

# R E P O R T

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## *Message from the President-*

*By: Bruce Tobis*

**G**reetings River Piners. In previous messages we've talked about reviewing our Bylaws. Since any improvements that are needed must be approved by 2/3 of the co-owners, it makes sense to coordinate a vote on Bylaws changes with the annual vote for new Board members at the September Association meeting. We're clearly not ready for anything like that this year, since we'll want to communicate proposed changes well in advance of the voting, to allow time for co-owner review and comment. So our best intentions now are to be ready for a vote on Bylaws changes in September 2018. We'll be working over the winter to prepare the proposed changes, and will review them with co-owners at next Spring's meeting and the spring and summer newsletters.

Our Bylaws are implemented through Rules and policies adopted by the Board, and these are published in our Handbook. Last year we began including a current copy of the Handbook with the December mailing to each co-owner. To have an update of the Handbook ready for this December, the proposed changes are included in this newsletter, and we'll make time at the Fall meeting to review them and request your comments and suggestions. The last step prior to publication will be an official mailing from the Association attorneys with the text of the

changes. The proposed changes take up quite a bit of space in this newsletter, but only because they include two policy decisions that were initiated in 2015 (and distributed to co-owners in separate mailings at that time) but were overlooked when we put together the Handbook last year.

Our asphalt and retaining wall work are due to start soon, and may be already completed before you receive this newsletter. We had a period of about two weeks in early July when our sprinkler system was down, due to two problems at the same time; we were lucky that the weather was milder than usual for the time of year. Some extra work has been done by our landscaping contractor to freshen the appearance of the Nine Mile Road entrance, and additional effort will be made to improve our appearance along Nine Mile west of the entrance.

The date of our Fall Association meeting is approaching, and we encourage co-owners to attend. The meeting will include the election of four Board members, and to do so the Bylaws require a quorum. So your presence will help the Association take care of business, and we trust that the information presented will make it worth your time. And as usual, time will be available at the meeting for the Board to hear your concerns and answer your questions.





## ***The Proof is in the...?***

The Board recently received report of a co-owner walking their dog at River Pines and not bothering to retrieve the waste after pooping (the dog, not the co-owner) on the common element. This is clearly against our rules, as well as being rude and unsanitary, but leaves us frustrated as to enforcement. The Board will not issue violation letters without proof, and even though we don't doubt the accuracy or sincerity of the report, the most that we can do in such a case is have a Board member approach the perpetrator informally. So by all means don't hesitate to speak up, but be aware that we are careful about enforcement. And remember, your smart phone does have photo and video capability, so proof is not impossible.



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

<b>Bruce Tobis</b>	<b>President</b>
<b>Mark Laktzian</b>	<b>Vice President</b>
<b>Barbara Lee</b>	<b>Treasurer</b>
<b>Joyce Brandemihl</b>	<b>Secretary</b>
<b>Glenda Wilkinson</b>	<b>Director</b>
<b>Michael Reilly</b>	<b>Director</b>
<b>Dennis Connolly</b>	<b>Director</b>

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

Fall Hours 8 am—4 pm  
For Emergencies after 4:00 p.m. call: 248-456-0233

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

***Carol Ellis***  
***35350 Blue Spruce Drive***  
***(248-893-7563)***

***James & Theresa Hooks***  
***21615 River Ridge Trail***  
***(248-225-9655) (313-701-6593)***

***Bonnie Howitz***  
***22101 Lancrest Court***  
***(248-893-7370)***

***Pam & Ron Reed***  
***22209 River Pines Drive***  
***(313-580-5430)***

***Loren & Ayse Tobey***  
***22005 River Ridge Trail***  
***(248-987-6336)***

***Tom Lowe—Andrew Winston***  
***35735 Lone Pine Lane***  
***(248-881-4455)***



	<b>Pandora Ashley</b>
	Owner
	17314 Farmington Road Livonia, Michigan 48152
	Office: 734-855-4758 Fax: 734-855-4760 Cell: 734-637-8108
	<a href="mailto:pashley@firstlighthomecare.com">pashley@firstlighthomecare.com</a> <a href="http://www.FirstLightHomeCare.com">www.FirstLightHomeCare.com</a>



## ***Important Reminder: Close Garage Doors at Night***

We have all forgotten about the garage door being open at night, then wake up to it wide open the next morning. As Fall approaches, it's even more important that we secure the garage door overnight as critters look for nice places to reside. If you notice your neighbor's door is still open as the sun sets, do them a favor and give them a call to let them know. They'll really appreciate it. This is just another thing we can do to make sure we're all safe.



