

River Bank Woods Newsletter

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

Volume 5, Issue 2

Spring 2008

From the Board...

New Board Member

We would like to welcome Dan Desousa to the Board. He has volunteered for the Vice President position. Dan is an original River Bank Woods resident. He and his family moved into RBW Section I in early 2002. He and his wife Jennifer have two boys which keep them very busy and entertained!

Amy Nolasco has moved into the secretary position following Teresa Bettac's departure. We would like to thank Teresa again for all her hard work and her dedication to our community. The Board will miss you!

2008 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
Amy Nolasco, Secretary	secretary@riverbankwoods.org
Jina Ames, Director	director@riverbankwoods.org

HOA Meeting

The River Bank Woods Homeowners Association (HOA) meeting for spring 2007 was held on Tuesday, April 22, 2008, at the Great Falls Chase HOA Clubhouse.

Pool Memberships

Neighbors are encouraged to take advantage of pool memberships at the Rivercrest Pool or the Great Falls Chase swimming pool. Application forms are included in this mailing and are posted at www.riverbankwoods.org.

River Bank Woods Directory

We would like to publish a new edition of the River Bank Woods Directory soon and would like to include all 78 homes if possible. Included in this mailing is the **Neighborhood Directory Information Sheet**. Even if you would prefer your information not be published in our directory (select appropriate option), it is important for us to have contact information (including email) on record for use in the Neighborhood Watch program. Having this information helps us keep our neighborhood informed and safe!

Please complete and return to Amy Nolasco at 20529 Mason Oak Court (RBW Section II). We will also be collecting forms at the Spring Fling (see below). If we have not received yours within the next couple weeks we will be stopping by your home to collect!

Potomac/Sterling Community Outreach Process

The Loudoun County Board of Supervisors has begun a community outreach effort in the Potomac and Sterling communities that will engage citizens in a public dialogue that captures their concerns, needs, and desires and gives them an opportunity to suggest creative solutions that can improve the quality of life within their neighborhoods. The results will be reviewed and considered by the Board of Supervisors in order to identify priorities for future fine-grained and detailed Suburban Community planning efforts.

The Potomac and Sterling communities are facing several challenges that are often typical of maturing communities. This outreach effort provides the opportunity to open new channels of communication between county agencies and the public on topics that may include, but not be limited to, transit/public transportation, safety and community policing, traffic calming, pedestrian connectivity, neighborhood boundaries, land use conflicts, potential reinvestment and revitalization areas/projects, opportunities for business development, location of new public facilities, watershed management, the environment, and other quality of life issues.

The Potomac/Sterling Community Outreach Process is a community-driven approach, with emphasis on drawing a significant number of diverse citizens to participate. Several opportunities for public input will be provided and citizens are strongly encouraged to participate. Community input sessions are tentatively scheduled for mid-spring within the Potomac and Sterling communities (see dates below). Citizens are urged to visit www.loudoun.gov/potomac-sterling for up-to-date information. In addition to the input sessions, a community survey will be distributed and will be available online.

Questions and comments are welcome regarding the outreach process and should be directed to Michael Miguel Salinas, Project Manager, Loudoun County Planning Department, at 703-777-0246 or potomac_sterling@loudoun.gov.

Upcoming Community Input Sessions:

Thurs, April 24, 2008 River Bend Middle School 46240 Algonkian Pkwy Sterling, VA 20165 Open House: 5-6 pm Input Session: 6- 9 pm	Sat, May 3, 2008 Park View High School 400 West Laurel Ave Sterling, VA 20164 Open House: 12-1 pm Input Session: 1-4 pm	Sat, May 10, 2008 Seneca Ridge Middle School 98 Seneca Ridge Drive Sterling, VA 20164 Open House: 8-9 am Input Session: 9-12 pm	Wed, May 14, 2008 Park View High School 400 West Laurel Ave Sterling, VA 20164 Open House: 5-6 pm Input Session: 6-9 pm
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Upcoming RBW HOA Meeting Dates

07/22/08 – Summer

10/21/08 – Fall

HOA 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

Activities Committee Update...

Neighborhood Spring/Summer Fling

Amy Nolasco is planning the **Neighborhood Spring/Summer Fling**. The date for the Spring Fling is scheduled for Sunday, May 18th at the River Oaks Tot Lot. Like previous years, the HOW will provide hot dogs, hamburgers and water. Neighbors are asked to bring side dishes and desserts. A flyer with information is included in this mailing.

If you would like to volunteer to help with coordination of this event, please contact Amy at secretary@riverbankwoods.org.

Annual Garage Sale

Jina Ames is planning the 4rd **Annual Community Garage Sale**. The Garage Sale will be in the early fall this year. Be on the lookout for additional information in your white mailboxes. This has been a very successful event for our community. Please contact Jina Ames at director@riverbankwoods.org or Jinasfun@aol.com if you can help with this event or have any questions.

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 Amy Nolasco at secretary@riverbankwoods.org. If you have photographs of a community activity, we would like to include them in the newsletter.

Neighborhood Watch Update...

We still need volunteers for **Neighborhood Watch Block Captains**.

We will be receiving our semi-annual update from our new liaison: Deputy Spulock. If you have missed prior meetings and want to become involved with the **Neighborhood Watch Program**, please contact Jina Ames at director@riverbankwoods.org. 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, July 8, 2008 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 call (703) 406-0088

Architectural Review Committee (ARC) Update...

