

R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

They say “Time flies when you are having fun”. Sometimes the “fun” seems elusive but we’ve been busy particularly now that we are into the summer months.

The Unit Painting project is progressing well with Pasko and American Euro Painters getting close to completion for this year. As of the end of this year, all units in River Pines have been painted by American Euro Painters. The concern with all painting contracts is will the paint job last the 6 year cycle? From our observations, the units painted in 2008 still look very good. Pasko will paint these for the 2nd time next year.

The concrete work will be underway or completed by the time this newsletter is published. The concrete leveling for driveways and sidewalks should also be completed by the time we publish this newsletter.

See the article on page 2 regarding the 2013 Repaving Project. We expect to be doing this work in late August but at this time we do not have a firm schedule.

We held our Spring Information Meeting in May at the Farmington Hills Manor on Orchard Lake Road. We had good attendance

for this meeting with approximately 120 residents showing up. We discussed many topics such as:

- Emergency preparedness
- Financial status
- Annual projects
- Co-owner survey
- New Mail Stations
- Feral cats

For those of you who missed the meeting there is a copy of the presentation on the River Pines web site.

The subject of Feral Cats is worth mentioning again. We have received many complaints regarding the number of Feral Cats around the complex. The population seems to be growing and the direct cause is the feeding of these animals by co-owners. The Association or the City of Farmington Hills cannot control these critters if residents are going to feed them. Feeding brings in more animals and that results in unwanted reproduction. So simply —

“DO NOT FEED THE ANIMALS”

As noted above, we talked about emergency preparedness and handed out brochures provided by the Michigan State Police. If you are interested in a copy, contact Bob Goodman at the Maintenance Building or call him at 248-756-3888.



Our security cameras continue to provide useful information. In June, we found the new STOP sign at the intersection of River Pines Dr and Blue Spruce tipped over laying on the lawn. We realize that some of you would have preferred we leave it there but we had Greg replant it. We then determined that the event happened between 10:30 and 11:30 a.m. We retrieved the camera files and reviewed them. Sure enough, we identified a Budget Rental Truck coming in the front entrance at 10:57 a.m. They proceeded south on River Pines Drive and turned left onto Blue Spruce. They stopped and proceeded to back up across River Pines Drive and knocked over the STOP sign. They then drove north on River Pines and out of the complex. There was no real damage so we did not pursue Budget Rental for damages.

2013 Repaving Program — In late August we are planning to resurface Blue Spruce, a 200 ft. section of River Ridge Trail and Red Pine Drive. The above map shows the streets affected. These streets will be closed to traffic for 8 to 10 hours while we are paving the streets and allowing some cure time.

Please observe the barricades and do not drive around them onto the lawn to get by. We will remove the barricades as quickly as we can. While the streets are closed you will have to park and walk to your unit. We will provide parking information as soon as we have a firm schedule and coordinate with the paving contractor.

So please work with us and cooperate with the directions. We are paving these streets for your benefit and property enhancement and not to inconvenience you.



River Pines Board of Directors

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Condo Association Annual Meeting!!

**What's Happening
In
River Pines?!**



We need 125 units to be represented to have a quorum!



**For 3 New
Board Members!**

**Wednesday,
September 18, 2013
6:30 PM
Costick Center**

2012 River Pines Asphalt Paving Project

By: John Fahrner

River Pines is currently in the planning stage of preparing to repave a section of the Association's roads. The plans call for repaving Silver Ridge Court and River Pines Trail addresses from 21780 to 21910 (See map on page 2).

The plan is to have the work done in August or early September. As soon as we have scheduled dates we will advise the co-owners. Remember, these projects are weather dependent, so the schedule may change and we will do all we can to give everyone as much advance notice as possible.

THIS WILL BE A 2 DAY PROJECT

Day 1— This will be preparation for paving and residents will be able to get to and from their unit during the day.

Day 2—All vehicle traffic within the marked areas will be restricted and stopped between the hours of 8:00 a.m. until 6:00 p.m. so the contractor can do the paving and allow the asphalt to set up

Before the day of resurfacing it is imperative that you park your car on an adjacent street if you will be going out on that day. Once resurfacing start you will not be allowed to drive out. So, plan ahead and determine where you will park on the night before. Remember not to block other co-owners' driveways.

With everyone's cooperation not only will the project run smoothly, but another section of roads will be smooth!



