

River Bank Woods Newsletter

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

Volume 6, Issue 3/4

Fall / Winter 2009

From the Board...

**We Wish You and Your Family
a Safe and Happy Holiday Season
and a Happy New Year!**

BOOO! The Halloween gathering at the Landrys was a hit! Thanks for all of you who attended. There were many characters dressed for the occasion – all had good food and drink. We look forward to more attendance in the future. We'll even try to put a spell on the weather so it will hold out for everyone.

River Bank Woods Community Kids Come Together Early this fall, the local kids of River Bank Woods Section II (and Mike Morgan) came together and rescued a lost dog named Rufus. They brought it to the Landry's house where they gave it a bath, food, and water. Luckily, he had a tag and they called and left numerous messages. Later that night, the owner of Rufus came and picked him up. Rufus appeared quite happy to see his owner after his adventures from the Sugarland area. Thank you for your community spirit and your heartfelt concern for Rufus!

Watch Your Speed! – This is very important. Please watch your speed! Some folks are driving entirely too fast down River Oaks Drive and onto River Bank Street. The speed limit is 25 mph. According to the VA DMV manual, driving in ANY residential area is 25 mph. If you know of any one cutting through from River Crest, please be sure to let them know – there are small children and wild animals running about and we don't want them getting hurt. Copied from the VA DMV web site – 'School, business and residential zones (You are required to travel 25 MPH in a school zone only when indicated by a sign or signal. Otherwise, maintain the posted speed.)'

Bus Stops! There are three bus stops along our community road (River Bank Street) – On numerous occasions, cars are not stopping appropriately. This is against the law. You must stop at the stop sign when there is a school bus present. Any questions regarding this or other driving questions, please visit the VA DMV Website at <http://www.dmv.virginia.gov/>

Holiday Volunteer Opportunities – There are many ways you can volunteer this holiday season – Area Agency on Aging – Fosters independence, health aging, and improves the quality of life for older adults (there are opportunities for the younger adults too). Contact Debra Bressler at debra.bressler@loudoun.gov or call 703-777-0505 or visit the website at www.loudoun.gov. Here are some examples; Food delivery to older adults and sorting and stocking of donated merchandise – there is an age limit on these volunteer positions, be sure to check before you go – young as 15 on many. Happy Holidays!

Snow Removal – It’s almost that time again... Just a reminder...

All roads in RBW are plowed by VDOT. You can help by moving vehicles to driveways before a snow event so the plows can maneuver easily and clear as much snow as possible. Should you have issues with removal, you can call VDOT at (703) 388-8368. Loudoun County Ordinances require residents to remove snow from the sidewalks adjacent to their homes within 6 hours after the snow has stopped falling (or by noon if the event occurs at night). Please be sure to comply with this ordinance to ensure RBWers have a clear passage on the sidewalks. Salt does have a tendency to crack the concrete – kitty litter is a wonderful alternative and it’s cheaper.

WANTED/NEEDED

There will be 2 River Bank Woods HOA Board of Directors positions available for election in January.

We also need a volunteer to take over the production of the River Bank Woods quarterly newsletter.

If you are interested in volunteering for the Board of Directors and/or producing the newsletter, please contact any of the current board members.

Board Contact Information

2009 River Bank Woods Board of Directors

Mike Morgan, President	president@riverbankwoods.org
Dan Desousa, Vice President	vpresident@riverbankwoods.org
Samer Beidas, Treasurer	treasurer@riverbankwoods.org
VACANT, Secretary	secretary@riverbankwoods.org
Brenda Landry, Director	director@riverbankwoods.org

HOA Meeting

The River Bank Woods Homeowners Association (HOA) meeting for fall 2009 was held Tuesday morning, October 27, 2009, at the Great Falls Chase HOA Clubhouse.

Supervisor Susan Buckley’s Sugarland Run District HOA Forum... was held on Tuesday, November 10, 2009, at 7 p.m. at the Cascades Library. Susan Buckley is Vice Chairman and Sugarland Run District Representative, Loudoun county Board of Supervisors. Dan Desousa (Vice President RBW HOA) and Brenda Landry, (Director RBW HOA) represented River Bank Woods HOA.

