



R E P O R T

Board of Directors

Bruce Tobis –President
Mark Laktzian-VP
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Spring Hours 8am-4pm

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Message from the President

By: Bruce Tobis

Greetings River Piners. Though this is the slow season for Association business, your Board has met twice this year and made some progress. Our contract with McShane and Associates has been renewed for another three year term, lasting through March 2022. Given the performance and reliability of McShane over the years, it was an easy decision. The Board also approved the directive to our attorneys to proceed with FHA recertification; to maintain certification, this is required every two years.

Dates have been set for our two Association meetings this year. At the Spring meeting, on May 29, we'll review the proposed Bylaws changes one more time, and begin the co-owner voting on those changes. We'll also attempt to arrange a visit and presentation by Farmington Hills crime prevention officers. At the Fall meeting, on September 18, we will as usual conduct voting for several Board member positions. Both meetings will offer time to discuss any issues

and answer questions brought forward by co-owners.

A new edition of the River Pines Handbook and Directory is on its way to the publisher, and you should receive a copy soon. The Handbook will include the complete text of all rules and regulations, and so this newest edition will replace any old versions that you may have.

In some ways the winter that is winding down has been challenging, and we appreciate co-owners taking the time to give us feedback on snow removal. While the snow clearing has not been as efficient as in some past years, the contractor was responsive to complaints and some improvement over the course of the season was noticeable. The bitter cold that we experienced during the so-called polar vortex resulted in frozen pipes in two of the units at River Pines, serving a reminder that it's a good idea to be aware of the physical condition of your condo; in this newsletter you'll find a reprinting of the maintenance checklist that was sent to co-owners by snail mail a few years ago.

Attention Co-owners!

The River Pines Monthly Breakfast has changed to a new location until further notice. The breakfast is held on the first Saturday of every month and it's new location is 'Moe's On Ten' in Novi. 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

Spring Meeting

The Spring Association meeting will begin at 7:00 pm on May 29, at the Costick Center on 11 Mile Road. We're hoping to arrange another visit from the Farmington Hills Crime Prevention officers, whose presentation at our meeting two years ago was of interest to many co-owners. The ballot for the proposed Bylaws changes will go out with the mailing that you receive for the Spring meeting, and at the meeting we'll collect ballots and have one more chance to discuss the proposed changes in person. And as usual the meeting will include an update on Association activities and time for comments and questions from co-owners.

Parked cars

Now in the wintertime is a reminder that where you choose to park your car makes a difference. Stowed in the garage, it allows the quickest and most thorough snow removal; on the street or in the driveway, it slows down the shovelers and leaves a mess. But the Association asks for your consideration regarding parking all year round. The best place for your car when not in use is in your garage with the garage door shut. If parked outdoors, please do not park on the sidewalks or on the lawns. Please do not park on the street overnight. Note that your guests and visitors are expected to abide by these rules also. If you're hosting a large gathering, you may be able to help keep the streets clear by asking neighbors to share unused driveway space.

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.

Claudia Buchanan
21945 River Pines Drive

David & Janet Malcomson
35213 Knollwood lane

Gregory & Karolyn Peters
35113 Knollwood Lane

Cynthia Smith
21900 River Ridge Trail

Peggy Taylor
35164 Knollwood Lane

Computer & Tech Repair

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It's Fixed or It's Free!

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Over 15 years of Experience!

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Farmington Hills, MI 48335



New Garage Light Fixtures

As many of you have seen, the electrical contractor began replacing the garage light fixtures during the past holiday season. Since the new fixtures are slightly larger than the old ones, it was brought to our attention that some of your Holiday wreaths would not fit over the new fixtures as they would have on the old fixtures as shown in **Figure 1**. It is a concern that if the wreath is forced over the new fixture, the metal arm holding the light may bend or even break. We certainly do not want this to occur to our brand new lights.

A solution to this would be to hang your wreath just below the fixture with rope or twine as shown in **Figure 2**. This will eliminate the chance of damaging or breaking the fixture by unnecessarily forcing the wreath over it and we will be able to enjoy them for many years.

