

# River Bank Woods Newsletter

Check out River Bank Woods on-line  
[www.riverbankwoods.org](http://www.riverbankwoods.org)  
for updated community information

Volume 4, Issue 2

Spring 2007

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## From the Board...

The River Bank Woods Homeowners Association (HOA) meeting for spring 2007 was held on Tuesday, April 24, 2007, at the Great Falls Chase HOA Clubhouse. The Board discussed a variety of issues. President Mike Morgan submitted a grant proposal to obtain funding for a sidewalk to connect our neighborhood with Algonkian Parkway. This is just the first step in obtaining possible funding for this project. Neighbors are encouraged to take advantage of pool memberships at the Rivercrest Pool or the Great Falls Chase swimming pool. Application forms were included in your last HOA dues mailing. There was a general discussion of the “walk-through” inspection of the neighborhood in April. Committee reports on neighborhood activities, projects and the neighborhood watch program were shared.

## Activities Committee Update

Jina Ames is planning the 4<sup>th</sup> **Annual Community Garage Sale**. The Garage Sale is scheduled for Saturday, June 2, 2007, 8:00am-2:00pm. This has been a very successful event for our community. Please contact Jina Ames at [director@riverbankwoods.org](mailto:director@riverbankwoods.org) or [Jinasfun@aol.com](mailto:Jinasfun@aol.com) if you can help with this event or have any questions.

Amy Nolasco is planning the **Neighborhood Spring Fling**. The tentative date for the Spring Fling is Sunday, June 10<sup>th</sup>. She is looking for volunteers to help coordinate publicity, activities and food for this neighborhood even. Please contact Amy at [vpresident@riverbankwoods.org](mailto:vpresident@riverbankwoods.org) if you can help with this fun neighborhood event.

Be on the look out for more information on both events. Information will be distributed to your white mailbox.

## Neighborhood Watch Update

If you would like to help with the Neighborhood Watch, please contact Jina Ames at [director@riverbankwoods.org](mailto:director@riverbankwoods.org) or [Jinasfun@aol.com](mailto:Jinasfun@aol.com). The next meeting of the Neighborhood Watch will be held on June 26, 2007 at 7:30 in the home of Jina and Mitch Ames. Our liaison Deputy Specialist Terry Davis will be in attendance.

**VERIZON IS NOW AVAILABLE IN OUR NEIGHBORHOOD CALL  
1-800-638-3865 IF YOU ARE INTERESTED IN VERIZON FiOS.**

## **Architectural Review Committee (ARC) Update**

The Architectural Review Committee conducted the annual “walk-through” inspection of the neighborhood on April 10<sup>th</sup>. The inspection was performed with the intention of protecting property value and ensuring that the curbside appeal of the community is preserved. We noted any repairs that needed to be completed on the home and the general appearance of the yard (i.e.; clutter, unapproved storage). Painting of trim and woodwork, unapproved additions, leaning fences, power washing of siding and clutter in rear yards are just a few of the areas that were inspected and noted on your property. Take a moment and survey your home so that you are aware of areas that may be cited and in need of maintenance.

Inspections are performed at this time to inform the homeowner of repairs which need to be done. It also allows the homeowner the maximum amount of time for the repairs to be completed prior to the follow up inspection.

### **EXTERIOR APPEARANCE**

Spring is here and residents should begin looking at their homes and wonder what may possibly be in violation. Below is information that will assist you with the inspection of your home. Residents are responsible for maintaining the exterior of your dwellings and any other structures on your lots, (such as decks, fences, sheds and playground type equipment) in an attractive, well kept condition

The following are examples of conditions, which were considered violations of the Community Guidelines. The following list is not intended to be comprehensive nor exhaustive, but simply illustrates some examples on non-compliance

- Peeling or chipped paint
- Playground equipment which is either broken, rusted, or in need of repainting
- Fences with either broken or missing parts
- Decks with missing parts or broken railings, or decks in need of repainting
- Foundations in need of repainting
- Rust stains from railing
- Clutter debris under deck
- Mildew on building exteriors
- Windows, trims, fascia and / or rake boards in need of repair and /or repainting
- Siding in need of repair and / or replacement
- Lawns allowed to grow to excessive heights
- Shrubbery/landscaping not properly trimmed or manicured
- Lawns not treated with fertilizer or weed control
- Roof shingles in need of replacement and / or repair
- Shutters in need or repair / repainting / replacement
- Doors or gates in need of repair / repainting
- Front stoop or Walkway erosion / cracking / discolored
- Missing screens on doors or windows
- Driveway repair cracking / discolored
- Mailbox/Post repair / paint / missing part

**MAILBOX PAINTING – IT’S NOT TOO LATE!**

*The Riverbank Woods HOA will require that all mailbox posts be painted this spring.* We are pleased to present a special rate for mailbox post painting. Through an agreement with MDB Painting, the more homeowners who take advantage of this service, the greater the discount in the cost of painting.

