

River Pines

Condominium Association

**Welcome
To**

***The River Pines
2015 Information Meeting***



Condominium Association

Agenda

Current Board of Directors
Board Support Personnel
Financial status
Social Committee report
Tree Management Project
Master Deed Amendment
Driveway Parking
Annual Projects report



River Pines



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Current Board of Directors



River Pines

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Current Board of Directors



River Pines



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Current Board of Directors



River Pines

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Current Board of Directors



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Current Board of Directors



River Pines



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Current Board of Directors



River Pines



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Current Board of Directors



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Board Support Personnel

Bob Goodman

Site Manager



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Board Support Personnel

John Fahrner

Administration and
Finance Manager



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Board Support Personnel

Greg Nothnagel

Maintenance





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Financial Status

2014 Operating Budget -

Budget \$1,177,000

Overspent -

Bad Debt \$6,500

Irrigation system repair \$12,500

Snow Removal \$13,212

Trees/Garage Shrubs \$7,100

Basement repairs \$17,900

Total \$57,112

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Financial Status

2014 Operating Budget –

Fortunately we had “retained earnings” on our December 2014 Balance Sheet and we were able to offset the over-spending.



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Financial Status

2015 Operating Budget -

Budget	\$1,182,544
Spent & Committed	1,140,045



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Financial Status

2015 Reserve Fund -

Planned	\$482,199
Spent & Committee	\$100,000



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Audit Report for 2014

Owens and Strussione Auditors has finished the 2014 Audit of our Financial Operations

There were no negative comments regarding our financial transactions



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Audit Report for 2014

Copies of the Audit Report are available and if there are not enough, please leave your name with John Fahrner and we'll get a copy to you



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Social Committee Report

Ladies Spring Luncheon

Christmas Holiday Party



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Social Committee Report

Reminder –

4th Saturday Breakfasts at
Kerby's Coney Island – 9:30 am



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Tree Management Project

- Thanks to Jan Hall and the Grounds Committed this project is proceeding*
- This is evident as a result of all the trees that were removed last fall*



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Tree Management Project

Jan Hall



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Tree Management Project

- The management of trees within our complex is a big job*
- The Grounds Committee and the Board have been wrestling with this issue for past 4 or 5 years*





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Tree Management Project

- *We have over 1,400 trees that were planted by the Builder*
- *Many have overgrown the area in which they were planted*
- *Many are approaching their useful life and will begin dying*

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Tree Management Project

- Last fall we cut several trees that were endangering nearby units*
- We are now in the process of replacing some of the removed trees with species that are appropriate for the area.*



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Tree Management Project

- *The Grounds Committee is finalizing the replacement plan and trees will be planted at the end of the summer*



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Tree Management Project

- *We have 2 more phases to evaluate and determine the trees to be removed and the trees to be replaced*
 - *Phase 2 involves the Street Trees*
 - *Phase 3 involves the Yard Trees*



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Tree Management Project

- *Phase 2 will be considered for 2016*
- *Phase 3 will be considered for 2018*



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Tree Management Project

- *So, this project is a “work in progress” and we will be reporting more as we move forward*



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Tree Management Project

Thanks Jan



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Master Deed Amendment

Every unit in River Pines has a front entrance porch

The Exhibit B drawings, that are part of the Consolidated Master Deed, show porches on some unit but not all units



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Master Deed Amendment

Therefore we are amending the Consolidated Master Deed to show porches on all units

- Drawings have been revised
- The Attorney is creating the amendment
- The amendment will be recorded with the Oakland County Register of Deeds
- A copy will be mailed to each co-owner



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River Pines Appearance

- The next 2 topics have a big impact on the appearance of River Pines
- Property values are impacted by the general appearance of the complex



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River Pines Appearance

- Trash Day is pretty unsightly
- Cars parked in the driveway and old water heaters or refrigerators are unsightly



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River Pines Appearance

- Take time to go through other upscale condo complexes and see if River Pines looks equally as good
- We do not want to look like a apartment complex



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Parking in Driveways

- We have 15% to 20% of our residents parking overnight in the driveway
- This encourages breakins and larcenies