Also you may be wondering what is being done with our old fixtures. We are pleased to say that we are recycling them and so far we have recycled over 400 old fixtures! If you look at **Figure 3**, you will see over 904 pounds of old fixtures that we are getting 30 cents per pound for the metal! We are definitely trying to do our part to help the environment.



Figure 1



Figure 2



Figure 3

Keeping Our Insurance Costs Affordable And Avoiding Surprises

A checklist was developed with the idea of reducing equipment failure and potential insurance claims. We understand that you most likely are presently addressing many of the items that are on the list, but there may be something that you have overlooked. This is not a list that is mandatory that you follow, but by inspecting the items on the list you may avoid future equipment failure or damage within your unit.

The idea is to be proactive and avoid problems before they can occur. Equipment does not last forever. Replacing items before they may fail can help you to reduce costs and avert disasters in the future.

If you do not feel that you are qualified to inspect the items on the list on your own, you might want to arrange for a contractor to do the inspection for you. If you are not aware of who you could contact, a neighbor or friend may be able to provide you with a competent contact.

Condominium insurance costs for other condominium associations have recently been skyrocketing, resulting from damage claims. Some associations have stated that their insurance costs have been increased 2 to 3 times due to numerous claims. If River Pines was to experience a similar premium increase, it would result in our dues increasing \$20 to \$40 dollars per month. This program could help in keeping costs in check.

UNIT INSPECTION CHECKLIST

Unit Owner

Address

| # | Item | Okay | Needs Repair or Service |
|----|--|------|----------------------------|
| 1 | Check Doorbell | | |
| 2 | Check outside lights (porch light and rear). | | |
| 3 | Inspect washing machine water supply lines (suggest braided if not present). | | |
| 4 | Inspect toilet supply lines (suggest braided if not present). Flush toilet and verify operation. | | |
| 5 | Inspect sink supply lines (bathroom and kitchen) and suggest braided if not present. | | |
| 6 | Test carbon monoxide detector and check date, replace battery if present (suggest replacement if over five years old). | | |
| 7 | Test smoke detectors and batteries (if over 10 years old suggest replacement). | | |
| 8 | Test sump pump adding water to sump pit. Inquire about age of pump. Association's insurance does not cover sump pump insurance. Contact or call your insurance company for coverage. | | |
| 9 | Flush sediment from hot water tank. | | |
| 10 | Inspect furnace and suggest replacing if necessary. | | |
| 11 | Show resident shut off valve for refrigerator icemaker water supply line. | | |
| 12 | Show resident shut off valve for water for whole house. | | |
| 13 | Test function of garage door and safety devices. | | |

River Pines Committees

Maintaining River Pines takes some effort, and we rely on volunteers to serve on the Board and to participate in committees that support the Board. The table here shows the current membership of our most active committees. Committees generally meet on an as-needed basis, and their activities are routinely discussed at Board meetings. If you'd like to get involved in helping River Pines, contact a Board member.

| Committee | Members |
|--------------------|--|
| Architectural | Larry Bliss, Joyce Brandemihl, Jan Hall, Mark Laktzian, Matt Prosoli, Bruce Tobis |
| Finance / Budget | Larry Bliss, Jan Hall, Bruce Tobis |
| Reserve Planning | Larry Bliss, Janet Hall, Barb Lee, Bruce Tobis |
| Grounds | Larry Bliss, Jan Hall, Bernadine Horan, Judy McGibbon, Mary Parrent, Matt Prosoli, Mike Reilly, Lin Whiteman, Glenda Wilkinson |
| Social | Penny Brugman, Marianne Casadei, Rita Romanelli |
| Lighting | Laurie Daignault, Mark Laktzian, Al Uema |
| Neighborhood Watch | Mike Reilly |
| Newsletter | Angela Larson, Board members |
| Welcome | Pandora Ashley, Marilyn Gentry |

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SAVE THE DATE!

River Pines Spring Meeting

Wednesday, May 29, 2019

Shannon Hall, The Costick Center

7:00 pm—Call to order

6:30 pm—Registration

