

# REPORT

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## ***MESSAGE FROM THE PRESIDENT-***

*By: Ed LeFevre*

**H**ope you are enjoying the summer and it's going fast.

The first thing I want to remind you of is the

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Annual Meeting  
September 16th, 2015  
6:30 PM @  
The Costick Center

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Put this date on your calendar and plan to attend. We will be voting for new board members and there will be a discussion and update of what's going on in River Pines. If you have a question that you would like us to address please send it to our Administration Manager, John Fahrner. His email is [jf5090@gmail.com](mailto:jf5090@gmail.com) or call him @ 248-765-1220. You can also contact Courtney Trzos at the McShane Management office, 248-855-6492 Ext 233.

We had another successful Garage Sale June 12th and 13th. We set a record for co-owner participation and most everyone reported that they were happy with the items they sold. I always wonder what happens to the items that do not sell but there are many options I

guess. We owe Bob Goodman and Greg Nothnagel a special thank you for all the work and coordination they provided.

Our projects are starting a little later this year other than unit painting. Our contractors are reporting they have more work than usual and therefore scheduling is critical.



One project that is somewhat disruptive is the repaving project for the east portion of River Ridge Trail and the north end of White Pine Trail. We have had great cooperation the past couple of years so we thank you for your help.

This year we have had so much rain that we have not used the irrigation system through the month of June.

The system is working fine now and we are

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trying to keep the grass green.

This will be my last “Message from the President” article. My term expires in September and I’m term limited so there will be a new President taking over in September and I’ll be leaving the Board of Directors. I’m sure some co-owners will be happy but we have accomplished many things over the past 13 years. Hopefully, most things are an improvement.

The Board has changed over the years. I see the Board as a corporate board responsible for current performance of the business and long term planning. I am not sure the direction the new board will take but there will be changes and I trust they will benefit the association.

I thank all of you for your support over the years and let’s look forward to improvements to the association. and the reputation we have built.



## ***Welcome New Co-Owners***

*By: The Welcoming Committee*

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

***Lindell Robinson***  
***22370 River Ridge Trail***  
***(248-579-6526)***

***Curtis & Billie Pugh***  
***35320 Blue Spruce Drive***  
***(248-893-7078)***

***Patricia Neal***  
***21992 Lancrest Court***  
***(248-207-2608)***

***Harry P. & Grace Bugeja***  
***35310 Lone Pine Lane***  
***(248-896-2381)***

Please also note the following change to the most recent directory;

***Reynold & Elda Juengel***  
***22080 River Pines Drive***  
***(248-893-7707 NOT -67)***

### **River Pines Board of Directors**

<b>Ed LeFevre</b>	<b>President</b>
<b>Jan Hall</b>	<b>Vice President</b>
<b>Barbara Lee</b>	<b>Treasurer</b>
<b>Joyce Brandemihl</b>	<b>Secretary</b>
<b>Bruce Tobis</b>	<b>Director</b>
<b>Lin Whiteman</b>	<b>Director</b>
<b>Dennis Connolly</b>	<b>Director</b>

**[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)**

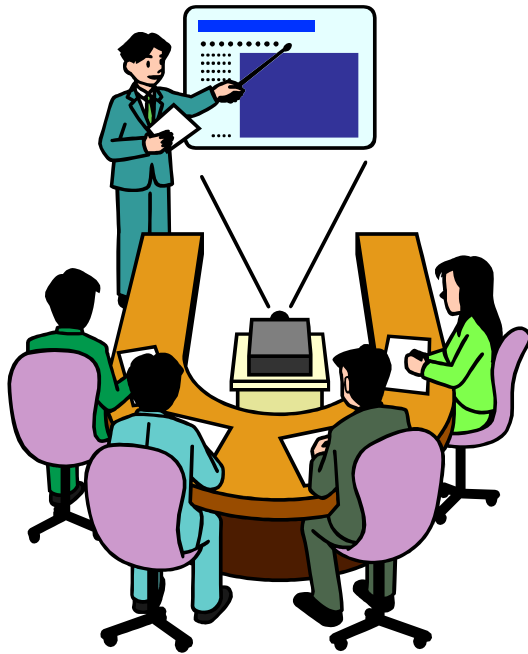
### **Management Company**

#### **McShane and Associates**

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

**Phone: 248-855-6492**  
**Hours—8:00 am—5 pm Monday-Thursday**  
**8:00 am—2:30 pm Friday**

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



## ***BOARD OF DIRECTORS ELECTION IN SEPTEMBER—***

*By: The Board of Directors*

September is not far away and brings our annual association meeting. At the meeting we will be voting for new members for the Board of Directors. This is an important time for us and will set the direction of the association for the years ahead.

