

R E P O R T

Message from the President

By: Bruce Tobis

Greetings River Piners. In this newsletter you'll find a listing of the changes to the Bylaws that have been proposed by our review committee. The changes have been discussed by the Board as well as reviewed by our attorney, and now we'd like to know your opinions, and whether you have any concerns. Most of the changes are routine, and are to tidy up some loose ends and to make room for accommodating new technologies. The Board wants to hear any and all of your comments, as we want the Bylaws to reflect the interests of our community as a whole. We'll have this topic on the agenda for discussion at the Spring meeting, and after agreement on the actual wording it will be on the agenda for voting at the Fall meeting.

The work on the west pond drainage began early in April, and by the time that you read this should be complete. While we share that pond with our neighbor, an unusual detail is that legally we are the only party responsible for maintaining the drainage system. After 30 years, much of the drain pipe itself was rusted through, and the brickwork of the outlet had serious leaks. Several trees had also grown in places where they contributed to the problem.

We've been talking about our plans to change to new garage light fixtures, and to save a bit of expense and maintenance by switching from CFL to LED bulbs. At this time we have no update on the topic, as some new options have been identified, and it remains to be seen if we'll have a specific proposal ready in time to discuss at the Spring meeting. As the existing fixtures are still working, we can take the time to find the best idea.

Earlier this year, the Board recognized the poor performance of the company that we had been using for routine pest control and extermination. A contract was recently approved with CJB Pest Control to take over that work. You may have seen CJB at River Pines before, as they would be called in for some of the more elaborate pest problems. One difference with this new contract, however, is that help for all pest problems should be requested with a work order; co-owners will never need to contact the contractor directly.

The Spring Association meeting is scheduled for 7 pm on May 23rd at the Costick Center. Please attend, to learn the latest news of River Pines, add your voice to the discussion, and hear the comments and concerns of your neighbors.



Pets and the Common Element

We want to remind co-owners that when pets are taken outdoors they are not to be left unattended. Our rules require that pets, when outdoors, be kept on a leash. They are expected to be under the immediate control of a person, and thus an extravagantly long leash may not be sufficient to exercise control. Your visitors, whether with a pet of yours or with one of their own, should also maintain control.



Mark Your Calendars

The River Pines Annual Garage Sale is being held **Friday, June 8th and Saturday, June 9th, 2018.**

Posters will be going up at the mail stations, on the website, and by e-mail on how you can sign up to participate in this annual event.

River Pines Board of Directors

Bruce Tobis	President
Mark Laktzian	Vice President
Jan Hall	Treasurer
Joyce Brandemihl	Secretary
Glenda Wilkinson	Director
Michael Reilly	Director
Rodney Love	Director

McShane and Associates
6230 Orchard Lake Road, Suite 200
West Bloomfield, MI 48322
Phone: 248-855-6492

Spring Hours 8 am—4 pm

For Emergencies after 4:00 p.m. call: 248-456-0233

www.riverpinescondominiums.com

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.

Lee & Unha Murray
21720 River Ridge Trail
(313-475-6148)

Houri Heydaripour
35148 White Pine Trail
(248-895-0662)

Corrections to the Directory

Barbara Macklin
35395 Lone Pine Lane
(248-516-5101)

Mary Mathis
21955 River Ridge Trail
(248-229-8363)

Attention New Co-owners!



Our community hosts a monthly breakfast every first Saturday of the month. If you would like more information or would like to be added to the email reminder list, please contact Angela at McShane & Associates. angela@mcshanemanagement.com

Proposed Changes to the Bylaws

It's a good idea to review Condominium Bylaws once in a while. It has been over 10 years since the River Pines Bylaws were revised, and enough improvements have been suggested to justify the effort to make some changes. Most of the changes will be benign corrections and re-statements for better clarity, but you will be asked to consider and vote on the proposed changes that are meaningful. Here is a summary of those changes:

Page 4. Make the default date for dues assessment the tenth day of the month.

Page 4. Change the late fee to \$30.

Page 7. In subsection (b), re-write the second sentence for better clarity.

Page 7. In subsection (b), delete reference to "Section III B."

Page 10, Article V, Section 5. Delete Association responsibility for incidental damage.

Page 12, Section 1. New text for this Section:

No Unit shall be used for any purpose other than residential purposes that is as a dwelling place for its occupants. No Unit shall be used for any commercial, manufacturing, industrial or business purposes that create any nuisances or liability exposures, such as, but not limited to, customer/client/patient visits, noise, traffic or parking congestion, odors, vibrations or anything else that might detract from the peaceful and residential character of River Pines. Subject to the foregoing and all other applicable restrictions, home offices are not necessarily forbidden. Timesharing, interval ownership, Air BNB, VBRO or other short-term occupancy agreements are prohibited.