Pam Lettie led the meeting because Supervisor Buckley had a family emergency regarding her father – unfortunately, later on that week he passed away. Our condolences go out to her and her family.

Pam Lettie welcomed the many representatives from many/most HOAs in the Sugarland Run District and provided a Sugarland Run District update on the following:

- Potomac-Sterling Community Outreach Project: www.loudoun.gov/potomac-sterling
- Sugarland Run District Overview – Budget – Transportation
- Overview of 2011 budget – Luz Cofresi-Howe, Office of Management/Budget

The group reviewed packet material and speakers were introduced:

- Chesapeake Bay Preservation Act (RPA) Work Program Overview (Bay Act)– consists of lands next to perennial water bodies that are sensitive to impact of pollution in the water for more information regarding meetings and if you to see if you live next to a perennial body of water – contact www.loudoun.gov/chesapeakebay) or Laura Edmonds at (703) 777-0397 or laura.edmonds@loudoun.gov.
- David Zhou, Owner of Wisdom Everest Technologies gave a presentation about his company and what he is doing for RBW – See Free HOA Forums and Website at www.HOAsOnline.com - this venue will enable all HOA members to communicate to each other. Thank you.
- Captain Ricky Frye gave everyone an update regarding the new Eastern Loudoun Sheriff's Substation off of E. Frederick Drive, Sterling, VA. Their doors will open some time in February 2010. This substation will have and be able to hold community events as well as classrooms for training purposes. To see more on this visit www.loudoun.gov/sheriff
- Kristan Cliggett of American Disposal spoke about trash and recycling. **Did you know?** Americans recycle aluminum cans to conserve the energy equivalent of 5 million barrels of oil. Envelops with cellophane windows, glossy magazines, and limited amounts of telephone books are all accepted in the County office-recycling program. Compact Fluorescent Light Bulbs (CFLs) may be taken to Home Depot's service desk to be recycled.
- In the packet was an update from Deputy Specialist James Spurlock saying Neighborhood Watch Program hit first year goal. October 29, 2009, the Crime Prevention Unit hit its goal and then some – totaling 102 active watches and there are more in the developmental stages. To learn more you can reach Deputy Specialist James Spurlock at 703-771-5749 or you can contact him via email james.spurlock@loudoun.gov.

Sugarland Run District Budget Dialogue – part of the forum and questions from Supervisor Buckley's office – **What do you want the County and School decision makers to consider before making their final decision on the FY 2011 Budget?**

Expenditures –

- Should the County and Schools distribute reductions equally across the departments?
- Should the County and Schools allow for some exceptions to a reduction in levels of services? Please specify areas for exception that should take a larger or smaller share of the overall reductions.
- When making reductions, should the County and Schools reduce the quality (level of service) or quantity (service hours, number of spaces for participants) of a program or service?
- Should the County or Schools eliminate specific programs or services? If yes, please specify.
- What principals should be used for reducing or eliminating services?

Revenues – Should the County raise taxes? If so, how much and which taxes?

Supervisor Buckley and her staff (Debra Jenkins and Pam Lettie) will plan and host the Sugarland Run District HOA Forum on a quarterly basis. To reach Susan Buckley, Supervisor, Sugarland Run District – 703-771-5033 or email susan.buckley@loudoun.gov .

COMING SOON! River Bank Street Sidewalk

The River Bank Street Sidewalk project has a Loudoun County government project manager (Eloisa Thring) and Loudoun County has hired an engineering firm (Kimley Horn) to prepare the Construction Plans and Profiles (CPAP) drawings and finalize VDOT approvals. I'm sure many of you saw the white chalk outline where the future sidewalk will be poured. After the final approvals are in hand, it will take 2-4 weeks to start construction on the sidewalk. Since the sidewalk is concrete, workers will be able to work on the sidewalk in cold conditions, but not in the rain. Construction is planned for December or January.