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Home maintenance services including painting and caulking.

Garden and Landscape maintenance including outside lighting.

PLEASE— DO NOT PARK ON THE GRASS -

By: The Irrigation Committee

Now that we have the irrigation system up and running it is particularly important that vehicles do not park on the grass. Actually, vehicles don't park on the grass, the "driver" of the vehicle does.

The reason is that we have "sprinkler heads" along the edge of the streets and if a vehicle drives over them, most times, they are damaged and have to be replaced. They are expensive and it takes time to make the repairs. So, if you have friends or neighbors visiting please ask them not to park on the grass or lawn area.

Most streets are 24 foot wide plus the curbing or gutter on both sides of the street. Therefore, the streets are plenty wide to accommodate a car parked on the side of the street and traffic can still get by comfortably.

We thank you and all your friends for your cooperation.





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Repairs or Replacement? Use a Licensed Contractor

By: John Fahrner

Before beginning any project around your unit, make sure you are hiring a licensed contractor to do the work. This is especially important when working on any infrastructure (electrical, plumbing, carpentry, etc.) to your unit.

Many people think doing things on the cheap are the way to go when doing home remodeling. We cannot count the number of co-owners that went with the cheaper and faster way and the results were expensive. When work has to be redone due to shoddy or improper installation, it is the co-owner who loses. It's inconvenient to have your house torn up over and over again. Frustrating to have things not work properly, and sometimes expensive to replace what was already paid for.

Let's also look at this from your neighbors' point of view. Is the electrician qualified for the work, or is it possible for a bad wiring job to cause a short or even a fire in your building and everyone else living in attached units? The same can be said about plumbing, will a flood in your unit cause damage to your neighbors attached unit, an additional repair expense, on top of what is ruined in your unit? And by the way, don't expect your insurance to cover the damages if the contractor isn't licensed.

So, it's important for your own safety, and to feel comfortable and confident with the work being done by a professional. Plus, your neighbors will thank you for relieving their concerns over the quality and appearance of work that you had done.

“Once a job is fouled up, anything done to improve it, only makes it worse.”



SMOKE ALARMS SAVE

LIVES: Is Yours Functioning Correctly?

By: John Fahrner

One 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 need not occur.

Is yours working? When was the last time 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 residents 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 make sure everything is operating correctly

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



IS YOUR SHRUBBERY OUT OF CONTROL?

By: The Board of Directors

Last spring when we toured the site and surveyed our landscaping, we noticed that many units now have overgrown shrubbery. Due to the tender loving care given by co-owners, the shrubs and plantings have grown very well.

As we have passed through the summer months, these plants have continued to grow and need to be trimmed back to fit the planting area they are in.

Please take a good look at your shrubbery and view it as if you were the person painting it or the person staining the front deck. Would the shrubs interfere with the painting or staining process? Are the shrubs interfering with the gutters or downspouts? Are the shrubs covering any utility meters?



The Board does not want to hire contractors and have them come in a do a major trimming job to your shrubbery. These are your possessions and they should be tended to by you.

So please help us keep our complex neat and tidy by doing your part and helping us keep the maintenance cost under control.



Welcome River Pines Condominiums New Residents

By: Welcoming Committee

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

Ray & Susie Dreyfus
35295 Lone Pine Lane
248-893-7815

Kirby & Lynn Cox
21580 River Ridge Court
248-987-2359

Bruce & Janet Habermehl
35420 Blue Spruce
248-442-2808

Peter & Zorianne Duda
35221 White Pine Trail
248-477-2530

Mattie Banks
351094 Knollwood
248-784-3777

Joan Kempf
35093 Knollwood
269-753-8119

What's Good On TV?



Residents now have a choice for cable, phone and internet service. **AT&T U-verse** is now available in our area. Please call **800-288-3466** for information and/or to place an order.

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.

This summer we have had many requests for rear deck modifications. Many co-owners have observed their decks have weathered and the flooring and railings need to be replaced. Many co-owners have assumed that since they are not changing the deck but merely maintaining it, a permit was not required. Based on the above information we have learned this assumption is incorrect.

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.



Grillin' Safety Tips

By: Hearth, Patio, & Barbecue Assoc.

The following safety tips are designed to guide you through the grilling process. Remember, anytime you work with fire, there's a chance of getting burned. So, take precautions. Common sense and planning will prevent injuries.

