

River Bank Woods Newsletter

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

Volume 3, Issue 4

Fall 2006

From the Board...

The River Bank Woods Homeowners Association (HOA) meeting for Fall 2006 was held on Tuesday, October 24, 2006 at Lowes Island Elementary. Officer and committee reports were presented by the board members. Tom Markell represented Cardinal Management Group, Inc.

Mike Morgan, President, made three major announcements:

1. Coming Soon! New Management Company

Cardinal Management Group, Inc., managing agent for River Bank Woods HOA, contacted the RBW HOA BoD in September. They are exercising their right to terminate the agreement without cause: our community does not fit their business model. We are only 78 homes, and Toll Brothers is now off bond with Loudoun County / VDOT. The RBW HOA BoD is conducting an RFP process to select a new management company. We have until the end of November, but will likely extend our contract with Cardinal Management Group through December, until the RFP process is complete: selection, contract negotiations, and full transition (including the ability to accept monthly HOA membership fees starting in January 2007).

2. Annual Meeting and Election – Please run!! Please vote!!

The River Bank Woods HOA Annual Meeting and Election will be held on Tuesday, January 23, 2007 from 7 to 9 p.m. (location TBD).

2 of 5 seats on the board will be open. Please consider running!! The Notice of Call for Candidates including the Petition of Candidacy form will be sent to your home address.

We must have homeowner quorum to complete the election process. Please mark your calendar to attend the meeting and vote!! If you cannot attend in-person, please vote by proxy. The Annual Meeting Notice with the Slate of Candidates and Proxy Form will be sent to your home address.

Please also see “Next Up...” and “Making our HOA Work” below.

3. Summer of 2007!!! Great Falls Chase HOA swimming pool memberships for max 50 River Bank Woods households

We are very happy to report that we will continue our arrangement with Great Falls Chase HOA for the summer of 2007. As before, there will be swimming pool memberships for max 50 (of 78 total) River Bank Woods households on a first-come, first-served basis. We will request that GFC HOA give priority to RBWers that took advantage of this opportunity last year. In the winter or spring, GFC HOA will send a letter and contract to each RBW home address.

Communications Committee Update

Please visit www.riverbankwoods.org. Please e-mail webmaster@riverbankwoods.org to be added to the **River Bank Woods e-mail distribution list**. If you would like to help write, publish or distribute the **River Bank Woods Newsletter**, please contact Teresa Bettac at secretary@riverbankwoods.org. We are still trying to get all our neighbors listed in the **River Bank Woods Directory**. We hope you will complete, sign, and return the **Neighborhood Directory Information Sheet** (available on www.riverbankwoods.org). We really want to get all 78 homes in the Directory! Being able to contact all our homeowners quickly and efficiently will benefit everyone if a safety issue or crisis arises. Board members will be canvassing the area to get your directory information. We hope to publish and distribute an updated directory as soon as we have correct information on all our neighbors.

Activities Committee Update

Holiday Activity/Event

Would you like to plan a holiday activity/event for our community? The board is open to suggestions. We have money set aside for a neighborhood get-together. We just need someone to take the lead in planning the event. Sleigh rides, caroling, bonfires, and hot chocolate are just some of the many possibilities. Perhaps you would like to plan a day trip for your neighbors. Let us know and we will be glad to get the word out to everyone.

Please contact Jina Ames at director@riverbankwoods.org or Jinasfun@aol.com if you have any ideas or suggestions.

Bunco

RBW Bunco Ladies are meeting monthly on a new day the second Friday of each month, for fun-filled conversation and gaming. We now have approximately 15 women from RBW and surrounding areas participating. If you are interested and would like to join, please call Jina Ames (703) 406-0088 or e-mail director@riverbankwoods.org or Jinasfun@aol.com. No experience is necessary to play Bunco. Bunco will start again in November. Please let me know if you are interested in playing. Bunco is a nice way to meet your neighbors and have some fun! Bunco returns November 10, 2006 at 7:30.

Neighborhood Clean-up

The RBW HOA would like to promote a Neighborhood Clean-up this Fall. David Park and Owen Nolasco have agreed to organize the event. The HOA will provide trash bags, trash removal if necessary, and snacks. Bring your own gloves. Neighbors should clean up litter in the Tree Save Areas and areas near their house and/or help clean up Brockman Farm Lane. This could be a great family and community activity. Stay tuned for details from David and Owen.

