

# River Bank Woods Newsletter

Volume 1, Issue 2

Spring 2004

Check out River  
Bank Wood's  
awesome website:  
[www.riverbankwoods.org](http://www.riverbankwoods.org)

## ***From the Board...***

The name River Bank Woods brings to mind long, lazy summer days relaxing in the shade of a tall oak tree. However, ***River Bank Woods*** is much more than a mind set. It is an exciting new community of houses. Everything is new from the sidewalks, to the street lights to the newly planted trees. Now we have an opportunity through our Homeowners Association to create a beautiful new neighborhood of homes.

A neighborhood is made up of individuals living in a particular locality. Each neighborhood has its own rules and regulations. These rules are essential if the neighborhood is to thrive and increase in value and beauty. When we remind you to take in your garbage cans, park your cars in the drive way, keep your dog on a leash, cut your grass and fill out an Architectural Modification Request Application we are actually saying, "Keep our neighborhood attractive and beautiful for everyone." While each homeowner has a responsibility to maintain their property, the Association will continue to work on the larger issues of our community such as the Tree Save Area clean-up and Brockman Farm Lane.

A neighbor is a person who lives near another. Since we all live near each other it is essential we behave in a neighborly manner. A neighborly manner is by definition a friendly manner. When you see your neighbor smile and wave. Over the next few months each of you will have an opportunity to join together with your neighbors in a variety of exciting activities sponsored by your Homeowners Association. We hope you and your family will plan to attend these events. As we come together as neighbors, may we leave as friends committed to being friendly as long as we are neighbors.

Teresa F. Bettac  
[secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org)

## **Congratulations New Board Member**

**Lisa Toohey, Treasurer**

[treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org)

Lisa, her husband Mike, and 5-year-old son Joshua live at 47422 River Bank Forest Place. After working in marketing for 21 years at the National Geographic Society, Lisa recently left the Society to be a stay at home mom and to pursue her master's degree in Special Education from George Mason University. She currently coaches her son's Little League team and is employed as a substitute teacher for Loudoun County Public Schools.

## Upcoming Events

### Spring Fling—May 22

Coming Soon! Mark your calendars for Saturday, **May 22 at 4 pm**. River Bank Woods is having a Neighborhood Spring Fling. The HOA will provide hot dogs and hamburgers. Each family should prepare and bring a dish to share. There will be games and activities for all ages. This is a great way to kick off the spring/summer season!! By now, you should have received a flyer / RSVP form, also available on [www.riverbankwoods.org](http://www.riverbankwoods.org). Please contact Karen Blonder at 703-421-6265 or via email at [kblonder@adelphia.net](mailto:kblonder@adelphia.net). See you there!

### Community Yard Sale— June 12

Mark your calendars! The first annual River Bank Woods Community Garage Sale is scheduled for June 12, 2004, from 8:00am until 2:00pm. Start digging, sorting, unearthing and culling through all of your unwanted, no longer needed, or *gently used* items for our yard sale. Selling clothing, household goods, lawn items, furniture and old treasures is a wonderful way to recycle items you no longer need. These items may be just exactly what someone else needs!

This will be a community wide activity for River Bank Woods. We will be advertising, making signs and creating a map of the households that will be participating in the sale. We will need lots of help to make this day enjoyable, well attended and profitable. Please look for a flyer, under your mailbox, with more information. If you can help, or have any questions or concerns please contact Jina Ames: 703-406-0088 or email: [Amesx3@aol.com](mailto:Amesx3@aol.com) (subject - SALE).

### Play Dates!

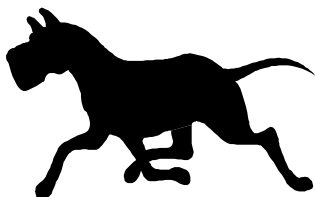
Plan to join with us every Wednesday at 3:00 at the Tot Lot on River Oaks Drive (Section II). Nothing fancy. Just show up. It is a great opportunity to meet other children in the neighborhood.

### Coming this fall:

BUNCO is coming! BUNCO is coming! What is BUNCO? Bunco is a game that has been played since the early 1900's. It is a game centered around 3 dice and 3 groups of 4 players. It is a game of pure luck!! No skill is required other than rolling dice! It's a lot of fun and once you start playing, you will probably get hooked. I am planning to start a ladies group here in the neighborhood in September and will be looking for 11 other ladies who are interested in meeting one Friday night a month. We will also need 3 or 4 ladies who would like to be substitutes to fill in occasionally. Each member of the group will host a Bunco night one month out of the year at their home. Please contact Karen Blonder at [kblonder@adelphia.com](mailto:kblonder@adelphia.com) for more information.

## REMINDERS

Dogs **MUST** be kept on a leash when off your property. And **PLEASE** clean up after your pet. Animal control can be called if you let your pets run loose.



We know you get a lot of junk mail, but please check the white boxes under your mailbox for flyers from the HOA about upcoming events. Please also visit [www.riverbankwoods.org](http://www.riverbankwoods.org)



Once the grass has started to germinate, remove the straw and begin to mow and weed the new grass.

**DON'T FORGET TO MOW  
THE GRASS ALONG YOUR  
CURB LINE.**

**Remove the tree stakes—**  
The tree stakes are only needed for the first year the tree is planted. After the first year, the rings and wires can cut into the tree.

