

R E P O R T

MESSAGE FROM THE PRESIDENT-

By: Ed LeFevre

Happy New Year everyone. I hope you all had a very pleasant holiday and are ready for another new year.

We have the usual projects to plan for, but probably the one of most interest to all of you will be the planting of trees removed in the fall of 2014. Please refer to the Grounds Committee Report in this newsletter.

The so called annual projects are:

- Window Inspection and repair
- Concrete inspection and repair
- Porch wood staining
- Porch wood replacement for 2016
- Catch Basin inspection and repair
- Chimney Cap inspection and replacement
- Unit Painting
- Phase 5 road repaving project

In addition, there are regular maintenance projects like:

- Lawn cutting and fertilization
- Trim back of natural areas
- Sprinkler inspection and repair
- Waterfall maintenance
- Gutter cleaning and repairs
- Underground downspout maintenance

- Basement repairs
- Roof maintenance and repair
- Tree trimming and maintenance

I'm sure I missed some items we work on but you get the idea. In addition, McShane processes approximately 1,100 work orders to fix things. There is a lot going on to keep River Pines looking as it does.

I need to mention the subject of residents going away for extended periods of time. It's nice to know that living in a Condo the outside maintenance always gets done regardless of where you are. However, there are things you need to do to prepare your unit for your absence. Things like your furnace, sump pump, water heater need to be secured for your absence particularly during the winter months. We cannot predict electrical outages from DTE but they do occur and your unit needs electricity for the furnace and sump pump. Take a look at the article later in this newsletter pertaining to draining your piping system and water heater during your absence.

Our road repaving project will be a challenge this year. We are planning on finishing up repaving River Ridge Trail between White Pine and the back entrance at Bridgeman. We also have River Ridge Ct to do. This will affect a lot of co-owners and we will need your cooperation to accomplish the task. We have not finalized our plans but we'll let you

know later this summer just how we plan to do the project.

It's difficult to think of all the things that you might be interested in. We really don't have secrets and are willing to discuss and let you know what we are planning on any subject. If you have email, send a message to Bob Goodman or Courtney at McShane and we'll do our best to answer your questions, Their email addresses are:

courtney@mcshanemanagement.com
bobgood33@aol.com

If you don't have email, call Courtney @ 248-855-6492 Ext 233.



River Pines Board of Directors

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

Management Company

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

Phone: 248-855-6492

Hours—9 am—4 pm (Winter)

For Emergencies after 5:00 p.m. call:
248-456-0233

Welcome New Co-Owners

By: The Welcoming Committee



River Pines would like to welcome to our neighborhood the following new co-owners. Please update your latest directory, with the information below.

***Boneva Carroll
21650 River Ridge Trail
(248-476-7114)***

***Michael, Carol, and Jackie Delgreco
35785 Lone Pine Lane
(734-716-0105)***

***Bob Solomon
22180 River Pines Drive
(586-215-5780)***

***Ralph and Anita Stram
21690 River Ridge Trail
(248-579-6777)***

Please also note the following change to the 2015 directory;

***Pam Wasko
22022 Lancrest Ct
248-388-8897)***



Obituaries

It is with sadness that we report that long-time residents Jim Redmond, and Robert Turner have passed away.



Feral Cats

By: Staff

There are several feral cats in the River Pines complex. There are feral cats everywhere- over a half million in the metro Detroit area, and about 50 million in the United States.

We have had several complaints from co-owners saying they do not want to look at feral cats crossing the street outside since they do not feel the cats should be there. It is unclear if these same co-owners feel the same way about other animals such as squirrels- do they think the squirrels should not be there?

Feral cats are a controversial issue. Some people like cats and some people do not like cats. From the Board's perspective, feral cats are viewed as any non-domesticated outdoor animal, and feeding is discouraged.

DRAIN YOUR WATER LINES WHEN LEAVING YOUR UNIT UNATTENDED

We have had at least 2 units with burst water pipes due to freeze up in the past year. The damage caused is significant; nearly \$10,000, and the association's insurance has to cover the cost over \$5,000.