Without a doubt, we have an active association and there are many decisions to be made throughout the year. Co-owners never seem to run out of requests for improvements to their units or suggestions for the general commons areas. Making such decisions requires input from Directors. Their diverse backgrounds help us make the right decisions.

In spite of what many believe, being on the Board of Directors does not involve a large amount of your personal time. The board meets once a month, on the 4th Tuesday of the month. Meetings last about an hour and can be a little more or less depending on the number of items on the agenda. In order to

expedite some projects and/or work orders the board utilizes “e-mail” outside of regular meetings. This enables the board to consider projects and co-owner work orders that need board member approval.

Board members serve on a voluntary basis. Being a board member gives you the opportunity to give something back to the association. We do not have sophisticated meetings with emotional outbursts but rather the discussions are congenial and informative. No one is ostracized regarding their position on any issue and generally the final decision is unanimous.

River Pines has a good reputation in the metropolitan area for responsible management. This is due to the involvement of the co-owners, our Management Agency and the contributions of the Board of Directors. So, we need your help to continue the tradition and to help us make this an even better condominium association.

This year we need to nominate 3 or 4 co-owners for positions on the board. We do not have a list of people lined up waiting for their turn to serve on the board. We depend on co-owners to volunteer their service.

The term of office is 2 years but members can serve 6 consecutive years. Some do and some do not, for various reasons.

Again, consider nominating yourself to the board or consult with your friends and neighbors and suggest a good candidate. Let's do what we can to make River Pines the best condominium association around.



## ***“I PAY MY ASSESSMENT...DON’T BOTHER ME!”***

**M**any of you can probably relate to the following statement: “I pay my assessment each month, which is all I am required to do by our association, so don’t bother me with newsletter articles about getting involved or lecture me about my obligation to participate in committees, serve on the board or attend meetings. If there is something wrong, I will make my opinion known. Until then, leave me alone!”

Fortunately not all owners feel that way, but it is a sentiment that is shared by many owners who, if they would just open their mind and transcend that limited way of thinking, could contribute much to the betterment of our community.

Let’s suppose you invest \$300,000 with a financial brokerage firm whose responsibility to you is to do everything possible to preserve, maintain and enhance that investment. The only responsibility you have to them is to pay their transaction commissions. However, during the course of your relationship with this firm, they continually plead with you to attend investment workshops to learn what your money is doing, read your transaction summary in order to understand where your money is and take an active role in the choices that will guide the placement of your investments. Would your attitude be the same towards your brokerage firm as it is towards your association? Probably not. The successful investor wants to know everything about their investments and their investment opportunities, business practices of the firm they have their money invested with and will gladly read everything sent to them about the status of their investment in hopes of learning something that

will help make them more successful investors.

In reality, the attitudes about your community association should be no different than your attitudes about your investment brokerage firm. Both are charged with preserving, maintaining and enhancing your investment. The only difference is that the investment that your community association is protecting is your home and our attitudes about our home can be much more emotional and our attachments much different than our attitudes and attachments about our money (although, ultimately they are one and the same). Our home is our castle and the owner is King of the castle. Anyone who dares to tell the King what to do, how to behave and why they should venture outside of the castle and get involved is perceived of as a threat to the quality of their life. Our money, on the other hand, is a tool to be used in order to make more money and when anyone suggests what to do, how to invest and encourages you to get involved in investment decisions, the smart investor would be foolish not to explore every opportunity to get involved because your investments will, hopefully, someday improve your quality of life.

Let’s challenge the thinking that rationalizes our non-participation by remembering that involvement is not solicited in order to intrude upon our lives and lay siege to our castle. Participation is needed in order to contribute to the betterment of our community and improve the quality of life for everyone in it. Every member of our community has knowledge, skills and experience that our association would love to have access to. Consider the desire to be a successful community member with the same passion that you would desire to be a successful investor. Transcending the “I” “me” and “mine” thinking that keeps us from sharing our time and energy with our associa-

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tion, and moving towards a consciousness of our entire community's needs and opportunities, results in "We" "Us", and "Our" thinking, which, because it leads to involvement, support and cooperation, guarantees an improvement in everyone's life!



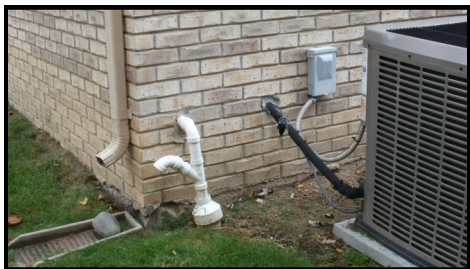
## ***YOUR SUMP PUMP -***

*By: The Architectural Committee*

**I**t's the time of year when you need to check your sump pump and be sure it is operating effectively. Pour a pail of water into the sump to be sure the pump operates and pumps the water outside.

