

River Bank Woods

Newsletter

Check out River Bank Woods on-line
www.riverbankwoods.org
for updated community information

Volume 2, Issue 4

Fall 2005

From the Board...

The River Bank Woods Homeowners Association (HOA) Board of Directors met on Tuesday, October 25, 2005, at the Eastern Loudoun Regional Library. Reports and updates were presented on a variety of River Bank Woods action items, hot topics, issues, concerns, and special projects. There are currently:

35 Open + 3 Re-Opened + 20 On-Going + 11 Not Started + 79 Closed = 148 items total

These quarterly HOA meetings are open to all River Bank Woods residents. We encourage all homeowners to attend. There is a Homeowner Forum at every meeting for residents to discuss issues and concerns, and share ideas on how to improve our neighborhood. We hope to see you at the Annual Meeting on Tuesday, January 24, 2006.

A financial budget was adopted for 2006. There will be no increase in HOA fees for the year 2006.

Toll Brothers is still in the process of getting off bond with Loudoun County/VDOT. The Board is working with the County/VDOT and Toll Brothers to finalize all issues relating to the bond release. The County Bond Committee and then the Loudoun Board of Supervisors will eventually be asked to approve the bond release.

The bond release process is between Toll Brothers and Loudoun County / VDOT, but we (the River Bank Woods HOA Board of Directors) want to be in-the-loop in order to communicate with you (the RBW homeowners and residents); and because once Toll Brothers is off bond (w/ Loudoun County / VDOT), the RBW HOA has responsibility for the common area assets, etc.

The bond release process covers everything from streets, curbs, gutters, driveway aprons, sidewalks, street trees, common area landscaping (including dead street tree replacement - and "re-replacement"), common area stabilization (seed & straw, not sod), street lights, monumentation, Tot Lots & Play Areas, Tree Save Areas, Brockman Farm Lane, Storm Water Management Pond, general clean-up, etc.

Toll Brothers has completed all punch list items and Toll Brothers has passed the VDOT re-inspection.

The River Bank Woods HOA Board of Directors will have a final walkthrough with Toll Brothers, and then sign an acceptance letter for common area ownership and maintenance. The only (known) open item is a dead street tree on River Oaks Drive, which Toll Brothers' contractor is to replace ASAP.

**Please send an e-mail to webmaster@riverbankwoods.org
to be added to the River Bank Woods e-mail distribution list.**

Presently, we are collecting information for an updated directory. If you are not already in our Neighborhood Directory, please fill out the form when one of our board members stops by to collect your information.

The HOA Board established a guideline of three inches of snow before snow removal on our neighborhood streets.

There was a general discussion of street parking concerns. Be sure you are following Loudoun County Parking Ordinances. Parking violations may result in tickets and fines. Be a good neighbor and make our streets safe for everyone.

Residents are very concerned when yards are not tended and trash cans are left at the street. Maintaining your yard and removing trash cans from view will make our neighborhood more attractive for everyone.

The Board would like to organize some family activities for our community. If you have any suggestions for social activities, please contact an HOA Board Member. Also, this is your neighborhood newsletter. If you have information for the newsletter, please contact Teresa Bettac at secretary@riverbankwoods.org or (703) 444-3035.

NEIGHBORHOOD WATCH

To keep our neighborhood safe, the River Bank Woods HOA Board is in the process of setting up a Neighborhood Watch program. We want every resident in River Bank Woods to be aware of this valuable program and to actively help with the program. We need everyone's "eyes and ears".

Neighborhood Watch "Why Have One?"

Maintains Safety of Our Community. Crime is not stagnant; it is opportunistic, and it moves from community to community.

Helps Prevent Crime. Communities with active programs have experienced substantial decreases in burglaries, vandalism and larcenies.

Warns Criminals that Residents are Serious about Crime. Large Neighborhood Watch signs throughout the community will inform criminals that they are likely to be observed and reported immediately to the Sheriff's Office.

Increases Awareness of the Threat of Crime. Neighborhood Watch minimizes our ignorance about the things that could hurt us.

Teaches Simple Ways to Reduce or Remove the Opportunities for Crime. At periodic training sessions, you will learn directly from Loudoun County deputies various home security and personal safety tips.

Increases Reporting of Suspicious Activities. Suspicious persons and activities can be identified more easily and reported more readily because you will be more familiar with your neighborhood.

Disseminates Crime Data about Trends in the Community. The Crime Prevention Officer assigned to the community identifies trends and patterns through a crime analysis function and presents this information at Neighborhood Watch meetings.

Increase Arrests and Convictions of Criminals. Our busy Deputies can not be everywhere at once. Neighborhood Watch can tip them off where they need to be.

Promotes Neighborliness. Neighborhood Watch requires a minimal amount of social interaction with your neighbors in order to be really effective.