- **Read the owner's manual.** Always read the owner's manual before using your grill and follow specific usage, assembly, and safety procedures. Contact the grill manufacturer if you have specific questions. (Be sure to locate your model number and the manufacturer's consumer inquiry phone number and write them on the front page of your manual.)
- **Grills are for outside, only.** Barbecue grills are designed for outdoor use, only. Never barbecue in your trailer, tent, house, garage, or any enclosed area because carbon monoxide may accumulate and kill you.
- **Use in well-ventilated area.** Set up your grill in an open area that is away from buildings, overhead combustible surfaces, dry leaves, or brush. Be sure to avoid high traffic areas and always barbecue in a well-ventilated area. Be aware of wind-blown sparks.
- **Keep grill stable.** When using a barbecue grill, be sure that all parts of the unit are firmly in place and that the grill is stable (can't be tipped over).
- **Follow electric codes.** If electrically-operated accessories are used (rotisseries, etc.), be sure they are properly grounded in accordance with local codes. Electrical cords should be placed away from walkways or anywhere people can trip over them.
- **Use long-handled utensils.** Use barbecue utensils with long handles (forks, tongs, etc.) to avoid burns and splatters.
- **Wear safe clothing.** Wear clothing that does not have hanging shirt tails, frills, or apron strings that can catch fire, and use flame-retardant mitts when adjusting hot vents.
- **Keep fire under control.** To put out flare-ups, either raise the grid that the food is on, spread the coals out evenly, or adjust the controls to lower the temperature. If you

must douse the flames with a light spritz of water, first remove the food from the grill.

- **Be ready to extinguish flames.** Use baking soda to control a grease fire and have a fire extinguisher handy. A bucket of sand or a garden hose should be near if you don't have a commercial extinguisher.
- **Consider placing a grill pad or splatter mat beneath your grill.** These naturally heat resistant pads are usually made of lightweight composite cement or plastic and will protect your deck or patio from any grease that misses the drip pan.
- **Never leave a grill unattended once lit.**
- **Stay away from hot grill.** Don't allow anyone to conduct activity near the grill when in use or immediately following its use. The grill body remains hot up to an hour after being used.
- **Don't move a hot grill.** Never attempt to move a hot grill. It's easy to stumble or drop it and serious burns could result.



Are Things Working? Like your Doorbell?

By: Bob Goodman

It's those little annoyances that tend to upset us the most. There are things around the house that need to be checked just because they haven't been used. Have you checked your doorbell? Is it in good working order?

The thing about doorbells is they help to communicate with the outside world. Neighbors come over to let you know of happenings inside the complex. It's a deterrent to thieves who ring the doorbell to see if you're home. If they don't hear anything, they may assume the house is vacant. The bell announces family members that may be checking to make sure everything is alright.

So, it's a little thing, but yet it is important part of your life. Check it out.

SELLING YOUR UNIT?

By: The Board of Directors

With 355 units in the River Pines complex it is not unusual to see a unit for sale. People come and go all the time. Each year we have 10 to 30 residents move out and new co-owners move in.

The Board Rules, Regulations and Policies under "Resale Procedures" state that co-owners are to notify the Management Agency of any intention to sell their unit. The management agency frequently gets calls regarding the number of units for sale and their address. So, this information can direct prospective buyers to you or your real estate agent.

In addition, the management agency needs to keep their records up to date and know who is living in each unit. So, if you decide to lease your unit the management agency needs to know. They also need a copy of the lease agreement.

One of the questions that always gets asked by the potential buyer is, "what are the association dues?" If you know how much it is you can tell the buyer but also tell them to contact the Management Agency for the exact amount.

With the excitement of selling and moving, these are responsibilities that are often overlooked and eventually cause difficulties for the management of the association.

Please refer to the association governing documents that are available at: www.riverpinescondominiums.com.





Help and Support River Pines Condominium Association

There are many things you can do to help make River Pines Condominiums a great place to live. Be friendly, Be neighborly. Greet everyone with a smile

It's not about complaining, it's about helping and there are lots of ways to do it.

Join a committee. Architectural and Grounds Committees are always looking for help.

Be active. As you walk the neighborhood, keep your eyes open for suspicious activity, things broken, branches down, etc. You can report troubles on the website www.riverpinescondominiums.com or put in a work order at McShane and Associates (www.mcshanemanagement.com).