

R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

Everything has been generally quiet over the past 3 months but with spring here the activity around the complex will be picking up again.

We have spent much of our time over the winter months cutting trees and elevating the pine trees. Trees planted by the builder are now at least 12 years old and some are at least 24 years old. It's amazing how much they have grown. I'm sure you noticed the severe cutting we had to do to the trees by the tennis court. We expect them to sprout new branches and leaf out this spring and summer. There are more trees that will need cutting to get them away from units and off the roof of buildings. Eventually, some of these trees will have to be removed and replaced where appropriate.

We are still working on a long term tree re-

placement program. We have surveyed the site and identified nearly 1,400 trees that were planted by the builder. We have over 21 different species not counting trees in the natural areas. We have defined 9 different geographical areas on the site and we will be developing a replacement plan for each area. This is a big job and we have not found many agencies that have experience developing such plans. But we think it's important and needed to keep the complex fresh and appealing.

While we are on the subject, the greenery planted around your unit, that belongs to the unit owner, needs to be looked at and trimmed. We realize that as we age it becomes more difficult to get out and do trimming and maybe shrub removal in certain cases. But this is a responsibility of the co-owner so help us out and get to it as we move through the spring season.

We see a lot of contractor trucks around doing interior renovations and improvements to units. Be careful and make sure your modification does not cause a problem to areas that are the association's responsibility to maintain. Crawling around in the attic modifying wiring can displace insulation causing thin spots and covering soffit vents. The cost for the association to correct these problems will be charged back to the co-owner. If you let the board know what modifications you are planning the Archi-

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tectural Committee may be able to point out some things to watch out for and save you money.

We conducted a Co-owner Survey in early February and there is a report in this newsletter. Look for it and there will be more information provided at the Spring Information Meeting in May that will be held at the Farmington Hills Manor on Orchard Lake Road.

So, as the Snow Birds return to Michigan in April and May we hope to have the site back in shape and recovered from the long winter months.



BE A PART OF SOMETHING SPECIAL—RIVER PINES ANNUAL GARAGE SALE

By: Bob Goodman

The annual River Pines Garage Sale is scheduled for June 14th and 15th and we're looking for a couple of volunteers to help with sign-up, and advertising. The good part is there is no physical labor involved and it's a great opportunity for free rides in the green golf cart.

So if you want the opportunity to expand your network, meet some new friends in the neighborhood this is for you. Beyond the recognition for a job well done, we offer no pay, but great appreciation for your time



WELCOME RIVER PINES CONDOMINIUMS NEW RESIDENTS

By: Welcoming Committee

River Pines would like to welcome our new residents to the neighborhood. So if you're out and about, give a big smile and a warm "How Do You Do!" to our new friends.

Sherry Colvin
22365 River Ridge Trail
(313) 418-8096

Aravind Jonnalagadda
21600 River Ridge Court
(248) 522-7727

Rey and Elda Juengel
22080 River Pines Drive
(248) 893-7707

Jae and Liz Sung
21700 River Ridge Trail
(248) 536-2990



River Pines Board of Directors

Ed LeFevre	President
Jan Hall	Vice President
Barbra Lee	Treasurer
Gene Kerwin	Secretary
Paul Pardee	Director
Joyce Brandemihl	Director
Dennis Connelly	Director

Management Company

McShane and Associates
6230 Orchard Lake Road, Suite 200
West Bloomfield, MI 48322

RESIDENT SURVEY

By: Ed LeFevre

First of all, the Board would like to thank all residents that participated in the survey this year. The survey was the same as the one completed in 2005 so we have a comparison to the past. We had approximately 200 residents respond to the survey questions as compared to 209 that responded in 2005.

- The average rating of all the questions was 8.7 which is 1/2 point higher than 2005. All questions rated higher than 2005.

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 an opportunity to express our views and needs
- #1—Regular maintenance needs are handled quickly and effectively

The question with the lowest rating was:

- #4—There is a positive sense of community among residents

The largest improvement was for question:

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

The smallest improvement was for question:

- #9—We feel safe in our community. However, the rating was .1 higher than in 2005.

We received many comments on the back page of the survey and they were mostly positive.

The negative comments centered around issues within or around their unit. Of course, we cannot expect to make everyone happy but we try.

The comment that seemed to be reported most frequently was the need to notify the community promptly of break-ins and robberies. The Board engaged in considerable discussion of this issue in the February board meeting. It was decided that a “mass email” would be sent to co-owners or residents advising what the association knows regarding a break-in. In addition, we will put an article in the newsletter.

***“Break-in Notification
By
E-mail and Newsletter”***

If you sense some hesitancy you are correct. First of all, we are not notified promptly of break-ins or any other police matters. We get information from the co-owner and sometimes the police. The police never contact us and advise that there has been a break-in. This may be due to privacy considerations but since we have had the security cameras in place, the police are more likely to call and ask for our camera files. When the police do contact us we do not get any details. That information usually comes from the resident where the break-in happened.