CountrySide Women's Club

The CountrySide Women's Club general meeting will be Friday, November 10th, at 10:00am at the Parkway Meeting Room off Algonkian Parkway. Sue Curtis, Executive Director of the Loudoun Abused Women's Shelter (LAWS) will be the speaker. She will talk about the services LAWS provides in Loudoun County to survivors of domestic violence, sexual assault and child abuse. She will also cover new initiatives that have been developed since Loudoun County received funding from the Federal Government to develop a coordinated response to domestic violence. We welcome prospective members to our monthly meetings that are held on the second Friday of the month. Become a member in November and join us for our Ornament Exchange and Holiday Party in December. Call Teresa Bettac, CountrySide Women's Club President, at 703-444-3035 for more information.

Poker and/or Game Night

We are still looking for men and women interested in playing poker or card/board games one night a month. This is a nice way to get to know your neighbors and have some fun! If you are interested please contact Jina Ames at (703) 406-0088 e-mail director@riverbankwoods.org or Jinasfun@aol.com. No experience is necessary! We would love to get this group started this fall. I currently have two couples that have expressed an interest.

New Ideas

If you have a recommendation for a new activity, event or club please let us know. We are always looking for new ideas. If you have an idea or a column for the newsletter, please contact Teresa Bettac at secretary@riverbankwoods.org or contact a board member. If you have photographs of a community activity, we would like to include them in the newsletter.

Action Items/Hot Topics/Issues/Concerns/Special Projects

The River Bank Woods HOA Board of Directors logs all action items, hot topics, issues, concerns, and special projects in a spreadsheet and works to close each item ASAP. If you have an item please e-mail Mike Morgan president@riverbankwoods.org. There are currently:

33 Open + 0 Re-Opened + 23 On-Going + 10 Not Started + 153 Closed = 219 items total

Neighborhood Watch Committee Update

We need volunteers for **Neighborhood Watch Block Captains**. We have a new representative from the Loudoun County Sheriff's Office, Deputy Specialist Leydig J.A. #2361. We will hold another meeting in November to meet our new contact and discuss patrols. If you missed our first organizational meeting and want to become involved with the **Neighborhood Watch Program** please contact Jina Ames at Jinasfun@aol.com. You will need to read the Policies & Procedures booklet and fill out an application form and sign a waiver. This is a very important program for our neighborhood. We need as many neighbors involved as possible. The more patrols we have the safer our neighborhood will be for everyone.

Neighborhood Watch Committee Meeting:

Tuesday, November 28, 2006 at 7:30 p.m.

The home of Mitch and Jina Ames

47427 River Bank Forest Place

For additional information, e-mail director@riverbankwoods.org or

Jinasfun@aol.com or call (703) 406-0088

Architectural Review Committee (ARC) Update

BE SURE TO COMPLETE AN ARCHITECTURAL MODIFICATION REQUEST APPLICATION (AMRA) BEFORE MAKING ANY EXTERIOR CHANGES TO YOUR PROPERTY.

The River Bank Woods HOA Covenants / Bylaws / Rules & Regulations require an application and approval process for exterior home improvements and the approval becomes part of the unit file for each home in River Bank Woods.

Modifications/enhancements must be on file when you sell your home.

The ARC is in the process of updating our files. If you have made any exterior home improvements without an Architectural Modification Request Application (AMRA) please submit a completed form immediately. **Please "Catch Up and Plan Ahead" for exterior home improvements. Please use the Architectural Standards (AS) to complete an AMRA – both are available on www.riverbankwoods.org.** Please submit completed applications to **Teresa Bettac**, Secretary, at 20667 Forest Overlook Court. **Dennis Coombe**, Vice President, and **Samer Beidas**, Treasurer, review each application. It takes 2-3 weeks to receive written confirmation of approval. Be sure you include the following when completing your application:

- Signatures of surrounding property owners
- A copy of your plat with the location of improvement(s) indicated on it
- Include complete information including, photographs, sketches, building permits

Tree Stakes

Tree stakes should be removed from all the 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.

Next Up...

The Board is actively looking for a new location for our quarterly meetings. If you have any suggestions please contact one of the board members. The quarterly meetings are open to all River Bank Woods residents. We encourage all homeowners to attend. There is a Homeowners Forum at every meeting for residents to share ideas on how to improve our neighborhood. Our next meeting is **Tuesday, January 23, 2007**.

The River Bank Woods Homeowners Association (HOA) Annual Meeting and Election will be held on **Tuesday, January 23, 2007**. The Board is actively seeking new members for the Board. Please remember that every member of the HOA Board is a volunteer. We need your help and expertise to keep our HOA a strong and viable association. Please contact Mike Morgan at president@riverbankwoods.org if you would like to serve on the HOA Board.

