

R E P O R T

Message from the President

By: Bruce Tobis

Greetings River Piners, and thank you to all of the co-owners who attended our annual meeting last month. 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 six co-owners who ran for the three open Board positions that were to be filled in this year's election. Congratulations to Joyce Brandemihl on her re-election to the Board, and to the two new Board members, Mark Laktzian and Mike Reilly.

We hope that the information presented at the annual meeting was interesting and worthwhile. One topic, the discovery of some errors in the calculation of co-owner per cent of ownership, is described in detail in another article in this newsletter. Correcting these errors will require a second amendment to our Consolidating Master Deed, and so you'll be receiving paper copies of the amended material in the mail. As with the first amendment last year, you'll receive this information twice – once for your review and then a final copy after the amendment has been recorded. All of the work should be done on time to start 2017 with a correct set of dues calculations.

At the Association meeting we also discussed the property boundary between ourselves and our neighbor at 35353 Nine Mile Road. This was the homestead of the person who sold the land that was developed into River Pines. Its current owner is interested in acquiring some of our undeveloped property that is at our northern edge, and we will be investigating the idea. Nothing will happen suddenly or without thorough research, and any change will require a su-

per-majority of co-owner approval. But the question offers an opportunity for revenue for River Pines, some decrease in annual expenses, and a chance to rearrange the southern boundary of our neighbor's property, which protrudes further than you might think into our backyard. We'll keep you informed as we go along.

Your December mailing this year should include not just an updated Directory but also an updated copy of the Handbook. We made fairly significant rule revisions earlier this year, so it makes sense to release an up-to-date edition. Those revisions included the first written rules for decorations in the common element, and at the Association meeting we reminded co-owners that our guiding idea was to try to preserve the natural surroundings that we value at River Pines – that is the reason for asking co-owners to keep decorations in spaces adjacent to their unit, and to let the natural areas stay that way.

At its first meeting, your new Board elected officers. The existing President, Treasurer (Barb Lee), and Secretary (Joyce Brandemihl) will continue in those positions. Your new Vice President is Mark Laktzian. Also at that Board meeting we approved the contract for this year's asphalt crack sealing and the renewal of the Association insurance policy.

One Board member whose term ended in September is Jan Hall, who, after serving six continuous years on the Board, was not allowed by our Bylaws to run for re-election. The six years 2010-2016 are in addition to a previous six years on the Board, with three of those as President. I'd like to join you in thanking Jan for her considerable work for and contributions to River Pines (which will continue, as she remains the chair of the Grounds committee).





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.

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.

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.



Trash Reminders

Trash should be set out at the end of your driveway no earlier than dusk the evening prior to collection. Trash receptacles should be returned inside the day of collection. It has been brought to the attention of the Compliance Committee that co-owners continue to place trash out early on the day prior to collection. This goes against policy and is subject to a violation if continued.

You may have noticed that the trash policy outlined in the Rules differs from the comments that are in the Bylaws. In such a case, the Bylaws should prevail and that is the basis for the advice above. The Rules regarding trash will be straightened out with the next revision of the Rules and Regulations.

Welcome New Co-Owners

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

Ed & Joyce Bisson
21960 River Pines
248-477-5641

Edward & Dorothy Edwards
35057 Red Pine Drive

Jane Hunter & Phyllis Zugrovich
22070 River Ridge Trail
805-717-8255 (Jane) 248-719-0222 (Phyllis)

William (Bill) & Karen Kloote
22375 River Ridge Trail
248-471-2830

Art & Lise Newland
35400 Blue Spruce Drive
248-471-7950

Jim & Nancy Ward
21600 River Ridge Court
248-207-4268

Loretta Tallian (Update)
22355 River Ridge Trail
248-892-9286

River Pines Board of Directors

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

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

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

www.riverpinescondominiums.com

Better late than never: Locating and fixing a few errors in the determination of co-owner per cent of ownership

The expenses of the River Pines Association are paid for by you, the co-owners, through your monthly dues assessment. These dues are not the same for each co-owner, but are scaled according to each co-owner's calculated per cent of ownership of the Association. As we presented at the recent Association meeting, a few errors in the per cent of ownership calculation have been discovered. This article is the promised explanation with details.

Our Consolidating Master Deed states that the co-owner per cent of ownership is to be determined from the unit's square footage. Each unit's area is the sum of the first floor square footage plus the second floor (if any) square footage plus half the basement square footage. This sum is then increased by 10% if the unit is detached, and is increased by 10% if it has a walk-out basement. The individual per cent of ownership is then the particular unit's area total divided by the sum of the total areas of all the units, expressed as a percentage.