## ***Security Information***

Our Spring Association meeting on May 24 featured a presentation and question and answer session by two members of the Crime Prevention section of the Farmington Hills Police Department. Our guest speakers provided handouts to those in attendance, and we have extra copies for any co-owners who would like one. Just let any Board member or the Management company know, and we'll get it to you.



## ***Proposed Addition to the Handbook: Winterization Policy (October 2015)***

Article VI, Section 13 of the River Pines Condominium Bylaws requires that each co-owner shall maintain his or her unit, and any limited common elements appurtenant thereto for which he or she has maintenance responsibil-

ity, in a safe, clean and sanitary condition. These include but are not limited to:

- telephone
- water
- plumbing
- electrical
- utility conduits
- other systems

Article VI, Section 13 of our Bylaws also states that each co-owner shall be responsible for damages or costs to the Association, or to other co-owners, as the case may be, from negligent damage to or misuse of any of the common elements by the co-owner, unless such damages or costs are covered by insurance carried by the Association (in which case there shall be no such responsibility, unless full reimbursement to the Association is excluded by virtue of the deductible provision, in which case the responsible co-owner shall bear the expense to the extent of the deductible amount).

There is a possibility of substantial loss to the Association in the event that the heating, electrical, water supply, sewage or other systems are neglected by individual co-owners. Therefore, co-owners are expected to take precautions during extended absences, especially when weather conditions are such that freezing of pipes might be reasonably expected. To avoid pipes freezing, for example, one could:

- Shut off the main water supply and drain the pipes; or
- Have a neighbor check in daily; or
- Have a smartphone app that remotely checks a digital measurement of the condo interior air temperature; or
- any other idea that is as effective.

If co-owner negligence is confirmed, the negligent co-owner will bear the Association's expenses.



## ***Proposed Addition to the Handbook: Grilling on porches and decks (January 2015)***

**D**uring the months of fair weather, many co-owners keep and use their barbecue grills on the front porch or another deck of their units. The Board of Directors has consulted with the Farmington Hills Fire Department and with the Association's insurance company regarding this matter. As a result of this consultation, the Board has decided to suspend any enforcement action regarding the use of barbecue grills on porches and decks.

The Farmington Hills Fire Department recommends that barbecue grills only be used on the ground level and at least 8 feet from all parts of the dwelling, with decks being considered a part of the dwelling. The insurer, Community Association Underwriters of America, has published an informational flyer on the topic of barbecue grilling. Their general precautions include:

- Use only equipment bearing the mark of an independent testing laboratory and follow all manufacturers' instructions regarding set up, operation, maintenance and clearance to combustibles.
- Only use open-flame grills outdoors. If used in indoors, or in enclosed spaces, they pose both a fire and asphyxiation hazard.
- Position grills well away from siding, deck rails and out from under building eaves and overhanging tree branches.
- Place grills a safe distance from lawn games, play areas and foot traffic.
- Keep children away from grill areas: declare a three-foot "safe zone" around the grill.
- Periodically clean grease and fat build-up in catch pans beneath the grill so a hot grill cannot ignite it.
- Keep a portable fire extinguisher near the grilling area.

The Board continues to work to help ensure that all residents will act in a safe manner and with respect to the safety for all of the residents.

## ***Other proposed changes to the Handbook -***

**I**n the section on deck construction (pages 26-28 of the current Handbook), item #10 on the list of plan requirements must be deleted. The item refers to specifying the location of the deck attachment to the unit, and such attachment is no longer allowed by the City codes.

In the section on decorations and use of the common element (pages 21-23 of the current Handbook), one security sign is allowed. This will be changed to allow one for each point of human entry, as long as the sign is near the entry point.

