



R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

All the “Snow Birds” have departed for a warmer climate but they sure are missing some beautiful scenes from the north.



The new budget for 2014 was sent to everyone in December and as we look at the year end financial report we finished the year in the black again. By the way, the budget is posted on the web site along with a chart showing “Where your Money Goes”. We have received several “thank you” comments for essentially keeping the dues the same for 2014.

As I write this article here in January it appears we are in for a snowy winter and that brings up the issue of snow removal. As

you know, we do not allow parking on the street after midnight to 6:00 am. As a matter of fact, all cars should be parked inside the garage especially during the winter months so we can clean the streets and driveways. We want to do a good job clearing the snow but a few residents make the job difficult and slow down the process by parking improperly.

As we have told you in the past, the winter months are very busy for us updating plans for 2014. We have been updating the reserve plan and checking all the projects for the coming summer to be sure we are adequately funded.

I’m sure you have seen the 3 new mail stations on River Ridge Tr. We have 8 more to complete this winter and spring. We also have a rework to do to the one on Lone Pine Lane to accommodate the new mailboxes. When we built this sample enclosure we were not planning on replacing mailboxes but learned later that this was necessary.

We have been working with the Architectural and Reserve Planning Committees developing the plans to replace front porches. We can’t tell you much right now as the committees are considering alternatives. This story gets a little muddy so we are planning a presentation at the May Information Meeting. This meeting is scheduled for Wednesday, May 21st at the Costick Center so put that date on your calendar.

(Continued from page 1)

Seems like we are always asking for help. We are in need of a Grounds Committee chairperson. The committees we have give the co-owners the opportunity to be involved with the issues of the association and to participate in the recommendations to the Board of Directors. This is your community. Give us a hand and take an active role in the process of River Pines.

One of the issues the Grounds Committee has to deal with is the maintenance and management of the trees in River Pines. We have over 1,400 trees that were planted by the builder and some are overgrowing the areas where they are planted. Nobody wants to lose a tree but nobody wants them to fall on their unit. What do we do? That's where the Grounds Committee helps

the Board of Directors in the management of River Pines. We have openings; how about filling one.

As I mentioned earlier, in May we will be having our annual Information Meeting. If you have something you would like us to address, let us know by emailing McShane and Associates attention Lloyd Silberman or Courtney Trzos. You can also email Administration Manager John Fahrner via the web site or just send us a letter by "snail mail"

Take care, have an enjoyable winter and look forward to spring.



Welcome New Co-Owners

By: The Welcoming Committee

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

Gina DelBene
35085 Silver Ridge Court
248-770-2397

Edward and Joyce Sproul
35305 Blue Spruce Dr
248-478-4742



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 Connolly	Director

Management Company

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

Phone: 248-855-6492
Winter Hours M-F 9 am—4 pm
For Emergencies after 4 pm call
248-456-0233

DUTIES OF OUR BOARD OF DIRECTORS

By: Bob Goodman

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties, our Board depends upon the advice and counsel of experts in various fields of community association management: our management company, attorneys, landscapers, insurance specialists, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision, they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them too. Being a board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

2013—2014 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 Connolly
Director**





River Pines Nostalgia

By: Joyce Brandemihl

My husband and I were some of the founding fathers at River Pines, moving into our new condo in the fall of 1989. There was a lot of vacant property at that time. A large barn was where the firehouse is now. I remember hearing hoot owls in the middle of the night and waking our boys up to hear them. We became friends with the Lancasters, the couple who owned all of this property. They have since passed, but their home is still there. They planted many of the trees here and swam in the pond that we now use for our irrigation system. Mr. Lancaster had quite a collection of duck decoys and went to conventions showing them, all over the country. Very nice people.

Our sons were 18 and 22 when we moved here and loved it as we did. One weekend, Frank and I went up north. When we returned there were beach towels hanging off of the front deck! (Myrtle Beach?) We learned later that that's how their friends found the party.

Being a smaller community the social committee was able to have progressive dinners, going to several houses for each course. One time we had a pot luck picnic on the hill on Blue Spruce where there is now a lovely flower garden. Once there was a breakfast in the park on Shiawassee in Farmington.

The trees have grown, people have come and gone, and its still the nicest place ever to live, with the nicest people.



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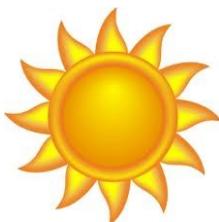
Deck restoration, cleaning & staining
Vinyl siding and concrete cleaning.
Home maintenance, painting & caulking
Garden and Landscape, and lighting



Some residents may not realize that there are several stop signs on the River Pines site. They are not there for decoration. They are for your safety and the safety of others.

LEAVING FOR THE WINTER?

By: Editorial Staff



So have you had enough of the cold, rainy, windy days that we like to call 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 there is 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 you're away, plus this will help prevent any electrical fires.
- 10) Lock all windows and doors, don't for-

get 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.
- 12) Make sure alternate contact information is correct with McShane, in case they need to contact you in an emergency. You can call Courtney at 248-785-4413, to update your information.

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

"We'll Keep the Light On For Ya"





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Our Committees: We Need You!

By: Bob Goodman

The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance.

Volunteering to serve on one of the associations committees is a great way to become involved and contribute to our community.

An attractive feature of living in a community association is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in community associations we tend to allow that elite group known as "them" or "they" to operate the association, attend related meetings and make important community decisions. However, we need to realize that "them" and "they" are always made up of "I", "We", "You" and "Us".

The Board of Directors is looking for homeowners who are interested in volunteering to serve on an Association committee. Contact our Association Manager for more information.

Below is a list of the Committees at River Pines:

- Architectural
- Christmas Decorations
- Finance / Budget
- Reserve Plan Planning
- Flag Master
- Golf Outing
- Grounds, Flowers, Landscape & Tree Maintenance
- Social
- Tennis Court
- Lighting
- Neighborhood Watch
- Newsletter
- Painting
- Phone Directory and Welcome
- Irrigation / Sprinkler
- Mail Station



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

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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West Bloomfield, MI 48322

Phone: 248-855-6492



SAVE THE DATE!

Spring Information Meeting

May 21st 7:00—9:00 pm
Shannon Hall, The Costick Center

Watch for more information,
in your Mail Station notice!