



R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

Here it is fall already and that means we have our River Pines Annual Meeting to elect new Directors for the Board. On September 18, 2013 we held our meeting at the Farmington Hills Costick Center and we had 135 voting co-owners in attendance.

We introduced the current board. We had 4 directors with expiring terms and they were re-nominated and re-elected to the Board. In a subsequent board meeting on September 24th, the officers were re-elected to their former positions. Therefore, there is no change to the make up of the board for 2014.

We discussed our financial position regarding our operating budget and reserve funds and we are on track with our projections. We are in the process of developing an updated reserve plan and the operating budget for 2014.

Jan Hall talked about our committee activities specifically the Grounds Committee (GC) and the Architectural Committee (ACC). The GC is working with Greenlawn Landscaping in developing a Long Term Tree Replacement program. As

our trees age they are becoming large and overgrown for the space they have available. The River Birch are a problem and we have some Maple trees that are distressed and may have to be removed.

The ACC is working on a project regarding our front entrance porches or decks. These structures will need to be replaced sometime in the near future as they are approaching their useful life. This is not an immediate problem but we need to have a replacement plan in the works.

We talked about Feral Cats that have taken up residence in the complex. There is mixed reaction to these animals. Some residents like them and others find them a nuisance. The Center for Disease Control pointed out in a recent article that Feral Cats are a real risk for rabies and that cats in general pose the greatest risk to humans for rabies. As sympathetic residents feed these animals this encourages them to stay and invites more feral cats.

We have asked over and over again to **PLEASE DO NOT FEED THE ANIMALS** and this includes the feral cats. Please respect your neighbors and help us reduce the population.

We provided a major project status report on roofs, unit painting, asphalt work, concrete work and window repairs. Our mail

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station replacement project will start this fall and be completed next year.

Following the presentation the meeting was opened to questions and the meeting was adjourned at approximately 8:00 PM.

Our next meeting will be an Information Meeting and will be held in May 2014. All co-owners should make plans to attend these meetings as they are for your benefit. Come and find out what's going on and get answers to your questions.



MAINTAINING PETS IN RIVER PINES –

By: Ed LeFevre

With the increased number of Feral Cats in River Pines, the residents of River Pines have become more aware of animals in the complex. As has been said many times, the Board of Directors does not have a problem with residents having pets. However, there are rules, specifically the Bylaws, that identify specific restrictions on maintaining pets.

The Condominium Bylaws, Article VI Restrictions, Section 5 reads as follows:

“Pets. No animal, except two (2) dogs and/or two (2) cats, shall be kept or be brought on to the Condominium Premises by any person

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

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Association. No animal may be kept or bred for any commercial purpose. All.....and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper.” Please refer to the Bylaws for the complete text of section 5.

The Board is aware that there are some co-owners that have more pets than allowed by the Bylaws. Please do whatever necessary to get into compliance with this restriction and avoid enforcement action by the Board.

Thank you for your cooperation.



SMOKE DETECTORS

By: Ed LeFevre

It's about time to change your clocks to eastern standard time or you may have already done so. It's also a good time to check your smoke and CO2 detectors. Smoke detectors have a 10 year life while the CO2 detectors have a 5 year life.

I also learned that just because you push the "test button" and get the loud annoying sound it doesn't mean the detector will detect smoke. The sensor collects dust and loses it's sensitivity over time. That's why they recommend replacement.

Replacement units are available at places like Home Depot, Lowe's, Wal-Mart and other stores. If you take a look at the name and model number on your detectors you can probably find an exact replacement and then the installation is simple. If you buy a different type unit you may have to do some modifications to get it to work in your situation. You may need the help of a carpenter and/or electrician to get the job done.

Smoke Detector and Home Fire and Safety Inspections are no longer listed as a service of the Farmington Hills Fire Department. So you need to do your own smoke detector battery replacement and fire safety inspections.

If you need help installing a replacement detector you can call Tom Vomastek at (734) 771-3489

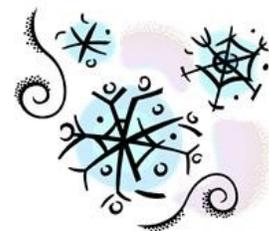
Remember, it's better to be safe than sorry.

SALT BUCKETS

Again this year, the maintenance building will have a supply of 5 gallon buckets with salt that can be used on your front porch and walkway, should you need extra. Our contract with Greenlawn Landscaping includes salting of porches, sidewalks, and driveways, but sometimes ice forms between snowfalls.

Please either fill out a work order and Greg or Bob will drop off a container, or stop by the maintenance building and pick one up.