WHAT IS A NEIGHBORHOOD WATCH

According to the Virginia Crime Prevention Association, criminals know that they can move about most neighborhoods without being considered suspicious or conspicuous, if residents do not know or care about the living habits of their neighbors. Neighborhood Watch is simply a crime prevention concept that calls for citizens to watch out for their neighbor's property. Knowing this, the criminal is unwilling to risk being detected so he either does not commit the crime, or goes elsewhere.

**Neighborhood Watch is designed to prevent, detect and report crimes,
Enforcement action must always be left to the Sheriff's Office**

HOW TO DO IT IN THREE EASY STEPS

Step I: Talk with Your Neighbors

Initiate or expand your relationship with your immediate neighbors. Exchange phone numbers. Learn each other's schedules so you know when things don't look right. Let each other know of vacations or weekend trips. This type of information exchange creates a no-cost security system for you and your neighbor. **(Note: Be sure you are listed in the River Bank Woods Homeowners Association Directory)**

Step II: Establish a Neighborhood Watch group

A meeting will be held at the home of Mitch and Jina Ames, 47427 River Bank Forest Place, for our HOA Board members, **all** River Bank Woods residents and a Crime Prevention Officer from the Sheriff's Office, to get our Neighborhood Watch started. The date and time of this meeting will be announced in a flyer and on-line.

Step III: Pick Your Level of Involvement

There are three basic types of Neighborhood Watch Programs. Your neighborhood can choose what type of program they want to implement and the residents can choose at what level they would like to get involved.

Passive Observation (Exercise your Eyes and Ears) simply observe what goes on around your neighborhood. If something does not look right, call your neighbor, the Sheriff's non-emergency number at 703-777-1021, or call 911 depending on the perception of the situation. Maintain a phone tree so that non-emergency information can be quickly relayed to your neighbors. **(Note: We need all Homeowners to be listed in the River Bank Woods Directory)**

Walking Patrol (Exercise your Feet) These patrols are usually done in pairs, equipped with a cell phone, during periods when crime is likely to occur. Your morning/evening walks could be your way of helping. Report anything suspicious.

Mobile Patrol - Take a Cruise of Your Neighborhood with another member.

HOMEOWNERS ASSOCIATION MEETING DATES:

January 24, 2006 – Annual Meeting of the Membership

April 25, 2006

July 25, 2006

October 24, 2006

Crime Alert

Several cars in our neighborhood have been broken into recently. Please park your vehicles in your garage, if possible. Be sure and keep your car locked at all times. Be alert to any unusual activity in our neighborhood. Help us fight crime, join our Neighborhood Watch Program.

Trash Containers

Trash Containers **must be** stored out of sight on non trash pick-up days. Read the HOA guidelines for further information on trash containers. Yard Waste should be put at the curb **only on** the day of collection. Keep our neighborhood attractive and beautiful for everyone. **Remember Trash Pick-Up begins at 6:00am in our area.**

Tree Stakes

Tree Stakes should be removed from all the ornamental trees in our neighborhood. Please remove the tree stakes before the tree dies. Trees are costly to replace and add value and beauty to our neighborhood. (If you are reading this, please remind your neighbors to remove all tree stakes. Or better yet, help them remove the stakes.)

BE READY MAKE A PLAN

Preparing for a natural disaster or terrorist attack takes just a few simple steps. By having the right supplies, knowing where to get information and having a written plan for you, your loved ones and your pets, individuals in our neighborhood can do their part to protect themselves and their families.

The personal preparedness plan is designed to help you keep all pertinent emergency information at-hand so no matter where you are, no matter what you are doing, you will have the peace of mind to know that you are prepared. **Take the time now!**

Make a Plan

With today's busy schedules, it is likely that you will not be with your loved ones when an emergency arises. Fill out the personal preparedness plan on the opposite side, discuss it with your loved ones and make sure everyone has a copy. Then, be sure to carry our plan with you wherever you go. It's that simple.

Special Situations

When making your personal preparedness plan, consider all occupants of your home. Take into consideration those with special needs, small children and pets.

Be Ready

In the event of an emergency, you should tune in your local TV or radio station for instructions from your local government on how to proceed. Depending on the situation you will be told to shelter in place or evacuate. It makes a difference.

Consider Alternate Ways to Travel

You should be prepared in case a part of your entire route home is blocked. Having an alternate route is essential.