Page 12, Article VI, Section 2. Limit the number of units that can be rented at any one time to no more than 15, and prohibit any person or business entity from owning more than one unit that is rented.

Page 13, Section 2(c). Require a written lease in all cases, regardless of duration. Indicate that for all leasing situations, fees may be charged for administration. Also indicate that short-term rentals, such as AirBnB or the equivalent, are prohibited.

Page 13, Section 3, first paragraph. Delete the phrase in the long first sentence that lists examples.

Page 13, Section 3. Add "if necessary" to allow routine modifications to be handled without recording.

Page 14, section on pets. Have the first sentence begin "No animal, except two dogs or two cats . . ." and follow it with a revision of the very last sentence of the section: "Small animals which are constantly confined, such as birds or fish, shall not need specific approval."

Page 14, Section 6. Replace ". . . in use and no furniture or equipment of any kind shall be stored thereon during seasons when such areas are not reasonably in use." with ". . . in use; the Board may devise rules governing the appropriate use of porches and decks during the winter season."

Page 14, Section 6. Revise sentence on trash receptacles to say "Trash receptacles shall be kept inside the Units or garages until one hour before dusk or 6 pm, whichever is earlier, on the day preceding collection, and shall be returned inside on the day of collection."

Page 14, at the end of Section 4. Add a reference to the use of fireworks, restricting their use in accordance with the ordinances of Farmington Hills. Also explicitly grant the Board the authority to make further rules regarding the use of fireworks, as necessary.

Page 15, Section 7. Delete the second sentence.

Page 15, Section 9. Add a new first sentence: “One small security sign may be placed near each entry door or doorwall, and one small security sticker may be placed in a lower corner of a sidelight adjacent to an entry door or in a lower corner of a doorwall.” The next sentence should then begin “No other signs ...”

Page 16, Section 12. Change the second sentence to state that maintenance responsibilities will be specified in the approval process.

Page 16, section on maintenance. Clarify some details of co-owner/Association responsibilities:

- The electrical ground stake and its connection outside of the unit are an Association responsibility (Article IV, section 4.01(c) of the Master Deed).
- Water spigots on the exterior walls of the units are co-owner responsibility (Article IV, section 4.01(f) of the Master Deed); this responsibility includes the requirement to take appropriate precautions for the winter.
- The pipes connecting the gas meter that are on the outside of the unit are an Association responsibility (Article IV, section 4.02(f) of the Master Deed).
- Chimney flue caps are an Association responsibility (Article IV, section 4.02(g) of the Master Deed).
- The water pipe that enters the unit, and the first valve on that pipe that is upstream of the water meter, is an Association responsibility (Article IV, section 4.02(h) of the Master Deed).
- The structural integrity of the garage floor is an Association responsibility, though cosmetic damage to the surface is a co-owner responsibility (Article IV, section 4.02(p) of the Master Deed).
- The structural integrity of the driveway is an Association responsibility, though cosmetic damage to the surface is a co-owner responsibility (Article IV, section 4.02(r) of the Master Deed).

Page 17, Section 1. Delete the reference to a book called “Mortgages of units,” and change the “shall” to “must” notify the Association of the names and addresses of mortgage lenders.

Page 19, Section 2. Change the agenda to reflect how we actually run the meeting. The fifth and sixth items should be (e) Report on Association budget and finances; and (f) Report on Association building and grounds maintenance.

Page 20. Delete reference to ballot forms, which can't go out with the first mailing.

Page 20. Delete the (not always possible) restriction on numbers of candidates for odd and even years. Add a Bylaw that whenever there are more than four open Board positions to be filled at an election, only the top four vote-getters will be elected to a two-year term; the rest of those elected will serve a one-year term.

Page 23, Section 6. Delete requirement that the Secretary shall sign the minutes.

Page 24, Section 7. Delete requirement that the Treasurer shall review and oversee payment of all invoices.

Page 24, Section 7. Delete authority of Treasurer to appoint a Budget Committee.

Page 24, Section 1. Delete the allowance of a non-certified audit, and auditors who are not CPA's.

Page 27, Article XVII, Section 1(b). Delete the references to non-co-owners.

Additions:

The Board shall make Rules, as needed, regarding new technologies. The new technologies include, but are not limited to, drones, electric vehicle charging facilities, solar panels and other forms of alternative energy generation, and electronic communication and voting.