As always we want you Safe!



“ There’s one good thing about snow. It makes your lawn look as nice as the neighbors.”

“A snowflake is one of God’s most fragile creations. But look what they can do when they stick together.”

**When it Snows ain’t it Thrillin’
Your Nose Gets a Chillin’
We’ll Frolic and Play
The Eskimo Way
Walkin’ In a Winter Wonderland!”**

POINT OF ORDER

The Spring Meeting and Fall Annual Meeting provide an opportunity for all to gain and share information about what's going on in our River Pines community. The Board is very aware of everyone's time and tries to provide as much meaningful information in a limited amount of time. An agenda is carefully prepared and followed allowing time for questions and answers at the end. Just as a courtesy to all and in an effort to maintain order in the meeting, any and all discussions or presentations will be heard after agenda items have been presented. If you have a particular topic for which you would like time allotted, please notify the Board prior to the meeting so that we may adjust the agenda. Everyone has a right to be heard and we welcome discussion at the appropriate time.

SOCIAL COMMITTEE NEWS –

By: Sharon Hicks

Now that fall is here, plans are in the making for our River Pines Holiday Party which will take place at G. Subu's Leather Bottle on Saturday, December 7, 2013 at 4 PM. Mark your calendars NOW for the festive event with your family, friends and neighbors. Watch for flyers with full details, including a reservation coupon, at your mail station the week of November 9th and 10th. This is a popular event so fill out and return your reservation coupon as early as possible to guarantee your seat at a table! Looking forward to seeing YOU at the Holiday Party.



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Vinyl siding and concrete cleaning.

Home maintenance services including painting and caulking.

Garden and Landscape maintenance including outside lighting.

UCOM CONFERENCE REPORT —

By: Joyce Brandemihl

Barbara Lee and I recently attended the 38th Annual Seminar put on by UCOM (United Condominium Owners of Michigan). They provide a forum for information exchange of ideas and experiences among condo associations in the area.

We attended a lecture on "Co-owners Renting of Their Units". Another one was "Co-owners And Their Pets". Did you know that there is actually DNA testing of dog droppings to determine which dog did what? Thankfully we don't have that problem.

Another lecture was on "Budgeting For The Future" This is about reserve studies which can improve the quality and value of investment for all residents by good planning

in advance.

Finally, a panel discussion, with questions and answers involving several legal experts. The moderator was Charlie Langton, best known as the Legal Analyst for Fox 2 News and WWJ Radio. He's also a very funny man enjoyed by the lawyers as well as the audience.

It was all very interesting and we hope will help us and our positions on the board.



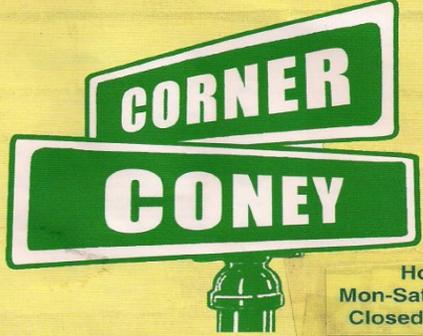


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SNOW SEASON IS COMING!

Although this article has appeared in previous issues, we have many new co-owners that may not have experienced winter in Michigan or our complex.

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 to remove accumulated snow and snow removal may not be as complete as surrounding units.

Thanks for your cooperation and it is greatly appreciated.



LEAVING FOR THE WINTER?

By: Editorial Staff

So have you had enough of the cold, rainy, windy days that we like to call Fall/Winter here in Michigan. Is the Snowbird in you getting ready to fly south for the winter? Well before you go off and leave us here are a few reminders of things that don't get packed up with you.

- 1) Stop or forward your mail and newspapers.
- 2) Turn down the Water Heater. No sense heating water that not going to be used.
- 3) Turn off water to the washing machine. Nothing worse than coming home to a flood if one of the hoses should burst.
- 4) Adjust your Thermostat, no sense keeping the couch, chairs and beds warm when no one home to enjoy it.

- 5) Close all your Window Treatments. No need for prying eyes to look around your place when it's empty.
- 6) Set-up 2 Light Timers. One should be in the main room, and the other should be to the back of the house. They should come on and go off at different times, though some of the time can overlap.
- 7) Make sure Toilets aren't running. Or better yet turn off the water to the toilet to prevent them from running.
- 8) Double Check your Stove Knobs to ensure everything is turned off.!
- 9) Unplug Everything! All small appliances, clock radios, TV's, Coffee Makers, Extension Cords etc. Most of these are electronic and will use electricity while your away, plus this will help prevent any electrical fires.
- 10) Lock all Windows and Doors, don't forget the upstairs windows, doorwalls and garage entrance
- 11) Have Family or Friends check on your place, at least every other week. Make sure they have contact numbers in case of emergency. Plumber, electrical, etc. Also let your neighbors know so they can watch out for any suspicious activity.

