

R E P O R T

Message from the President

By: Bruce Tobis

Greetings River Piners. This summer has turned out to be busier than usual at River Pines. Major work that is underway as this is being written includes our annual concrete repair, and the replacement of the last large retaining wall that was still made of the original wooden timbers. As with all of our other retaining wall replacements, the existing wooden ties are being replaced with stone block. Earlier in the summer we had all of the roadside catch basins cleaned, and almost half were repaired with a structural polymer coating. We also repaired the west pond drainage earlier this spring, and elsewhere in this newsletter is an article describing our plans to do some landscaping around the area where the drainage repair took place.

Also as this is being written, the Board is considering a proposal for repair and repainting of our tennis courts. Though co-owners have offered opinions both for and against, our current intent is to keep and maintain the courts. The disappointing news for tennis players is that the repair, assuming that the proposal is accepted, won't take place until early next year. Our asphalt replacement, of River Pines Drive from the Nine Mile Road entrance to Court Ridge Court, should take place just before this reaches you, weather permitting. You may

recall that our asphalt plan had Knollwood scheduled for 2018, but after inspection earlier this summer the Board decided that only a few local repairs would be made on Knollwood, and resurfacing will be reconsidered next year.

The new garage light fixtures have been ordered, along with new fixtures for those co-owners who requested them (at co-owner expense) for their porches, patios, or decks. Installation is uncertain since we don't yet have a delivery date, and the work, which will not be done in inclement weather, may not be completed until next year.

At the Fall Association meeting we'll be voting on changes to the Bylaws. A description of the proposed changes was in the previous newsletter, and we spent some time at the Spring meeting talking about the changes. The exact text will be settled by our attorney soon, and a copy of the ballot will be in one of the mailings that co-owners receive from the management company prior to the Fall meeting. Prior to that, we'll send out by e-mail a pdf copy of the complete Bylaws that shows every individual edit being made, for those co-owners who want to examine the changes in detail.

Please consider attending the Fall Association meeting on September 19. If you can't attend, please use the absentee ballot to vote on the Bylaws changes. We'll also have our usual Fall elections to the Board of Directors.

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@mcschanemanagement.com



A Brief Historical Note

Co-owners who enjoy history may be interested to know that we have just passed the 30th anniversary of the first sale of a condo at River Pines. On August 27, 1988, the first two units were sold. This was prior to the world wide web and the smart phone; the SUV had not yet been introduced to car buyers; the Detroit Pistons were about to put together their first championship season, and Barry Sanders was not yet drafted by the Lions. By the end of 1988, 19 units had been sold, and a further 30 were sold in 1989.

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.

DeeLynn Wilkinson
35655 Lone Pine Lane
(248-536-2692)

Ronald Hewlett
35515 River Pines Court

John & Janice Landis
22045 River Pines Drive
(248-476-1068)

Vasuki Srinivasan & Rashmi Manjunath
22209 River Pines Drive

Sherry Deeg
35046 Red Pine Drive

Herbert & Linda Zinn
35194 Knollwood Lane
(734-522-8512)

Frank & Lorraine DeBenedictis
21980 River Ridge Trail

Kevin & Mary Ann Ryan
21520 River Ridge Court

Corrections to the Directory

Randy & Kirsten Rattai
21990 River Ridge Trail
(248-444-9637)

Obituaries

It is with sadness that we report resident Kenneth Walberg has recently passed away. He is survived by his wife, Kathleen.

Update on the Bylaws Revision

At the Fall Association meeting co-owners will be voting on an assortment of changes to the Bylaws. Many are straightforward corrections or clarifications, along with some grammar and formatting changes. The meaningful changes, which will require co-owner approval to be adopted, include:

- Deleting Association responsibility for incidental damage.
- Adding more precise definition of the residential purpose of River Pines. “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, VRBO or other short-term occupancy agreements are prohibited.”
- Limiting the number of units that can be rented at any one time to no more than 15, and prohibiting any person or business entity from owning more than one unit that is rented.
- Requiring a written lease in all cases, regardless of duration, and indicating that for all leasing situations fees may be charged for administration, and that short-term rentals, such as AirBnB or the equivalent, are prohibited.
- Clarifying some details of responsibilities. Association responsibility is specified for the electrical ground stake and its connection outside of the unit; the pipes connecting the gas meter that are on the outside of the unit; chimney flue caps; the water pipe that enters the unit and the first valve on that pipe that is upstream of the water meter; and the structural integrity of the garage floor and driveway. Co-owner responsibility is specified for water spigots on the exterior walls of the units (including the requirement to take appropriate precautions for the winter), and for cosmetic damage to the garage floor and driveway surfaces.
- Granting authority to the Board to 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.
- Requiring co-owners to provide phone numbers for immediate contact in case of emergency, and requiring co-owners to provide contact information for all non-co-owner occupants.
- Accommodating the election of more than four open Board positions (should that ever happen) by granting a two-year term to the top four vote-getters, and a one-year term to the rest of those elected.

The mailing from the management company with notification of the Fall meeting will also include a copy of the ballot that will be used to vote on the proposed Bylaws changes. To implement these changes, we'll need approval from a super-majority of 67% of all co-owners. If you are unable to attend the Fall meeting to vote in person, please return an absentee ballot.

West Pond Drainage

By: The Grounds Committee

As many of you know, last winter the Association had to repair the outlet from the drainage pond on the west side of the complex. After several delays, a contract has been awarded to restore the area. We will be adding stones around the outlet and plants around both the outlet and along the edge of the pond. We want to keep the geese and other animals from coming up onto our property. Attached is the contractor's rendition of what the site will look like after completion late the summer/early fall.



Interaction with Contractors



At this time of the year, we have many contractors on-site completing projects that have been approved by the Board of Directors. In addition, each week we have the landscaping contractor on-site.

Please do not ask any contractor to provide any additional services when they are on-site. All contractors have been given specific instructions as to what they must accomplish. If you want any additional services from any contractor, please submit a request to the management company, McShane Management.

McShane and Associates
6230 Orchard Lake Road
Suite 200
West Bloomfield, MI 48322

Phone: 248-855-6492



SAVE THE DATE!

River Pines Annual Meeting

Wednesday, September 19, 2018

Shannon Hall, The Costick Center

7:00 pm—Call to order

6:30 pm—Registration

