

R E P O R T

Message from the President-

By: Bruce Tobis

Greetings River Piners. Thank you to all co-owners who attended our annual meeting back in September. The Fall meeting is intended to be a business meeting, and this year we had only a few more co-owners than the minimum necessary to reach quorum and hold our elections, so your attendance is truly appreciated. If you missed the meeting, the presentation is posted on the River Pines web site, through the menus: About River Pines / Board-Owner Communication / Association Meetings. Thanks also to the co-owners who ran for the Board, and congratulations to Glenda Wilkinson on her re-election to the Board, to Jan Hall on her return to the Board, and to the new Board member Rodney Love. The only change in officers is that Jan Hall will be our new Treasurer.

As happened last year, your December mailing will include an updated Directory and Handbook. The Handbook will include two sections that we forgot in last year's edition (winterization and grilling on porches and decks), and will also incorporate a handful of minor tweaks to some of the rules. You should receive a separate mailing from our attorneys as an official notice of those rule changes. In the Directory we'll go back to printing the last names and phone numbers with a bold font, for easier readability.

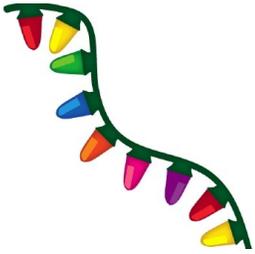
At our latest Board meeting, the budget for 2018 was approved, with an increase in expected

expenses of 2% over 2017. The Board approved contracts for snow removal and for this year's porch repair, and is also reviewing quotes for a new contract for routine pest control. This has been handled by Eradico, but the decline in their performance has inspired a search for a replacement.

In 2018 we'll be switching the garage outdoor lights from compact fluorescent to LED bulbs. At the same time, we'll also either be refurbishing the garage light fixtures or replacing the fixtures with new ones with a somewhat different appearance. We'd be glad to know your preference in this matter: how badly would you like to see the garage light fixture changed? If you feel strongly one way or the other, tell a Board member.

There are two ponds at River Pines. One is wholly within our property, and is used by our irrigation system. The other is at our western boundary, and is shared by River Pines, Green Hill Pines, and the City of Farmington Hills. We have the largest interest, and, unfortunately, our portion includes the drainage manhole. The drainage has become compromised over the years, and within the last month or so has been seriously inadequate. We are in the process of obtaining quotes for a complete repair, which will hopefully take place before winter. This is the reason that you may have noticed the pond level higher than usual at times.





Holiday Decorations

The holidays are approaching fast and will be upon us before we know it. Now is a good time to review the rules for holiday decorations.

Mini-outdoor lights with or without roping may be hung on decks and a wrought iron fence or gate. Mini-outdoor lights on garages, garage shrubs or statuary may be used. Please use good judgment with holiday decorations. No inflatable decorations are allowed. Only trees immediately adjacent to the unit may be decorated using mini-outdoor lights or other signs of the season. No wiring may cross concrete sidewalks or driveways.

Matching wreaths may be hung from the garage lights but please make sure the address number can be seen.

Christmas decorations should not be displayed prior to the day after Thanksgiving, and should be removed by January 6th. Lastly, please use good judgement with your decorations and please do not infringe on your neighbors.

Salt Buckets Available

To all residents of River Pines Condominiums salt buckets are available for your use on porches, sidewalks and driveways. As part of our contract with Greenlawn salt is applied to the front deck, sidewalks, and driveways after shoveling or plowing. If you are in need of additional salt due to isolated icy spots, or want the added safety, the Association provides 5 gallon buckets of salt that you can keep. Should you have a bucket that's empty and need more, Bob Goodman or Greg Nothnagel:

Bob Goodman (248) 756-3888
Greg Nothnagel (734) 323-7594

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.

Deborah Allen
21570 River Ridge Court

Joseph Demirjiam
35204 Knollwood Lane

Farihaa & Qizilbash Shoaib
21735 River Ridge Trail
(248-368-1970)



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

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

www.riverpinescondominiums.com



Putting out the trash

As mentioned elsewhere in this newsletter, the new edition of the Handbook that you'll receive with the December mailing will incorporate several tweaks to the rules. Most of these were spelled out in last September's newsletter, but we forgot one regarding our trash policy. The existing rule states that trash should not be put out at the kerb earlier than 6 pm on the day before pickup. At this time of year, however, 6 pm is well after sunset, and we don't want to insist that co-owners struggle with their garbage in the dark. So we'll be modifying the rule to read 6 pm or dusk, whichever is earlier.



What We Have Here is a Failure to Communicate

E-mail is a convenient and popular way to send a message. Official business of the Association is always conducted through first-class snail mail, but e-mail is used where practical. If McShane has an e-mail address on file for a co-owner, that will be their first choice for routine communications. If no e-mail address is known, then the telephone or snail mail is used.

This approach can lead to a problem if a co-owner has given McShane an e-mail address which they then abandon. When it is used the message would not be seen, and the failed delivery would not be known. So if you abandon an e-mail address, please let McShane know about it; either provide a new one, or ask to fall back on the alternatives.

Lighting Committee

The current River Pines Lighting Committee is:



Area	Contact
21780-22255 River Ridge Trail Silver Ridge Court	Frank Pilzner 248-426-6851
Lone Pine Lane Court Ridge Court Lancrest Court	Laurie Daignault 248-476-1938 gbtbp33@gmail.com
River Pines Court Blue Spruce Drive River Pines Drive Knollwood Lane	Bruce Tobis 248-471-5981 btobis@yahoo.com
White Pine Trail Red Pine Drive 22265-22385 River Ridge Trail	Mark Laktzian 248-761-6328 mlakt12@gmail.com
River Ridge Court 21615-21770 River Ridge Trail	Al Uema 248-471-0438

The Lighting Committee is responsible for ensuring that all exterior garage lights are functioning properly. The volunteers on this committee will replace burned out bulbs in the two fixtures that are next to the garage door. The co-owner only has to report the burned out bulb to the volunteer who is responsible for their area, or to Bruce, the Committee chairman, or to McShane.



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