Upcoming RBW HOA Meeting Dates

Winter (Annual Meeting & Election) – 01/26/10 @ 7:30PM –be sure to keep checking the web site for any changes or additional meetings. There will be 2 River Bank Woods HOA Board of Directors positions available for election.

HOA Contact Info

River Bank Woods Homeowners Association
Laura Poole, Community Manager
Loudoun Management Associates, Inc., Managing Agent for River Bank Woods HOA
(540) 751-1888, laura@lmainc.com

Activities Committee Update...

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 Brenda Landry at director@riverbankwoods.org. If you have photographs of a community activity, we would like to include them in the newsletter.

Architectural Review Committee (ARC) Update...

Exterior Appearance

The following are **examples** of areas that may become problems as our homes begin to age:

- Peeling or chipped paint (on foundations, window trim, etc.)
- Shutters, roof shingles or doors in need of replacement and/or repair
- Siding in need of repair or cleaning
- Roof shingles in need of replacement and/or repair
- Mailboxes needed repair or paint
- Decks in need of repairs, repainting or re-staining
- Missing screens on doors or windows
- Driveway or front stoop cracking
- Chalking around the windows – the chalk is old and starting to peel and you'll get leaks.

Recommended Service Providers

If you are in need of repairs, cleaning, painting, power washing or other services, below is a list of recommended providers that have been used in the neighborhood along with contact and some pricing information:

- Potomac Falls Handyman & Home Improvement
 - Rick Widman, 703-470-9744, pfhandyman@aol.com
 - General Home Maintenance, Improvements & Repairs
 - Carpentry, Plumbing, Electric, Drywall, Trip Repair, Painting, Custom Moldings, Custom Build-in Cabinetry, Decks, Porches, Kitchens, Baths, Basements and more...
- House Doctors
 - Joe Santucci – 703-286-5388, hd485@housedoctors.com, www.housedoctors.com/santucci/home
 - General handyman, home maintenance and repairs, carpentry, plumbing, electrical, etc.
- Crystal Window Cleaning Company – 703-661-0655
 - Great job – cost was \$300 to clean all windows and screens, inside and out
 - Took 2 ½ hours to complete the job
 - Capital Services Network Power Wash – 703-862-8596
 - Normal rate is \$300
- MDB Painting – 703-724-0263
 - Previously did mailbox painting for \$30
- E.Q. Mowing Service – 703-231-2551
 - Good job, mulched and edges property for \$300
 - Lawn mowing – \$30
- Chameleon remodeling and Painting (does shutter repair!) – 703-984-9848
 - Contact is Vince Arcuri
 - Charged \$120 to repair 4 bottom shutters
 - Also does remodeling and painting

Reminders...

Attention Dog Owners

Dog related complaints have a tendency to reach their peak this time of year. Due to the beginning of the fall/winter season, it's chilly; but you **MUST** still pick up the poop! There are rules and regulations to help protect your dog and our neighbors. Please remember **LEASH – LICENSE – SCOOP!**



Listed below are the rules and regulations put in place by Loudoun County:

Rule # 1 Pick up after your dog.

Rule # 2 Leash law. A dog must be on a leash when out in the community.

Rule # 3 Clean up your yard.

Rule # 4 No barking.

Please call Animal Control at (703) 777-0406 to report the following:

- Stray cats and dogs.
- Dogs without a leash.

Please call the Loudoun County Sheriff non-emergency at (703) 777-0445 to report:

- Dogs that bark constantly or at night.

Catch Up and Plan Ahead

Please **catch up and plan ahead** for exterior home improvements. These include things like decks, fences, patios, and recreation and play equipment, landscaping, storage sheds, storm doors, etc.

For these home improvements and others, please review the RBW Architectural Standards and complete an **Architectural Modification Request Application** (both available on www.riverbankwoods.org). We have included a request application in this mailing for your convenience.

Please submit completed applications to:

RBW HOA
C/O LMA, Inc.
PO Box 2070
Purcellville VA 20134

Or you can email to: Laura Poole at laura@lmainc.com

It takes 2-3 weeks to receive written confirmation of approval. Be sure you include the following when completing your application: Incomplete packages may be delayed.