Making Our HOA Work

There are two sides to any successful management relationship – a community's leaders (including board members, managers, and committees) and its residents. Each group has its own specific responsibilities.

Community Leaders Have the Responsibility to:

- Fulfill their fiduciary duties and exercise discretion in a manner they reasonably believe to be in the best interests of the community
- Exercise sound business judgment and follow established management practices
- Balance the needs and obligations of the community as a whole with those of individual homeowners and residents
- Conduct fair, open, and well-publicized elections
- Encourage input from residents on issues affecting them personally and the community as a whole

Residents Have the Responsibility to:

- Read and comply with the governing documents of the community
- Maintain their property according to established standards
- Treat association leaders honestly and with respect
- Vote in community elections and on other issues
- Pay association assessments and charges on time

The River Bank Woods HOA Board Members would like to thank all of our residents that are actively working to make River Bank Woods a safe and beautiful neighborhood. Working together we can create a welcoming environment for everyone.

Snow Alert

The HOA will have snow removed from our streets when it is 3 inches or more. Neighbors need to shovel all sidewalks. Make it safe for everyone to walk.

Lawn Care – Be A Good Neighbor

Beautiful lawns take a lot of work. Be sure you are maintaining your lawn. All lawns in our neighborhood need to be mowed and trimmed as needed. The fall is the best time to patch bare spots with grass seed. All lawns in our neighborhood need to be treated for insects and grubs. Applying a fall fertilizer application will prepare your yard for the spring growing season. Be sure to remove leaves and twigs from your yard before the first winter storm. Leaves should be bagged for yard waste collection. Maintaining your lawn is the neighborly thing to do. It makes our neighborhood more inviting and it also helps your neighbor maintain their lawn. Remember curb appeal is essential if you want to get top dollar for your home. If you are short on time there are several lawn services operating in our neighborhood that would be glad to help you maintain your yard.

Curb Appeal Pays Off in Safety and Value

Nothing speaks more to pride of ownership than the exterior appearance, or “curb appeal,” of your home. Curb appeal goes well beyond the borders of the lot on which a home is situated. Nice communities are composed of good neighborhoods, and good neighborhoods are built from well-cared-for homes. A well maintained home with good curb appeal will sell faster and command more money than one that is starving for attention. A home exterior face lift does not have to be costly.

Lighting is an essential part of any facelift plan because it offers a host of benefits. Aside from being a decorative element, lighting can improve safety and security. A well-lit path can prevent a nasty fall, and an amply lit porch can discourage an intruder. Motion detection lighting and low-voltage landscape lighting are energy-efficient upgrades that will save money while improving the safety, security and appearance of your home.

Painting your entry door can do wonders in improving the curb appeal of a home. Adding a decorative glass storm door can add beauty and be energy efficient too.

Paths, porches and driveways can speak volumes about a home’s appearance. If your entry path, porch or driveway is cracked, discolored or otherwise unsightly, there are several fixes that you can consider. Concrete that is in reasonably good shape can be patched. Blotchy concrete can be stained using a penetrating concrete stain or acid stained for a more durable and decorative finish. A popular alternative for distressed concrete finishes are architectural coatings that consist of polymers that offer a “stamped” finish in a host of colors that can transform virtually any concrete finish into a thing of beauty.

Cracks in asphalt should be patched using an asphalt caulk. Preserve asphalt and improve its appearance by periodically applying an emulsified asphalt coating to seal the asphalt and prevent water intrusion.

Finally, when it comes to curb appeal, not enough can be said about the importance of a well manicured yard. There is no substitute for neatly mowed and edged turf, nicely pruned shrubs and trees, and pockets of seasonal color.

Recommendations / Comings and Goings / Congratulations

This is your newsletter. If you have news to announce, please contact Teresa Bettac at (703) 444-3035 or secretary@riverbankwoods.org, or contact any Board Member.

Several houses are for sale or rent in River Bank Woods. If you have friends or relatives you would like to have as neighbors please invite them to check out our homes. We will miss all of our great neighbors.

UPCOMING RIVER BANK WOODS HOA MEETING DATES:

“Winter” – January 23, 2007; Annual Meeting and Election

“Spring” – April 24, 2007

“Summer” – July 24, 2007

“Fall” – October 23, 2007

CONTACT INFO

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River Bank Woods Board of Directors

Mike Morgan, President

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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

Election Day is Tuesday, November 7, 2006

Please vote!

Veterans Day is November 11, 2006

Please remember our Service Personnel

Have a Safe and Happy Thanksgiving!