**Mailbox painting includes spot priming and 1 finish coat of weathershield latex paint**

If contracted by:

11-20 Homeowners	\$30.00 each
21-78 Homeowners	\$27.50 each

If you would like to take advantage of MDB Painting’s offer, please fill out the order form on the last page and return it **ASAP** to Loudoun Management Associates, Inc. Post Office Box 2070, Purcellville VA 20134-2070 or **[laura@lmainc.com](mailto:laura@lmainc.com)**

**FYI - MAIL BOX REPLACEMENT/ REPLACEMENT FLAG KIT**

Replacement Flag Kit – available at Lowes – Aisle 17 \$2.95

Strong Box Mailbox 30% heavier than a standard mailbox (black) Lowes \$9.53

Many of you have complained about missing or inoperative flags for your mailbox. Others have had mail blown out of the mailbox because the door would not close properly. While the mailbox posts are being painted you may want to buy a new flag or even a new mailbox to complete the mailbox makeover. Be sure to include your house number on any new mailbox.

**WARNING: BIRD’S NEST AND DROPPINGS MAY BE HAZARDOUS TO YOUR HEALTH !**

Please clean out any bird’s nest from the white box underneath your mailbox. Bird droppings contain disease producing bacteria. When cleaning out the nests you should wear gloves and avoid breathing any of the dust from the nest. Birds can be discouraged from making nests by placing a wadded up white plastic bag at the entrance of the box. This box should be maintained for delivery of your Neighborhood Newsletter and other notices of Neighborhood activities.

**HOUSE NUMBERS**

Residents will be notified to clean and paint the house numbers above the door. Many of the house numbers are stained and discolored. If you chose to purchase or replace the house numbers with a commercial product you should get permission from the Architectural Review Committee before you complete the work.

Presently our new management company is updating our Architectural Modification Request Application (AMRA) files. The River Bank Woods HOA Covenants / Bylaws / Rules & Regulations require an application and approval process for exterior home improvements. **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](http://www.riverbankwoods.org).** Please submit completed applications to RBWHOA at PO Box 2070, Purcellville, VA 20134 or e-mail to: [laura@lmainc.com](mailto:laura@lmainc.com) . 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

### **POWER WASH AND WINDOW CLEANING**

The homes in our neighborhood were built four to five years ago. It is now necessary to have many of our homes power washed. The Association is trying to locate a company to power wash our homes and a company to clean windows. We hope to get a group discount on these services if enough homeowners are interested. If you know of a reputable power wash company or a window washing service please contact Teresa Bettac at (703) 444-3035 or [tbettac7@msn.com](mailto:tbettac7@msn.com). If you are interested in these services please fill out the sheet on the last page of the newsletter or contact Teresa Bettac.

### **STREET PARKING**

Please park your cars in your garage or driveway. This winter snow removal was very difficult because homeowners did not move their cars out of the street. In the summer children can not be easily seen if they run out between parked cars. Now is the time to clean out your garage and use it to park your vehicles. Remember all large vans or trucks used for business should be parked in the garage. **(Note VDOT is now responsible for snow removal)**

### **TRASH, RECYCLING AND YARD WASTE**

Store all trash cans away from the front of your home. Your trash can should not be the focal point of your front yard. Be sure and only put yard waste out on **Wednesday**.

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

The River Bank Woods HOA Board of Directors logs all items in a spreadsheet and works to close each ASAP. The RBW HOA BoD will make a strong “Spring Cleaning” push to close open items. If you have an item or status, please e-mail Mike Morgan [president@riverbankwoods.org](mailto:president@riverbankwoods.org). There are currently:

**25 Open + 0 Re-Opened + 25 On-Going + 11 Not Started + 178 Closed = 239 items total**

**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.**

## **Attention Dog Owners**

Dog-related complaints can reach their peak this time of year. Due to the beginning of spring, the weather is starting to get nice outside and people and their dogs are outside more and more. There are rules and regulations to help protect your dog and our neighbors.

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

**Rule # 1** Pick up after your dog – Loudoun County rule; Ordinance 612.19 (a) – (9)

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

**Rule # 3** Clean up your yard – Loudoun County Ordinance 612.19 a (5)

**Rule # 4** No barking – Loudoun County rule; Ordinance 612.19 (a) – (5)

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

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

**Please call the Loudoun County Sheriff non-emergency (703) 777-0445**

- Dogs that bark constantly or at night.

## **Neighborhood Watch/Crime Prevention**

**Master Deputy Terry Davis has offered to do “Home Security Checks” for interested residents. Residents need to call and set up an appointment with Master Deputy Terry at 703-771-5749 or Specialist Jason Leydig at 703-771-5747.**

## **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. In the spring when grasses are germinating and growing you will need to mow at least once a week. All lawns in our neighborhood need to be treated for insects and grubs. Weed killers and fertilizer applications need to be applied throughout the growing season. 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.