The Deed offers elaboration on the method of calculation in its Article V, sections 5.01 and 5.02. The instruction is to use all of the area shown on the builder's floor plan drawings as delineated with a heavy outline. The results of the calculations are clearly indicated at the center of the builder's drawings for each unit type. This isn't the only possible way to define an interior area, but it is reasonable, practical, and required by the Master Deed.

The co-owner per cent of ownership values are included in the Master Deed Article V. The same information, along with the input data used to calculate the per cent of ownership, is included in the Consolidating Master Deed of 2010 as drawings 66 and 67. Note that the values in the Deed are shown to three significant digits, although the accountants have been using four digits when calculating the corresponding dues payments. This is a bit awkward, and will be addressed along with the corrections that are described below.

To make sure that nothing was overlooked, all 38 of the builder's area calculations were checked. There are four sources of error in the 2010 tabulation of per cent of ownership.

- (1) The first is a simple mistake in calculating the 10% adjustment for walkout and detached units. This error was found for units 122, 126, 127, 161, 165, 177, 228, 236, and 237, and in each case resulted in underestimating the total area.
- (2) The builder's drawings for the first floor of each unit type include a table of the unit numbers for that type. The second source of error is the listing of two unit numbers (120, 127) on the wrong drawing. The tables were corrected with the first amendment to the Consolidating Master Deed last year, but it still remains to correct the area information for those two units in the per cent ownership calculations.
- (3) The third source of error is the other instances of incorrect area values being used. Several units do not have the same area as others of the same type, due to being either two feet wider, or two feet longer, or both, than the standard size for the unit type. These exceptions are indicated on the builder's drawings by a note in the center of the drawing under the standard area value. For two units (236, 237) this exception was not noticed and the per cent ownership calculation incorrectly used the standard area for the unit type.

For type D2 units, the first floor area shown on the builder's drawing does not match that used in the per cent ownership calculations. Re-calculation shows that the number in the table of calculated values is correct, so only the drawing, and not the per cent ownership calculation, needs to be corrected. Re-calculation of the D2 second floor area found a small error, which will be corrected for all D2 units.

The calculation for the sole D3 unit used an incorrect value for the second floor area.

- (4) Finally, the areas shown on the builder's drawings do not treat stairways consistently. For three unit types (C3, C4, and E2) the area of the stairway to the basement is not included in the first floor ar-

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ea; for all others the stairway area is included. The corrective adopted here, applied to the drawings and to the per cent ownership calculations, is to restore the area of the stairways to the first floor areas of all C3, C4, and E2 units (a total of 108 units). Thus the per cent ownership for all units of those three types will increase when the correction is made.

Since the stairways are within the areas delineated by the heavy outlines on the floor plan drawings, they must be included to meet the terms of the Master Deed. It may seem odd to include the stairway area, but it has only a small influence on the per cent ownership results. Since roughly the same area is involved for each stairway, making the subtraction of stairways just shifts the distribution of unit total areas a bit.

Correcting the fourth source of error, so that all unit area calculations treat stairways consistently, has the greatest effect on the results. Using the 2016 budget to relate per cent ownership to dues, and with all four sources of error corrected, we find that the 109 units of types C3, C4, D3, and E2 have been paying too little in dues. All but five of these 109 have underpaid by amounts ranging from \$28.80 to \$39.85 for the entire year; the other five have underpaid by between \$50.17 and \$192.27, again for the entire year 2016. Since all of our dues must add up to the overall budget, having some pay too little means that the rest of us had to pay a bit too much to make up the shortfall. In this case, the 246 co-owners in the other 13 unit types are overpaying, by amounts ranging from \$11.52 to \$30.73 for the year; all but five of the overpayments are below \$21. For almost all of us, the correction will amount to less than \$3 per month.

Since the monthly dues payment is a number with five digits, it makes sense to round off the results for per cent of ownership to five significant digits. This still leaves the overall results susceptible to roundoff error, though to a lesser extent than with fewer digits. With the corrections made, we find that all of the rounded per cents of ownership add up to 100.00012%. This is worth noting because the By-laws require the combined ownership to sum to 100%, though the Bylaws offer no guidance for dealing with the roundoff error. Our position is to leave the corrected numbers as they are, to not deviate from the proper way to round numbers, and to live with the deviation as small, measurable, but not significant.