Several articles have been written regarding preparation of your unit before going to Florida or other warm places during the winter. Specifically, make sure your furnace is in good working condition, turn off the water and drain the piping including the water heater. In one case, the water was turned off but the pipes were not drained. When the residents returned in the spring they found the furnace had quit sometime during the winter months. Once the furnace was repaired the water was turned on and "surprise", water was running everywhere.

Besides the inconvenience of clean up and repair such situations cause our insurance rate to increase. Currently we pay over \$7,000 per month and the premium increase could be doubled by the insurance companies. Some say just go to another insurance company but the value of our property is so great that very few insurance companies will provide coverage for us.

So, if you plan to be away for several days, be sure to prepare your unit for possible failures like electricity outages, furnace failures,, water heater failure, etc.





TRAFFIC CONTROL

By: Ed LeFevre

Traffic control signs, like STOP and 19 MPH, are installed throughout the complex with the express purpose of safety for pedestrians and other drivers. I see more and more residents ignoring these signs and not even slowing down while passing through a stop sign. They treat the speed limit signs as a joke.

Fortunately we have not had an accident but the “walkers” complain all the time that they have to jump onto the lawns to avoid being hit. Every co-owner agreed to abide by the rules and regulations of River Pines when they purchased their unit. The STOP



THE GROUNDS COMMITTEE REPORT

As you know, we removed several trees from the site last fall. This was done because the trees had overgrown the area available. The Grounds Committee will be surveying the site in the spring and determine the areas where trees will be replaced. As has been mentioned, we will look at

signs and speed limit signs are River Pines regulations.

Cooperation by all co-owners and residents is critical to the success of the Condominium Association. You cannot pick and choose which rules you will conform to and which ones you will ignore. The Board of Directors has the responsibility of enforcing the rules and regulation along with the requirements of the Master Deed and Association Bylaws. The only enforcement tools the Board has are warning letters and fines. We have not used either of these tools regarding drivers running through stop signs of speeding. We may have to do so in the near future.



each area and decide if a replacement tree is necessary. Replacement trees will probably be planted in the fall of this year once the summer hot weather subsides.

Later this year, we will be looking at Phase II of this project which involves the trees near the street. We are hoping we can do considerable trimming but some trees may have to be removed. The actual work of Phase II will probably occur in 2016..

We will keep you informed as our plans are finalized.



Wash Machine Hoses

Washing machine hoses should be changed at least every five (5) years. Deterioration comes from the inside and cannot be seen. Insurance companies report that water damage from worn-out hoses is one the major causes of water damage claims.



We have published this article several times since 2008. In December of 2014 a co-owner called in distress with water was running into the basement from the clothes washer. Although it is easy to turn off the water supply faucets feeding the washer it is sometimes difficult to think clearly in a panic situation. A Restoration Company had to be called to clean up the mess and we do not have definitive information as to the damage caused.

High Pressure water hoses could have prevented this disaster.



River Pines Monthly Breakfast

The next River Pines Monthly Breakfast will be held at Kerby's Koney Island (address below) on Saturday, February 28th at 9:30 a.m.

Consider attending this casual event to meet your community and neighbors!

Kerby's Koney Island
21200 Haggerty Road
Northville, MI 48167

Soliciting Door to Door

By: Staff

River Pines has a no soliciting policy and signs posted at each entrance. If a solicitor comes to your door, you have several options: 1. Don't answer the door. 2. Communicate with them without opening the door. 3. Call the Farmington Hills Police department expressing your concern for your safety. (248-871-2600).

Clean-Up After Your Dog

By: John Fahrner

Recently, we have received numerous complaints from co-owners of people not cleaning up after their dogs. We all love having our pets and getting them out for a walk and getting exercise that benefits you both. But please, it is rude and inconsiderate to your neighbors to leave your pets' droppings for someone else to pick up. So make sure when you leave the house that you have a bag to quickly pick up the mess and help keep River Pines clean.



SATELLITE DISHES

It has come to the attention of the Association, that DishNetwork is the single satellite dish provider that will comply with the requirements of the River Pines community. Direct TV is not able to comply.

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SAVE THE DATE!
Spring Information Meeting

May 20th 7:00—9:00 pm
Shannon Hall, The Costick Center

Watch for more information,
in your Mail Station notice!