## **Summer jobs**

- ✓ Watering plants
- ✓ Watering lawns
- ✓ Mowing lawns
- ✓ Pet walkers



- ✓ Weeding
- ✓ Trimming
- ✓ Painting
- ✓ Babysitting

Do you have a son or daughter looking for odd jobs this summer? If so, send information to Lisa Toohey at [treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org). Please put "Summer Jobs" in the subject line. We can post the information on [www.riverbankwoods.org](http://www.riverbankwoods.org) and produce a flyer to distribute. Please make sure to include:

Name

Age

Job you are interested in

Contact information

## **Help Wanted:**

Do you like desktop publishing? Are you an aspiring writer? Are you a graphic designer? If so, we need your help with the newsletter. Our goal is to produce a newsletter four times a year and we need help writing and designing the newsletter. If you have an interest, please contact [communications@riverbankwoods.org](mailto:communications@riverbankwoods.org).



## **Comings and Goings**

We would like to start a new column that share the news of our neighbors and neighborhood. This column would include items on weddings, births, and any other exciting news such as new jobs or student awards. If you have something you would like to announce, please let the Board know. Contact Teresa Bettac [secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org) or Lisa Toohey [treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org) with your information.

**This quarter The River Bank Words Board would like to welcome all of the new residents since last winter. We look forward to meeting you individually and welcoming you to the neighborhood. If you see us out and about, please stop by and say hello.**

We are always looking for new ideas. If you have suggestion for this newsletter, please contact [communications@riverbankwoods.org](mailto:communications@riverbankwoods.org).

## **Recommendations Column—**

Have you had a good experience with a painter, carpenter, landscaper, housecleaner, babysitter? If so and you would like to share the information with your neighbors, send all pertinent information to [communications@riverbankwoods.org](mailto:communications@riverbankwoods.org).

## **ARCHITECTURAL MODIFICATION REQUEST APPLICATION: Please Catch Up & Plan Ahead**

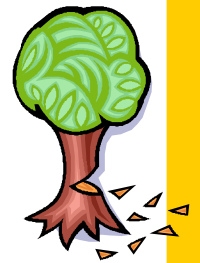
Anyone wishing to add or make changes to their property such as landscaping, decks, patios, storm doors, etc. must, along with obtaining all necessary permits, submit an Architectural Modification Request Application prior to beginning any construction. Applications are available at [www.riverbankwoods.org](http://www.riverbankwoods.org) under Documents or by contacting Bill Olliver, Cardinal Management Group. Please submit completed applications to Teresa Bettac at 20667 Forest Overlook Court. To make it even easier, we have attached a copy of the necessary form.

NOTE: If you have made improvements without getting an Architectural Modification Request Application approved, please take this opportunity to seek approval now. These applications and approvals are kept on file and are necessary to assure that our properties are maintained in a manner providing visual harmony. When you sell your home, these applications will indicate all improvements have met the Architectural Guidelines of the HOA and no fines have been incurred.

### **Tree Save Area Update**

Bill Olliver and Teresa Bettac met with a certified arborist in April, to professionally evaluate our Tree Save Areas. Recommendations were made for the clean-up and removal of trees following Loudoun County guidelines. A report with our recommendations was sent to Dana Malone, Loudoun County Urban Forester. Once this report is approved or modified by Loudoun County, the Board will take action to begin the Tree Save Area clean-up.

**NOTE:** The BoD has obtained a set of the River Bank Woods community/site/landscape plans (by Eastern States Engineering for Toll Brothers; approved by Loudoun County). Please contact Mike Morgan [president@riverbankwoods.org](mailto:president@riverbankwoods.org) if you would like to review the plans. Please see [www.riverbankwoods.org](http://www.riverbankwoods.org) for do's and don'ts pertaining to the Tree Save Areas.



### **Brockman Farm Lane Update**

A letter is being drafted to the county to request that a gate be erected at Brockman Farm Lane and Lowes Island Blvd. The staff of the Sterling Volunteer Fire Department confirmed that it must remain in place to provide alternative access to Rivercrest should the main arterial (River Bank Street) be blocked or otherwise inaccessible to public safety responders. The response from county officials will be posted on [www.riverbankwoods.org](http://www.riverbankwoods.org).

### **Storm Water Management Pond Update**

The Storm Water Management (SWM) system is designed to allow the flow of water from the streets and grounds to the Storm Water Management Pond (SWMP) and then eventually downstream away from the property. Currently, the system is "capped" to intentionally retain the water during the construction period which includes the laying of sod and stabilization of the grounds. Once this period ends, the structure which is designed to prevent the water from leaving will be removed and the water will be allowed to dissipate as originally intended. The area will be "seeded and strawed" for stabilization.

During this retention period that the SWMP retains water, and at any future time period when excessive drainage in the area causes the SWMP to have sufficient water in it, the Association will contract for a mosquito treatment as was previously performed by the developer.

It is critically important for all homeowners to realize that the SWMP is not a "pond" in the traditional sense and, under no circumstances, should the area be entered by anyone other than a professional. Only in a drought might the SWMP be truly "dry" and even then it can appear dry when it actually is not.

The Association will be posting signs warning of the danger of this area, as has been the case in other communities.