Co-owners are required to provide phone numbers for immediate contact in case of emergency.

Article VI, Section 15. Non-Co-owner Occupants. Co-owners shall notify the Association of the identity of all Non-co-owner occupants of their Unit and shall provide contact information for all Non-Co-owner Occupants. All Non-Co-owner Occupants, tenants and guests shall comply with all restrictions stated in these Bylaws.

While we're at it, we'll also correct several typographical errors, standardize the formatting, and check legal references for accuracy. These changes will not be spelled out in detail, as they are not substantive, but as part of the process we'll create a single document that shows the existing Bylaws and all additions and deletions

To implement these changes, we'll need approval from a super-majority of co-owners, in a formal vote. The plan is to start the vote at the same time as the election of Board members in the fall. Please look these changes over, and bring your comments and questions to the Spring Association meeting. In between now and then, feel free to contact any Board member to talk over your concerns and questions. After getting co-owner feedback, we'll work with our attorneys on the exact grammar. We'll then send the text of the proposed changes of the Bylaws to you in the August newsletter, in time for you to review prior to voting at the September Association meeting.



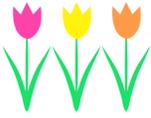
Trailers and Dumpsters

From time to time a co-owner may need to park a trailer in their driveway (for moving in or out) or a dumpster to help with garbage generated by a remodeling project. The Association will try to accommodate such a need, but we ask that the co-owner talk to the management company in advance. We'll want to know the dates that the trailer or dumpster will be present, and we'll require that the street not be obstructed when a trailer is unattended. Dumpsters with steel wheels are definitely not allowed, and a request that involves an excessive amount of time (more than a few days) will not be approved.

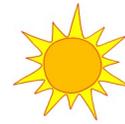
This accommodation is meant to be a practical approach to a situation which would otherwise be a violation of our rules regarding commercial vehicles and overnight parking.

Another option to dispose of remodeling debris is to use a Bagster. The Bagster[®] bag is strong enough to hold up to 3,300 lb of debris and has a capacity of 3 cubic yards or 606 gallons. You can fill it with full sheets of plywood, drywall, doors, even a bathtub. You can purchase a Bagster at Home Depot, True Value or by contacting Waste Management





2018 Spring/Summer Reminders



With longer, warmer days approaching, now is the time to refresh our memories on some of the rules and regulations pertaining to the spring/summer seasons. So grab a lawn chair, your sunglasses and dive right in!

1. Exterior modifications to unit require prior written approval by the Association. Please contact Angela at angela@mcshanemanagement.com to receive a modification request form. Examples of exterior modifications are as follows:
 - * Satellite Dish Installation
 - * Awning Installation
 - * Window Tint
 - * Deck/Patio Construction
2. Trash pickup takes place every Wednesday, with a delay to Thursday in weeks which have a holiday. Holidays that take place in the spring and summer are Memorial Day, 4th of July and Labor Day.
3. Trash is to be set out at the end of your driveway no earlier than 6:00 pm or one hour before dusk (whichever is earlier) on Tuesdays.
4. Yard waste is collected April through November. Yard waste consists of items such as flowers, grass, dirt, leaves and bundled brush. Branches are not to exceed 6 inches in diameter and 4 feet in length or 60 lbs. per bundle. Place items in a 32-gallon container marked YARD WASTE or in yard waste bags.
5. Per the Bylaws: *No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements unless approved by the Association in writing.* Please refer to the handbook for a detailed discussion, or contact Angela at McShane for an alteration agreement form.
6. All lawn furniture (chairs, tables, patio umbrellas, gliders, furniture cushions, etc.) may be placed on your porch beginning March 31st.
7. Bonfires are not allowed under any circumstances; fire pits are not allowed on any part of any common element or on any porch or deck.
8. Remove and properly dispose of all pet waste.
9. Please read the handbook for rules on garage, estate and moving sales.
10. No motorized vehicles are permitted on walking paths except for golf carts. Maximum speed on the walking path is 3 mph.

This Space Available!

Have an idea you think would be great for the newsletter? Insert your ideas here and submit them to Angela at angela@mcshanemanagement.com and your article may be featured in the next River Pines Newsletter.



McShane and Associates
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Suite 200
West Bloomfield, MI 48322

Phone: 248-855-6492



SAVE THE DATE!

Spring Information Meeting

May 23rd, 2018 7:00pm
Shannon Hall, The Costick Center