- Signatures of surrounding property owners
- A copy of your plat with the location of improvement(s) indicated on it (This should be no larger than a legal size sheet of paper – a copy was included in your package when you purchased your home).
- Include complete information including, photographs, sketches, building permits

Trash, Recycling and Yard Waste

Store ALL trashcans away from the front of your home. Your trashcan should not be a focal point of your front yard.

Be sure and only put YARD WASTE out on **Wednesday** morning (or Tuesday evening) in a CLEAR plastic yard bag or use the paper yard bag sold at various retailers. The Yard Waste

personnel will think it is TRASH and will NOT pick it up if the yard clippings are in a GREEN trash bag.

NEW! NEW! Recipes!

Everyone at some point is looking for something different to cook. Share your recipe. Please make sure you include; the temperature of the oven; the length of time it takes; any trade secrets (for example, broil first then cook for 10 more minutes); and most of all the exact measurements – a pinch is really hard to gauge (that would be roughly less than 1/8 of a teaspoon. Type of your recipe and email them to me, Brenda Landry at director@riverbankwoods.org.

Directory for River Bank Woods Directory -

We realize the thought of identity theft and other scary things are on your mind constantly, but the information you provide is for the community directory. River Bank Woods Home Owners' believe it is ***imperative*** to have your current information on file with our office. Any important notifications regarding HOA meetings, any emergency notifications (i.e. burglaries in the neighborhood or stranger danger), and social events for you to attend will be sent via email. This is important for you to understand - ***This information will not be distributed (only in the community directory) nor will it be sold to any company for profit or likewise – this is solely for our community and the board members.*** If you do not wish to give us your home email account, you can create an account just for this purpose for free using MSN.com (hotmail); but you need to remember to check it weekly for any new information so you are kept up-to-date.

And the best news of all is for submitting your information your name will be put in a drawing for a \$10.00 gift card from Starbucks. There will be 10 winners (1 winner per family). Everyone knows some one who loves Starbucks – give it to them as a token. Good Luck. ***You will be notified by email.... If you do not have your email address listed, then your name will be disqualified and another one chosen. THE DRAWING WILL TAKE PLACE – JANUARY 16, 2010, and you will be notified by January 23, 2010 ONLY via Email.***

There are various ways to get your information to us. You can email the information (be sure to include ALL the information from below) to Brenda Landry at director@riverbankwoods.org. Mail to Brenda Landry 20570 Noland Woods Court, Potomac Falls, VA 20165 or drop it off (Be sure to put it in an envelope and NOT in the MAIL Box – please put it in the white box) or you can mail it to LMA (PO Box 2070 Purcellville, VA 20134 or fax it to 540-751-7899 and Laura will make sure it gets back to me.

River Bank Woods Home Owners Directory 2009/2010

We (I) _____ and
_____ live at
_____ Potomac Falls, VA
20165 and our telephone number is _____. In case of an emergency
we can be reached (cell) _____. Our email address is
_____ our alternate email address is
_____.

We (I) have _____, children, their names are (please put their ages next to their names).
_____, _____,
_____, _____,
_____, _____,
_____, _____, and
_____.

Teen JOBS -

We (I) have a child/ren _____ (name) who can babysit. He/she is
_____ (age) old. They have their own transportation (yes/no). He/she will need to be picked up
(yes/no). Please call _____ to schedule.

We (I) have a child/ren _____ (name) who can mow lawns and
weed. He/she is _____ old (age). Please call for prices.
If there are other jobs your son or daughter would like to advertise please indicate here – if there is a fee,
please make sure that is included.

Job Opportunities –

If you know of any one who is out of work and is looking, perhaps this is a wonderful network
opportunity for you. Your company name _____ and the position for which
you are looking to hire _____ and the name and number for
contact information _____.

_____ We would like to be included in the directory for publication and distribution to River Bank
Woods Families only with our information we have provided.

_____ We would like to provide River Bank Woods Home Owners Association **ONLY and WOULD**
NOT like to be included for distribution. This means, your information will only be for River Bank
Woods Home Owners Association Board Members **ONLY!**