In the section on decorations and use of the common element (pages 21-23 of the current Handbook), food for animals is not allowed in the common element. As it is difficult to prove who or what eats any food that is left out, this rule should be changed to prohibit leaving food in the common element, without reference to critters. An exception would be allowed for bird feed and bread.

In the section on vehicles and parking (pages 39-40 of the current Handbook), overnight parking is not allowed, with overnight defined by midnight to 7 am. As this is tedious to document, the rule should be changed to no street parking on any street after 1 am or before 6 am.

In the section on satellite dishes (pages 25-26 of the current Handbook), we now require that when a satellite dish is to replace an existing dish, the unused dish must be removed. The Association accepts responsibility for any repairs to the unit where the old dish is removed, provided that its installation was done with approval.

# FARMINGTON OBSERVER

SUNDAY 05.28.17 || HOMETOWNLIFE.COM || PART OF THE USA TODAY NETWORK

EXPLORE FARMINGTON HILLS PARKS WITH NEW APP LOCAL NEWS, A4



## Feed wildlife in Hills, face \$100 fine

Jay Grossman  
hometownlife.com

Farmington Hills officials are in the process of adopting an ordinance that would make it illegal to feed deer.

"We have a bit of a concern that we want to get in front of us," Farmington Hills Mayor Ken Massey said. "The number of deer in our community is going up, and one thing that has been definitively shown is that feeding deer cause collisions of animals in a variety of places, leading to destruction — and in its worst case — injuries due to car accidents."

By unanimous vote, the

Farmington Hills City Council adopted the first reading of an ordinance Monday that will make it a civil infraction to feed deer, Canada geese, pigeons and other wildlife. Anyone caught feeding wildlife without a permit from the Michigan Department of Natural Resources will face a fine and have to appear before a district judge.

"This is also about the health of the deer," Councilwoman Valerie Knol said. "Quite honestly, you need the appropriate healthy population in your community, and when it grows too large that's not good for the deer. Wildlife

experts will tell you it is never recommended that people feed wild animals, and deer are wild animals. It's how they spread disease."

City Manager Dave Boyer said the community has spent the last three years working with the MDNR on urban deer management techniques. In doing so, the city staff has been collecting data on the deer population:

- Two aerial surveys conducted in 2016 and 2017 indicate there's a count of around 425 white-tailed deer in Farmington Hills.
- In 2015, there were 95 reported accidents involving

deer and moving vehicles in Farmington Hills.

Boyer said the city is working with surrounding municipalities to approach the deer population as a regional issue.

"The deer do not know borders," he said. "We counted many deer in our aerial surveys that are crossing Inkster Road from Southfield into Farmington Hills. Deer have enough natural food and we don't need to supplement the feeding here."

Bird feeders are still legal. City Attorney Steve Joppich said exemptions are also in

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FILE Farmington Hills officials are considering an ordinance making it illegal to feed deer.

### FEEDING

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place for veterinarians, animal control officers and game officials — as long as they're acting in the course of their duties.

The fine starts at \$100 and escalates for repeat offenders. Joppich said the courts also are able to issue an injunction prohibiting individuals from

continuing any sort of activity in violation of the ordinance.

Massey said he's working with other mayors to get the deer population under control.

"All of the cities are having the same challenges," he said. "We need to stop this idea that it's a city-by-city issue, and we're lobbying the MDNR start to look at this as a regional question."

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## *Thank you Board Directors & Upcoming Elections*

**A**t our Fall meeting, Barb Lee and Dennis Connolly will reach the end of six years as Board members, and according to our Bylaws they are not allowed to run for re-election. Please join us in thanking Barb and Dennis for their service to River Pines. If you would like to succeed Barb or Dennis on the Board, fill out a nomination form and return it to McShane & Associates. And if you are considering running for the Board this Fall, please note that Board meetings are now conveniently held at the firehouse right next door to River Pines.

## **River Pines 2017 Annual Meeting**

**Wednesday, September 20th**

7:00 pm– call to order

6:30 pm—registration

Shannon Hall,  
The Costick Center  
28600 W Eleven Mile Rd,  
Farmington Hills, MI 48336