Your sump pump is as important as your furnace in that it keeps your basement dry when it operates correctly. With the fall rains and winter snow coming it is important to be sure the system is operating effectively. If you are not familiar with sump pumps then you need to have a Plumber or someone check it out. The most vulnerable part of the system seems to be the float and float switch.

When the pump operates correctly, water is pumped through the white PVC pipe and outside your unit. On the outside the pipe turns to the ground, passes through a "Y" and goes underground to a nearby storm sewer. See the photo below:



At times, the underground line can be restricted by tree roots and in the winter time the line

can actually collect water and freeze solid. If that happens, the water is discharged onto the ground through the "Y" that you can see in the

photo. If you see water coming out the "Y" fitting, please contact the Management Company, Bob Goodman or our Maintenance Man, Greg.



## ***IS YOUR SHRUBBERY OUT OF CONTROL?***

*By: The Board of Directors*

**L**ast 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 and 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.

# Join a Committee –

By: Board of Directors



From time to time I hear co-owners say “I didn’t know that was going to be done”. One of the ways to be informed and involved in our community planning is

to participate on one of our Committees. The Architectural and Grounds Committees are the most active and nearly all our projects are discussed and considered by the members of these committees.

There are many projects that the association takes on each year. Some are repetitive every year but there are others that are “one time” projects. Trying to have a special review of these projects is very difficult to do. We use the communication tools we have such as the Newsletter, our Web Site, the Spring Information meeting and the Annual Meeting.

Everyone needs to remember the co-owners of the association elects a Board of Directors each year. The board is elected to manage the business of the association and does so by utilizing a Management Company (McShane and Associates), a Legal Firm (Alexander, Zelmanski, Danner & Fioritto, PLLC), various committees established by the Board of Directors, a Site Manager and a Finance and Administration Manager. The board also utilizes several contractors employed to implement the many projects undertaken throughout the year.

The Board of Directors and Committee Members serve the association on a volunteer

basis. There is no pay for their services. The board meets on a formal basis once a month. Throughout the month board members are communicating back and forth on many issues via e-mail and telephone conversations. During the summer there are a lot of activities going on and therefore much more communication back and forth between the board members and the committees.

So, if you want to know what’s going on, get involved, “join a committee”, participate and be a part of the solution.

## Why Join A Committee?

Below are a few more reasons to join a committee;

- Committees serve as a training ground for future association leaders.
- Committees serve as a conduit through which the Board receives "grass root" input—opinions and attitudes of owners.
- Committees are a vehicle through which Board actions are explained.
- Committees enhance the effectiveness of the Board of Directors by providing research analysis and advice needed for policy decisions.
- Committees can be an instrument for initial implementation of Board policies such as with the Architectural Review Committee.
- Committees are an important linkage between the Board of Directors and owners but in order to be effective committees need members! Owner input, involvement and participation is a must.

Please consider participating in the association process and volunteering to serve on an association committee. Our community needs you!





Please mark your calendars to attend the *Holiday Gathering* at The Leather Bottle on Saturday, December 12, 2015 at 4 P.M. We also plan on continuing the *Ladies Lunch* held at Rocky's of Northville in May of 2016.

The Social Committee would greatly appreciate your input as we plan additional future social events.

Please indicate all of the activities you have an interest in and if you would be willing to help in planning the event.

### Interest Survey

Developed by the Social Committee  
River Pines Condominiums River Pines Condominiums

Event	Interested	Could help in planning
Theater Trip (Gem, Tipping Point, Farmington Players, Cherry Hill Players)		
Golf Outing		
Tennis Tournament		
Euchre Games		
Pinochle Games		
Bunco Games		
Walking Group		
Hobby Group (Indicate the hobby)		
Picnic/Block Party		
Outing to FH Summer Concert		
Dinner and a Movie		

Please sign and include phone number and/or your email on the back of this page. Use the back of this survey for additional ideas as well as questions you may have.

**Please complete & return this survey to the envelope at the mail stations.**

**Thank you from the River Pines Social Committee!**

**Donna Hicks** hicks.donna61@gmail.com 248-767-3021

**Sharon Hicks** shicksrn@aol.com 248-473-0382

**Shirley Niesyto** sniesyto@att.net 248-426-8969

**Janet Provan** provanjs@gmail.com 248-957-8120

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

Phone: 248-855-6492



## IMPORTANT SOCIAL COMMITTEE SURVEY ON THE BACK OF THIS PAGE.

Please sign and include phone number  
and/or your email.

Print Name \_\_\_\_\_

Phone Number \_\_\_\_\_

E-mail \_\_\_\_\_

Additional Ideas:

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