Shelter In Place or "Stay Where You Are"

To shelter in place you should have these basic supplies:

Three days supply bottled water, one gallon per day per person

Three days supply non-perishable food

Written personal preparedness plan

Battery operated radio

Flashlight

Extra batteries

First Aid Kit

Extra supply of prescription drugs

Personal Preparedness Plan

My personal Information

Name: _____

Address: _____

Phone: _____

Family Emergency Numbers

1. _____

2. _____

School contact Information

Name: _____

Hotline: _____

Emergency Meeting Place

Near home: _____

Away from home: _____

Local Contact Information

Name: _____

Phone: _____

Out-of-Town Contact Information

Name: _____

Phone: _____

Doctor Contact Information

Name: _____

Phone: _____

Pharmacy Information

Name: _____

Phone: _____

Local Emergency Contacts

Police, Fire & Ambulance: **911**

Non-Emergency Police: _____

Local Emergency Office: _____

Local Web site: _____

My Local Stations

Radio: _____

TV: _____

Medical Information

Critical Medical Conditions: _____

Allergies: _____

Medications: _____

Did you know? It pays to landscape...

According to the Association of Landscape Contractors of America, the right landscape can increase the value of your home by 15 percent, allowing you to recoup 100 to 200 percent of your landscape costs when you sell. A well maintained yard is always an asset to you and your community.

Crab Grass – Crab grass is an annual grass that germinates in spring and ruins your lawn by invading all summer. It has reddish-brown spiked seed heads in summer. Pre-emergent herbicides are effective if used in fall to reduce fall and winter germinating weeds. Never use pre-emergent material when you are seeding your lawn. The seed won't germinate.

Fertilizer – It is not too late to give your lawn one more treatment before the winter season. With all the recent rain, it is a good time to fertilize and seed your lawn. A little effort now will produce a beautiful, healthy lawn in the spring.

Grub Alert – Be sure you treat your lawn for Grubs. Grubs can destroy a lawn if left untreated. If you can easily lift up the dead sod you probably have a Grub problem.

Curb Appeal

Many of the front doors in our neighborhood have taken a beating from the elements. It is now time to paint or stain the front doors. Hopefully, you kept a record of the color used on your door. If you plan on changing colors be sure and get it approved by the HOA Architectural Review Committee. Also, workers for Toll Brothers did not always remove the plastic cover over the brass kick plate. If your kick plate looks cracked, it probably has the plastic cover melted to the brass. Remove the kick plate and turn it to the other side to get the shiny brass look.

Instructions for properly stripping and restaining a fiberglass door.

1. Citristrip Safer Paint & Varnish Stripping Gel; most of the strippers had a bunch of adjectives like 'safe', 'premium', 'strong' – but warned NOT to use on fiberglass; the environmentally-safe stuff will hopefully not melt the door.
2. Minwax Gel Stain for Wood, Fiberglass, Metal and other Surfaces; Select Color
3. Minwax Indoor/Outdoor Helmsman Spar Urethane; clear semi-gloss
4. A plastic bristled stripping brush for #1
5. And paint brushes for #2 & #3

Finally, even with Step # 3 above, this is something that will need to be done every 2-3 years. Check with Mike Morgan, HOA President, to see if all of the above worked for his front door.

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT:

This event will be held November 19th, at Heritage High School, 520 Evergreen Mill Road, Leesburg. The event is scheduled for 9 AM to 3 PM. It is open to Loudoun County residents only. For more information contact the Office of Solid Waste Management at 703-777-0187. This is a safe way to get ride of a variety of dangerous Household materials.

River Bank Woods Bunco

Ladies if you would like to join the Bunco gals please call Jina Ames at 703-406-0088. The next Bunco Night will be Friday, November 18th in Section II, at 7:00pm. Bunco is held the third Friday of every month. Please come and join the fun.

CountrySide Women's Club

The CountrySide Women's Club general meeting will be Friday, November 11th, at the Parkway Meeting Room off Algonkian Parkway. November's guest speaker will be Jina Ames. She will discuss the history and collecting of vintage costume jewelry. She spent two decades as an antiques dealer and has served as President of the American Antiques and Arts Association of Northern Virginia. She will bring some of her vintage costume jewelry collection to the meeting.

We welcome prospective members to come to our monthly meetings. CSWC is an active club with many special interests groups. Members can belong to Book Club, Bridge, Casual Gourmet, Daytrippers and Lunch Bunch, Reel Critics, Restaurant Reviewers, Stitchery and Walkie Talkies. Call President, Teresa Bettac at 703-444-3035 for further information.

Welcome to the Neighborhood!

Eusebio and Delmy Reyes at 47422 River Bank Forest Place

Congratulations!

Amir and Genus Banaii on the birth of their daughter, Saba, on August 18th.

Gregory and Pamela Bohmer on the birth of their daughter, Giuliana, on September 22nd.

Teresa and John Bettac on the birth of their granddaughter, Chloe Madison, on October 17th, in Ohio.

BOARD MEMBER INFORMATION:

Mike Morgan	President	president@riverbankwoods.org
Dennis Coombe	Vice President	vpresident@riverbankwoods.org
Teresa Bettac	Secretary	secretary@riverbankwoods.org
Samer Beidas	Treasurer	treasurer@riverbankwoods.org
Jina Ames	Director	director@riverbankwoods.org