The Architectural Review Committee will conduct the annual walk-through/inspection of the neighborhood on May 19th. The purpose of the inspection is to ensure the preservation of community curbside appeal and protect property value.

We will note any repairs that need 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 will be inspected and noted on your property.

Inspections are performed 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 assessing the condition of their home exteriors. 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 areas that may become problems as our homes begin to pass their 5-year marks:

- 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

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:

- 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, previously did 11 homes for \$275
 - Email Amy Nolasco @ secretary@riverbankwoods.org if you are interested in looking into a group rate on this
- 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 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. 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. 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 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, 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:
RBWHOW
PO Box 2070
Purcellville, VA 20134

Or you can email to:
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

Street Parking

Please park your cars in your **garage** or **driveway**.

Parking in the street can make it difficult for your neighbors to navigate out of their driveways and, in the summer, children can not be easily seen if they run out between parked cars. Street parking also detracts from a tidy neighborhood appearance.

Now is the time to clean out your garage and use it to park your vehicles!

Trash, Recycling and Yard Waste

Store ALL trash cans away from the front of your home. Your trash can should not be a focal point of your front yard.

Be sure and only put YARD WASTE out on **Wednesday**.

Announcements / Comings and Goings / Helpful Information...

Spring Lawn Care

If you haven't already started your spring lawn chores and care, it's time! Beautiful lawns take a lot of work. Be sure you are maintaining your lawn.

LEAVES and DEBRIS should be maintained ALL YEAR long in consideration of your neighbors. For those who have not controlled their leaves and debris (branches, twigs, etc.) since fall, you have some clean-up to do before starting your annual lawn maintenance chores. To save yourself this effort, stay on top of your seasonal lawn and garden chores!

CRABGRASS PREVENTION should be done mid-March to mid-April. There are many brands – check with your favorite gardening center, Home Depot, or Lowe's. Be sure to read the directions regarding timing and application relative to other spring lawn activities such as seeding.

A second application of crabgrass preventer can be applied 30-40 days after the first application. It's important to control crabgrass – it spreads easily and neighbors count on YOU to keep your weeds under control.

BROADLEAF WEED PREVENTION should be done in March (if not seeding) – again, check your local sources for products. Broadleaf weeds already growing in the lawn can be killed in March, April or May (depending on your seeding schedule – must be done 3 weeks BEFORE seeding or after new seed has germinated and been twice mowed.)

INSECT CONTROL products should be applied between mid-April and June.

SPRING SEEDING should be done mid-March to mid-April. If you have bare spots in your lawn and need to seed, you should mow and/or rake the lawn to loosen and pick up dead grass, leaves, etc. Sow your grass seed and apply lawn food. Cover the seeded areas

with peat moss, topsoil, organic compost or straw. Water frequently until the seed germinates and fills in.

DEER can be a real problem for your beautiful landscaping. If you have problems with **deer eating your plants**, a product called Liquid Fence can be a really effective deterrent. It can be sprayed directly on plants and along bed perimeters. The deer definitely dislike its odor and one application lasts for several weeks (even after rain). It can be purchased in concentrate form and is available at local garden centers and on-line from Gardener's Supply Company. Spray at 4-6 week intervals 3-4 times from early spring throughout the growing season.

GRUB CONTROL is critical to rid your lawn of grubs that can destroy grass and produce those awful beetles that feast on our ornamental trees.

What is a grub? White grubs (larvae of Japanese beetles and other beetles) are damaging pests that begin invading lawns in early spring and again in summer. These pests do their damage below ground, so the problem often goes undetected until too late. A sign to look for may be birds and animals digging up your lawn looking for grubs to feed on. Grubs are usually white/gray in color and curl up when uncovered. If you see more than 3-4 grubs in a small portion of your top lawn than it is probably time to take action.

When do they attack? Most grubs will attack from early to late spring depending on how quickly they soil warms up. They start the second stage in mid-summer.

What to do?

Organic Methods: Milky spore has received more publicity of late and is more readily available. Milky spore is a disease that kills the grubs over time. It is a great long term solution if grubs have established themselves in the soil. This method of grub control is expensive in the beginning because it is recommended to be applied up to six times in the first two years. However, once it is established, it can be effective for over 10 years.

Chemical Controls: CAUTION - this and most chemicals controls re harmful to pets and humans until watered into the soil and the lawn is completely.

Dylox is a **contact insecticide**. It will kill soon after it is watered into the lawn. Dylox is considered the most effective of all the contact killers and can be used anytime the grubs are actively feeding. Use it early in the life cycle, because as they get larger they are harder to kill. Chemical products act quickly, and therefore don't last long in the soil.

The other chemical that kills grubs is called Merit. It is considered the best chemical control for grubs. Merit is a **systemic insecticide**. This means the grass plant absorbs the product into its system. While chewing on the grass's roots, the grub eats a dose of poison. Merit works very slow, but lasts a long time. It is recommended that Merit be applied **once only in June/early July** to kill the second life cycle of grubs. Merit cannot be used in the spring because it is not effective when the soil is cool and takes too long to work before the grub turns into a beetle. **Always read the label!**

Be careful when purchasing grub control products at hardware or discount stores.

Many of these products are sold all over the country and in different climates.

Sometimes the directions are misleading and tell you the product can be applied "all-season" or they give you a wide window of when you can apply them. Do not buy and spread these products at the wrong time as you'll be wasting your money and applying chemicals to the ground for no reason.