River Pines wants you to enjoy yourself while you're away, and like they say in that commercial

“We'll Keep a Light On For Ya”



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.

Cindy Fasano
22350 River Ridge Trail

Richard and Charlotte Zabell
35735 Lone Pine Lane
Phone: 248-888-7876

Phone Number Correction

Mattie Banks
35104 Knollwood
Phone: 248-478-3777

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.

STAYING SAFE AT HOME THIS WINTER

By: Architectural Committee

Winter comes with a few hazards for the homeowner, but there are things you can do to protect your family.

Request a Home Heating Inspection:



The fact that your central heating unit, space heater, or fireplace was working properly at the end of last

winter does not mean it is ready for this winter. Before frigid temperatures set in, hire a professional to conduct a safety inspection of your heating units, as well as your fireplace flue and chimney.

If any potential risks are found, act immediately to remedy them. If you'll be using space heaters, make sure your rooms have proper ventilation and that the units are not placed near anything flammable. Using unsafe heating systems can result in fire, injuries or carbon monoxide poisoning.

Be Aware of Carbon Monoxide Poisoning

According to the Center for Disease Control and Prevention (CDC) more than 400 people die annually of carbon monoxide poisoning. Carbon Monoxide is a colorless, odorless vapor that is sometimes produced by gas furnaces and space heaters. Symptoms of carbon monoxide include nausea, dizziness, severe

If you have a central gas heater, use gas powered space heaters, or have a fireplace, install carbon monoxide detectors in your home. These inexpensive devices, which are available from Target, Home Depot, Lowes etc., provide a warning if you have elevated carbon monoxide levels in your home. Even if you have detectors, make sure they are in proper working order, and change the batteries so you can be certain that they are fresh.

Prepare for Winter Storms

You know the storm is coming sometime this winter so be prepared with the following

- Battery Powered Radio
- Flashlight and lanterns with spare batteries
- Drinking water
- Non-Perishable food that doesn't require cooking
- Extra Blankets
- Pet Food
- Prescription Medication
- First Aid Kit

You'll sleep better a night knowing that you are prepared for the worst winter can bring.



LIGHTING COMMITTEE

Get familiar with, and thank you to the River Pines Lighting Committee!

Chairman - Bruce Tobis 248-471-5981

Area 1

River Pines Ct., Blue Spruce Dr., River Pines Dr.

Bruce Tobis

248-471-5981

btobis@yahoo.com

Area 2

35515 - 35862 Lone Pine Ln., Court Ridge Court

Phil Plaga

248-426-0143

PPlaga@yahoo.com

Area 3

35275 - 35495 Lone Pine Ln.

Terry Connolly

248-473-8414

elliec@ameritech.net

Lancrest Ct.

Carl Wiatr

248-474-8242

cwiatr@mac.com

Area 4

21780 - 22255 River Ridge Tr., Silver Ridge Ct.

Frank Pilzner

248-426-6851

SAVE THE DATE!

River Pines Holiday Party

SATURDAY, DECEMBER 7

4 PM

G. SUBU'S LEATHER BOTTLE

Area 5

Knollwood Lane

Phil Plaga

426-0143

PPlaga@yahoo.com

Red Pine Drive, 22265-22385 River Ridge Tr.

Bruce Tobis

248-471-5981

btobis@yahoo.com

Area 6

River Ridge Ct., 21615 - 21770 River Ridge Tr., White Pine Tr.

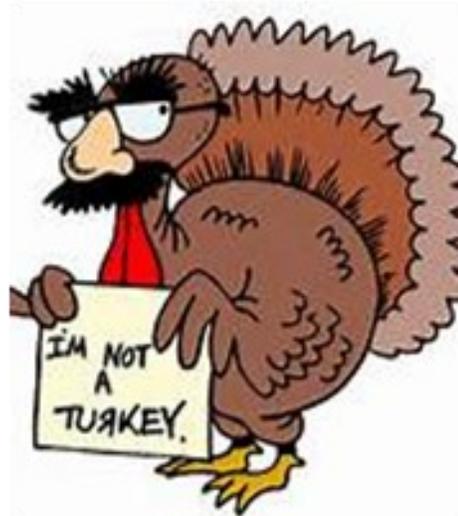
Charles Jones

248-426-7606



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Happy Thanksgiving!