**Be sure to mow, trim, fertilize and weed the strip of grass between the sidewalk and the street.**

## **Play Dates**

Spring is the perfect time to plan a play date at the Tot Lot and Play Area on River Oaks Drive in RBW Section II. It is a great opportunity to meet other preschool children and parents in the neighborhood. Please help set a day and time (weekly or monthly) for this activity. Contact: Mike Morgan at [president@riverbankwoods.org](mailto:president@riverbankwoods.org)

## **Neighborhood Clean-up**

The RBW HOA would like to schedule a Spring Clean-up. We are looking for someone or a group to work with block captains to help organize this 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. To volunteer, please contact Teresa Bettac at (703) 444-3035 or [secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org). **This could be a great activity for boy or girl scout troops or other environmental clubs.**

## **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](mailto:secretary@riverbankwoods.org), or contact any Board Member.

Welcome to Mr. and Mrs. Lenny Murillo at 47434 Riverbank Forest Place.

## **AVOID IDENTITY THEFT**

Identity theft is a serious crime. It occurs when your personal information is stolen and used without your knowledge to commit fraud or other crimes. Identity theft can cost you time and money. It can destroy your credit and ruin your good name.

### **Deter identity thieves by safeguarding your information.**

**Shred** financial documents and paperwork with personal information before you discard them.

**Protect** your Social Security number. Don't carry your Social Security card in your wallet or write your Social Security number on a check. Give it out only if absolutely necessary or ask to use another identifier.

**Don't give out** personal information on the phone, through the mail, or over the Internet unless you know who you are dealing with.

**Never click** on links sent in unsolicited emails; instead, type in a web address you know. Use firewalls, anti-spyware, and anti-virus software to protect your home computer; keep them up-to-date.

**Don't use** an obvious password like your birth date, your mother's maiden name, or the last four digits of your Social Security number.

**Keep** your personal information in a secure place at home, especially if you have roommates, employ outside help, or are having work done in your house.

**Detect suspicious activity by routinely monitoring your financial accounts and billing statements.**

**Be alert to signs that require immediate attention:**

Bills that do not arrive as expected  
Unexpected credit cards or account statements  
Denials of credit for no apparent reason  
Calls or letters about purchases you did not make

**Inspect:**

**Your credit report.** Credit reports contain information about you, including what accounts you have and your bill paying history. The law requires the major nationwide consumer reporting companies – Equifax, Experian, and TransUnion – to give you a free copy of your credit report each year if you ask for it.

Visit [www.AnnualCreditReport.com](http://www.AnnualCreditReport.com) or call 1-877-322-8228, a service created by these three companies to order your free credit reports each year. You also can write: Annual Credit Report Request Service, P.O. Box 105281, Atlanta, GA 30348-5281.

**Your financial statements.** Review financial accounts and billing statements regularly, looking for charges you did not make.

**BE SURE YOU FILL OUT AN ARCHITECTURAL MODIFICATION REQUEST APPLICATION BEFORE MAKING ANY EXTERIOR CHANGES TO YOUR PROPERTY.**

**UPCOMING RIVER BANK WOODS HOA MEETING DATES:**

**July 24, 2007**

**October 23, 2007**

**CONTACT INFO**

**Riverbank Woods Homeowners Association  
Managing Agent for River Bank Woods HOA**

**Laura Poole  
Community Manager  
Loudoun Management Associates, Inc.  
(540) 751-1888  
laura@lmainc.com**

**River Bank Woods Board of Directors**

Mike Morgan, President	<a href="mailto:president@riverbankwoods.org">president@riverbankwoods.org</a>
Amy Nolasco, Vice President	<a href="mailto:vpresident@riverbankwoods.org">vpresident@riverbankwoods.org</a>
Teresa Bettac, Secretary	<a href="mailto:secretary@riverbankwoods.org">secretary@riverbankwoods.org</a>
Samer Beidas, Treasurer	<a href="mailto:treasurer@riverbankwoods.org">treasurer@riverbankwoods.org</a>
Jina Ames, Director	<a href="mailto:director@riverbankwoods.org">director@riverbankwoods.org</a>

**RIVER BANK WOODS HOMEOWNERS ASSOCIATION**

C/O Loudoun Management Associates, Inc.  
Post Office Box 2070, Purcellville VA 20134-2070  
Office 540-751-1888 – email [laura@lmainc.com](mailto:laura@lmainc.com)

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Cut here

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**Name**

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**Address**

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**Phone Number**

Are you interested in having your home power washed?            Yes            No

Are you interested in having your windows washed?            Yes            No

Would you like to recommend a company to provide the above services?

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**Remember this is your last chance to register to have your mail box painted.**

**RETURN TO TERESA BETTAC AT 20667 FOREST OVERLOOK CT OR  
MAIL OR EMAIL TO LAURA POOLE – COMMUNITY MANAGER**