In material terms, for 2016 it would represent \$1.44 of a \$1.2 million budget.

The required amendment to the Consolidating Master Deed will include 10 drawings that will change. Drawings 1 and 1A are the list of drawings, with asterisks indicating which are present in the amendment. Drawings 33, 34, 38, 42, and 44 will be included to document the areas that are being corrected. Drawing 10 will be changed to correct a linear dimension (that did not affect the area calculations). Drawings 66 and 67 will be the new table of per cent ownership values. A table of these values is also present in the text of the deed.

As with the first amendment that was recorded last year, all co-owners will receive by mail a copy of the proposed changes. After waiting 10 days to accommodate co-owner questions or concerns, the amendment will be recorded by the lawyers and a final copy sent to all co-owners, this time with the drawings signed off by the engineer.



Leather Bottle on Saturday, December 3rd. Watch the mail stations for additional information. If you are a card player and are interested in playing with some of your neighbors here at River Pines contact the person listed below:

Pinochle - Shirley Temby / 248-426-0807

Euchre - Kim Lupa / 734-751-8179

BLUELINE
INVESTIGATIONS

Michael G. Reilly
(734) 564-8008
info@BluelineProtection.com
37637 Five Mile Rd. Suite 161
Livonia, MI 48154

"Law Enforcement Experience is our Specialty"

Association Committees

To take care of the Association, we rely on a number of committees to support the Board and share the work. The current committee membership is shown in the table to the right. If you've ever considered getting involved in the management of River Pines, volunteering for a committee is a good way to get started, and to try out the idea.

At times in the past other committees have been active, responsible, for example, for the sprinklers, golf outing, tennis court, and Bylaws/Rules review. These can be revived whenever there is a good reason for it or co-owner interest. Similarly, new concerns can be addressed by a committee if that approach makes sense.



Committee	Chairperson	Board Liaison	Members
Architectural	Bruce Tobis	Bruce Tobis	Joyce Brandemihl, Bob Goodman, Jan Hall, Mark Laktzian, Ed LeFevre, Matt Prosoli
Finance / Budget	Barbara Lee	Barbara Lee	Jan Hall, Bob Goodman, John Fahrner, Bruce Tobis
Reserve Plan Planning	Bruce Tobis	Bruce Tobis	John Fahrner, Bob Goodman, Janet Hall, Barb Lee, Ed LeFevre
Grounds, Flowers, Landscape & Tree Maintenance	Jan Hall	Mike Reilly	Bob Goodman, Donna Hacker, Jan Hall, Ed LeFevre, Mary Parrent, Mike Reilly, Bruce Tobis, Lin Whiteman, Glenda Wilkinson
Social	Donna Hicks	Joyce Brandemihl	Donna Hicks, Shirley Niesyto, Jan Provan
Lighting	Bruce Tobis	Bruce Tobis	Tom Fifelski, Mark Laktzian, Frank Pilzner, Phil Plaga, Al Uema
Neighborhood Watch	Jan Hall	Mike Reilly	Jan Hall
Newsletter	Courtney Trzos	Bruce Tobis	TBD
Welcome	Marilyn Gentry	Glenda Wilkinson	Carol Cothern, Marilyn Gentry

Neighborhood Watch: How to Sign Up for Nixle Alerts



As part of the neighborhood watch program in Farmington Hills, residents can sign up to receive alerts on criminal activity in our area. These alerts are a valuable tool in keeping residents aware of criminal activity and providing steps they can take to prevent becoming victims of similar activity.

There are two ways you can receive these Nixle alerts regarding crimes, important police announcements or other critical information about criminal activity. You can receive these messages as an email alert or as a text message if you have a “smart” phone.

To receive nixle alerts to your phone, just text your zip code to 888777 and you will start receiving messages regarding criminal activity in our area.

The second way is to receive email messages. To receive these messages, first you must go to the Farmington Hills web site at www.fhgov.com/home. There you can click on the icon “nixle”. Once on the nixle site, click on “resident login”. You must enter your email address, create a password and then click on login. When these steps are completed, you will begin receiving email alerts regarding a criminal activity in our area.



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



Happy Thanksgiving!

SAVE THE DATE!

**River Pines
Holiday Party**

SATURDAY, DECEMBER 3RD

4 PM

G. SUBU'S
LEATHER BOTTLE