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Parking in Driveways

- Parking overnight in the driveway, on a regular basis, is risky
- The more people park in the driveway the more attractive River Pines is to the criminals
- Parking in the driveway for 30 days or more is discouraged for security reasons



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Farmington Hills Press

Crime Watch – May 6, 2015

- Reported several larcenies from the Creekside Apartments next door
- Targeting Ford Fusion and Tarus models
- We have garages for vehicles and personal property protection



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Trash Disposal

- Trash day is unsightly and we have to accept that
- However, old water heaters, refrigerators and furniture sitting at the street from Sunday thru Wednesday is also unsightly



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Trash Disposal

- Others take on cleaning out their basement or getting rid of stuff before they move
- They put out all their junk on Sunday and everyone has to look at it for 3 or 4 days



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Trash Disposal

- Apparently Waste Management does not do special pickup's of trash
- We are in the process of updating the Board Rules and Regulations



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Trash Disposal

- We work very hard to keep the grass cut, trees trimmed and the streets clean
- We will address the trash issue at our board meeting next week



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Annual Projects Report

Annual Projects are important and insure the complex remains fresh and attractive

They contribute to the value of our units

Don't assume these project automatically happen

They take time and planning to accomplish



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Annual Projects Report

Painting

Roofing – None scheduled this year

Concrete driveways, walks and gutters

Asphalt roads

Mulching tree and shrub beds



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Annual Projects Report

Painting – The 2015 painting project started May 2nd

- American Euro has been consistent over the years with their quality
- We will be painting 65 units
- We are spending approximately \$93,000 this year



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Annual Projects Report

Roofing – There is no roof replacement scheduled for this year.

- Phase 2 roof replacement is scheduled for 2021



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Annual Projects Report

Concrete – Driveways, sidewalks and gutters

- We have completed the survey of concrete and we will have a project of approximately \$38,000 for driveways, sidewalks and gutters



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Annual Projects Report

Asphalt – This summer we are scheduled to repave the following streets

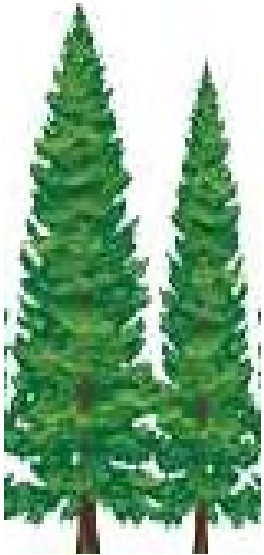
- River Ridge Tr (between White Pine and Mail Station #1)
- White Pine Tr (between Red Pine Tr and Lone Pine Ln)



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Annual Projects Report

Mulching – We will not be mulching this year



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Closing

This will be my last presentation

My term expires in September and I
am term limited

So after 13 years it's time for someone
else to fill this role

I appreciate the support of all the board
members we have had over the years



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Closing

However, I have some concerns as we move toward the annual meeting in September and election of new board members

We need people with business and management experience to join the board



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Closing

We need people not only with opinions
but the skill to do the research on
issues under consideration



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Closing

- It doesn't take a lot of time to be a board member and we need your "know how" to make River Pines a better community
- We have governing documents that need to be followed





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Closing

- Deviating or ignoring the rules and regulations should not be our strategy
- Justification for approving a work order should not be based on.....
“she or he is a nice person”
- Approval must be based on the governing documents



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Closing

If there are items in the governing documents that board members dislike then the documents should be amended not ignored

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We need people with management or technical experience for running a business like River Pines

Board issues should not be decided and based only on opinion

Research and documentation for opinions is critical for good decisions



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At the Annual Meeting in September there will be 4 open board positions to vote on

We need to nominate and elect candidates that will be committed to participating in the management of River Pines



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Closing

Every person nominated must make a committed to enforce the condominium governing documents





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Closing

My hope is future Boards will follow and abide by the Association Governing Documents.

River Pines has a good reputation but there is not a guarantee it will remain this way

It is up to the co-owners and the Board to see that our reputation gets better

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Closing

Before we open the meeting to
Questions let me ask you a question

“What would you like the Board to
do to improve living in River Pines?”



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Closing

Q & A



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Closing

Q & A



Drive safely going home