So without accurate information we have been reluctant to become the “town crier” or Paul Revere. We too want to respect the privacy of the individual that has been violated. It is not a “cover up” operation as has been suggested. We’ll do our best to let you know what we know when we know it.

We will discuss some of the other comments from our residents at the Spring Information Meeting on May 15, 2013.



DTE POWER LINE UPGRADE

By: Ed LeFevre

You may remember the power outages we experienced this past summer during the hot and humid weather. And as you know we have had numerous power outages over the past few years at the east end of River Pines. DTE initiated a power improvement project last summer.

You may have noticed the DTE trucks and Contractor vehicles along Bridgeman the past few months. This was a DTE project to improve the power integrity for the east end of River Pines, the Gill Elementary School and many of the residents along Bridgeman.



The first part of the project that began this past summer was to cut trees away from the power lines. Then they installed new utility poles along Bridgeman and behind the Gill Elementary School. And to complete the project they installed new high voltage

power lines from 9 Mile Road along Gill road to Bridgeman and then along Bridgeman to the entrance of River Pines.

This should be a great improvement to the eastern part of River Pines and the 70 or more units that have been affected in the past.



SPEEDING—DID YOU KNOW!

By: John Fahrner

Have you ever wondered what would happen to you if you were to hit and/or kill someone while driving in River Pines.

Manslaughter charges would get you a minimum of 4 years in prison to life!

Financially between lawyers and lawsuits you would be ruined.

Emotionally the impact would be devastating you and your family.

And worst of all, you might harm someone that you care about.

PLEASE SLOW DOWN, THE SPEED LIMIT IS 19 MPH BECAUSE WE CARE ABOUT EACH OTHER!



- ✦ Residential
- ✦ Commercial
- ✦ Interior
- ✦ Exterior
- ✦ Licensed
- ✦ Insured

"We work all seasons"

Cell Ph: 248-755-5961
Fax: 248-684-9057-

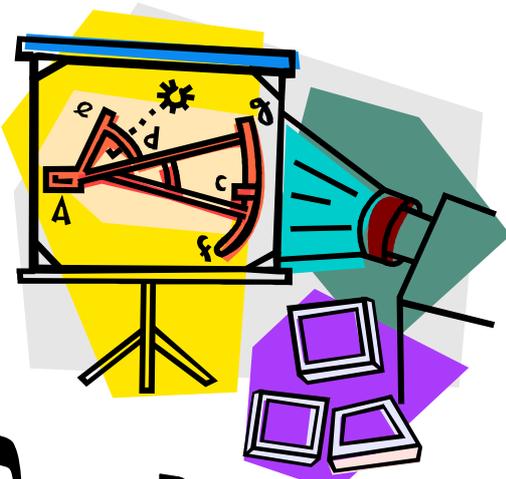
Pasko
President

Condo Association Spring Meeting!!

New Location

New Location

***Farmington Hills Manor
23666 Orchard Lake Road***



- Association Financial Status
- Resident Survey Results
- The State of the Association
- Other Items of General Interest

PowerPoint Presentation



**Wednesday
May 15, 2013
7:00 PM**

8 ASTONISHING BENEFITS OF WALK- ING

By: Rodale Press

- 1) Walking reduces stroke risk*
- 2) It can help fade fibromyalgia pain*
- 3) It can get you off medications*
- 4) It saves you on gym costs*
- 5) It helps you beat breast cancer*
- 6) It can save your mind*
- 7) It soups up your sex life*
- 8) It deflects diabetes*

Throughout River Pines there's plenty of places you can pound the pavement or trek a trail to experience the benefits of walking, and 150 minutes of moderate-intensity walking a week can help manage stress and prevent heart disease. Moderate walking equals an average of about 100 steps per minute, but any vigorous movement that raises your heart rate is beneficial



We provide exceptional services in the following areas:

Deck restoration that includes cleaning and staining.

Vinyl siding and concrete cleaning.

Home maintenance services including painting and caulking.

DON'T GET BURNED! BACKYARD BARBECUE

By: Editorial Staff:

If you are planning to barbecue:

If you're using a propane gas grill, inspect your propane tank and hoses for leaks, dents, cracks or corrosion.

Always light the match before turning on the propane gas.

- Never use your grill indoors or under any structures that may catch fire, such as patio covers.
- Never smoke cigarettes or use matches or lighters near the grill.
- If you're using a charcoal grill, use water to make sure that coals are extinguished and be careful never to dispose of briquettes that are still hot.
- Avoid loose clothing while grilling, especially long sleeves.



CLEAR VIEW MAINTENANCE

"GREG" NOTHNAGEL
9799 RUSSELL ST.
NORTHVILLE, MI.

PHONE: 734.323.7594

BUILDING PERMITS

The Architectural Committee

The City of Farmington Hills requires a Building Permit for both new deck construction as well as replacement of deck flooring and railings. In conversation with Larry Andre of the Farmington Hills, Building Dept. he advises that a permit is required when deck boards and railings are replaced even if the refurbished deck is exactly the same as the original deck. Obviously, if the reconstructed deck is larger or has new features a permit would be required.

