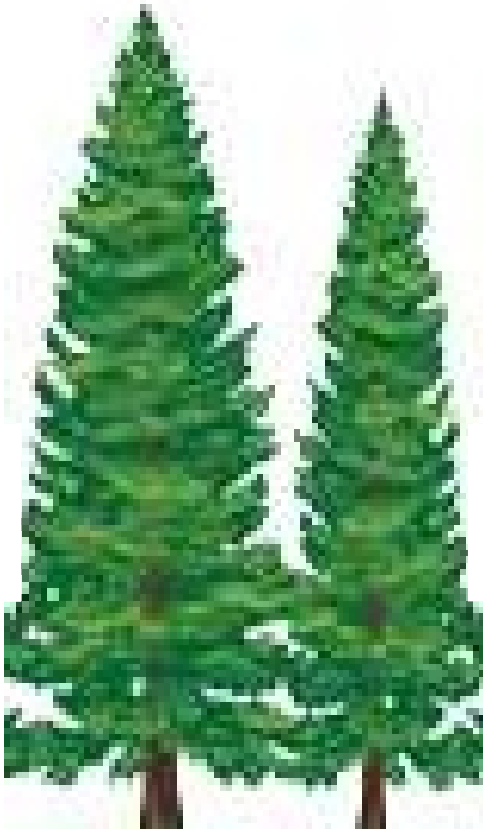


Feral Cats

Primarily they hang around
because the residents insist
on feeding them

We have asked residents over
and over again “Do not Feed
the Animals”

Too many residents just ignore
this plea

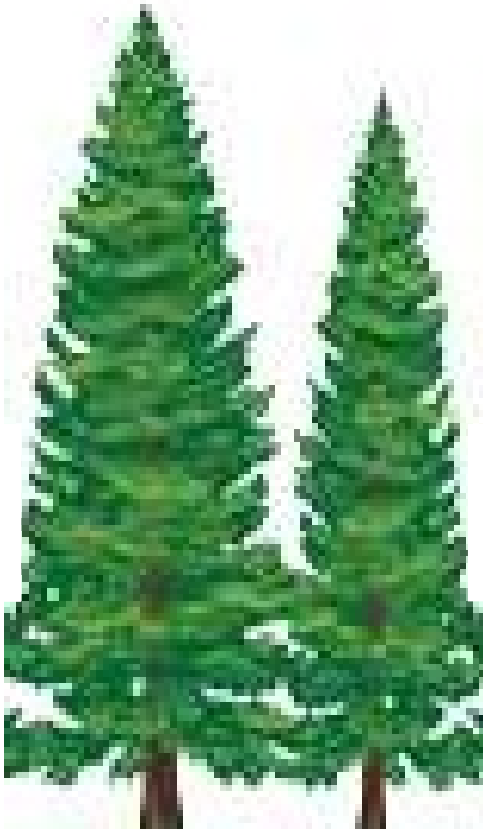


Feral Cats

The animals are so cute
particularly in the spring when
they have babies

But many neighbors feel the
critters are a nuisance and
undesirable

We need to respect each other
and “NOT” live as though we
are the only ones around

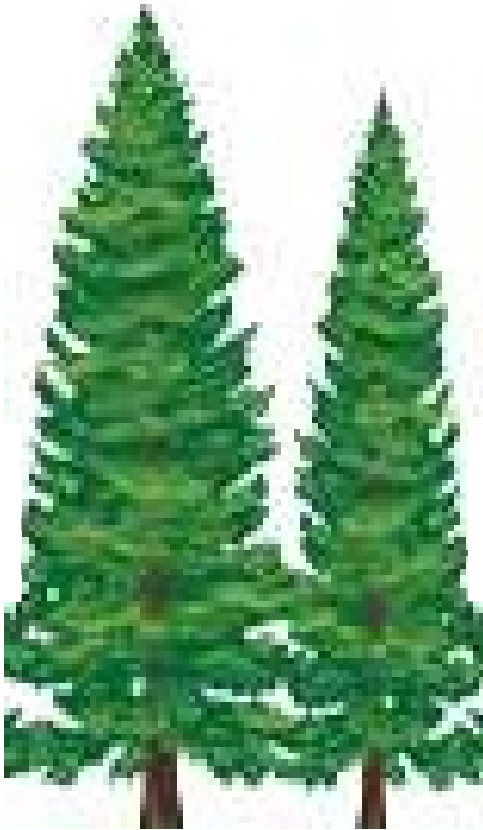


Feral Cats

Feeding on a Irregular basis is causing them to attack the garbage in the garage or on the street

We do not want you feeding on a regular basis

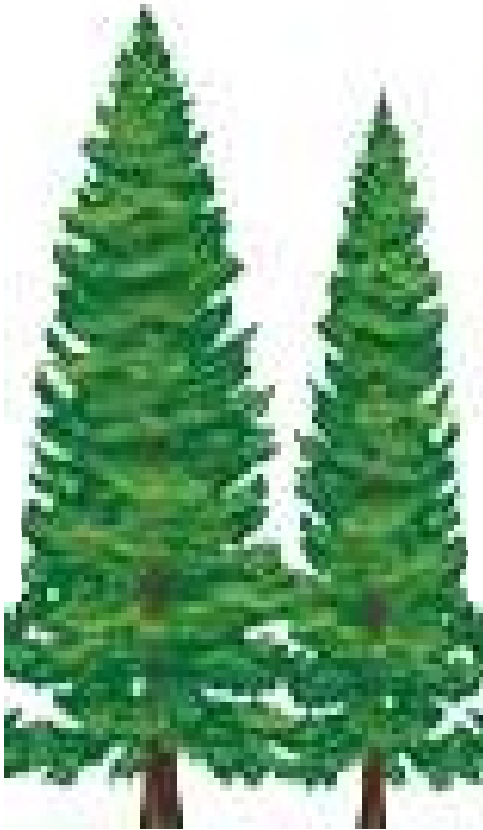
Do not feed the Critters



Feral Cats

There is nothing the Association
can do to control the critters
We need your cooperation and
ask you again.....

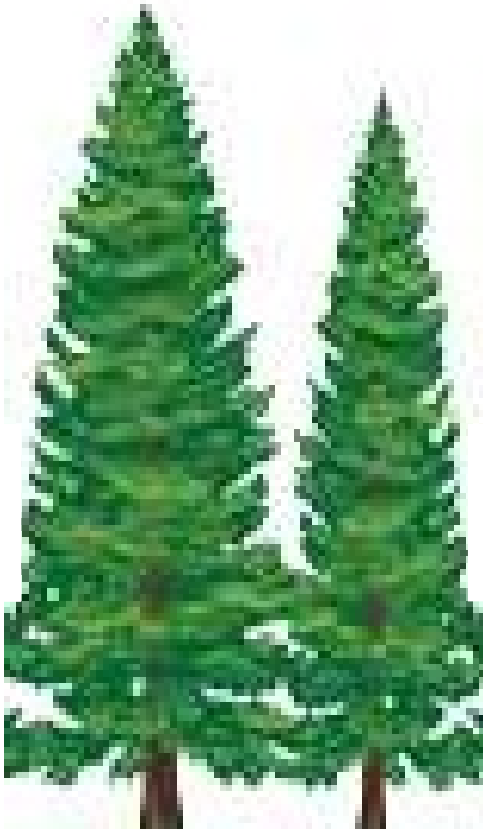
“Do Not Feed the Animals”



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

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



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Drive safely going home