The Board policy on deck construction states that along with a modification request a building permit must be obtained from the City of Farmington Hills.

When deck boards and railings are replaced this is considered a major reconstruction and therefore current building codes must be satisfied.

Hopefully this information is useful to those planning construction projects.

PLEASE DON'T CLUTTER OUR STREETS

By: John Fahrner

This is a reminder not to put anything out by the street for pick-up. Donations to charities should be left in the garage or on the front porch on the day of pick-up. Charities have no problem picking up from these areas. Should you leave these items out on the curb you will be subject to a violation by the association, which could mean dollars out of your pocket.

As a reminder regular garbage pick up is Wednesday. Containers of refuse and recyclables should be put out at the curb between 7pm on Tues. and 8 am on Wed. Empty containers need to be removed by Wed. evening. Storage for any container needs to be inside the garage.

Thanks for your cooperation



CORNER CONEY
RESTAURANT
(248) 442-9255
Fax (248) 442-9297
39777 Grand River Ave.
Novi, MI 48375
Hours: Mon-Sat 7am-4pm
Closed Sundays
Grand River
Corner Coney
10 Mile Rd.
Haggerty Rd
1,275
American Cuisine



icensed/Insured Residential/Commercial

Hollowell MECHANICAL
Heating • Cooling • Plumbing
Service & Installation
Boilers & Water Heaters too.

Bill Hollowell 734-891-9512

Dear River Pines Residents—
I want to send a HEARTFELT THANK YOU to each and everyone of you. Your thoughts, prayers, and well wishes meant a lot to Greg and I. The good news is I'm back to work selling houses, and working on my lifestyle changes. Thank you all so much. Warmest Regards!

Cheryl Nothnagel

KELLER WILLIAMS
REALTY
PLYMOUTH MARKET CENTER

CHERYL NOTHNAGEL
REALTOR®
40600 Ann Arbor Rd., Suite 100
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Direct (734) 357-0615
Cell (734) 323-7596
cheryl.nothnagel@kw.com
www.SoutheastMIhomes4sale.com

Each Office is Independently Owned and Operated as of 01/06/2005.

DISASTER PLANS

By: Ed LeFevre

Obviously we are not planning on any disasters hitting River Pines but there are always possibilities. We don't see hurricanes, earthquakes or many tornado's for that matter so we are not spending much time preparing for such things. However, there are other events that seem like disasters when they hit us. We've talked about power failures and other things like furnace or water heater failures in past newsletters.

We have been talking with Remediation Companies and others trying to assemble information that we can share with you. Interestingly, we found some good information on the Michigan State Police web site and we are trying to get copies of these documents.

We plan to spend a little time at the upcoming Spring Information Meeting in May talking about what you need to do to be ready for emergencies. Not everyone is interested in this subject because they feel self sufficient. But those of us that are aging are not as self sufficient as we used to be and we need to think about what we would do in various situations. Hopefully we can provide some helpful information



“Be Prepared...the meaning of the motto is that a scout must prepare himself by previous thinking out and practicing how to act on any accident or emergency so that he is never taken by surprise.”



NATURE NEEDS YOUR ATTENTION

By: John Fahrner

Welcome back to the sunshine, birds singing, grass greening, and everything smelling brand new. So if you are just waking up from your hibernation, shaving off that winter beard, slathering up the skin for the early tan— not so fast partner- there's work to be done.

Take a look around outside your condo unit, do you notice the overgrown bushes? I'm talking about that area between the sidewalk and garage, up next to your house. This area is your responsibility to maintain. For the past two years the grounds committee has a team that routinely surveys the association and looks at these areas. If bushes aren't trimmed, weeds overflow the garden, or dead plants are an eyesore the team writes notification and violations to the co-owner.

It's important to the beauty of the association that the co-owners maintain these areas. Beyond that during the summer we have the painter, deck refinisher, roof repair, and other contractors that need access to these areas. If these plants and bushes aren't maintained they could be cut down, stomped on, and otherwise disfigured.

Please take some time to enjoy the weather, get some exercise, and clean up around your unit.





Think your current cable bill is too expensive?

**JOIN US at River Pines Spring Meeting on
Wednesday, May 15th @ 7pm and bring your
current cable bill**

**GIVE US 10 MINUTES...see how AT&T UVERSE can provide
you superior service and may even save you money!!!**

Have questions?
Can't make it in?
No worries...

Call 800-288-3466

McShane and Associates
6230 Orchard Lake Road
Suite 200
West Bloomfield, MI 48322

Phone: 248-855-6492



*Do you have repairs needed on your front deck?
Are your windows letting in drafts?
Have you notice some areas in the complex that needs
to be cleaned up, trimmed, or removed.*

*Submit a work order and your staff at River Pines Condomini-
ums will take a look and determine an action plans*

How do I put in a work order?

- 1) Go to www.riverpinescondominiums.com, then on the site go to Management Forms, click on the Work Order form and complete.**
- 2) Call McShane and Associates @ (248) 855-6492 ask for Karen or Maggie and they'll send you some blank postcards for your submission.**