

# River Bank Woods Newsletter

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

Volume 6, Issue 3

Spring 2009

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## From the Board...

**THANK YOU...** for a very FUN and SUCCESSFUL 6<sup>th</sup> Annual River Bank Woods Spring Fling, held Sunday, May 17<sup>th</sup> @ 4 p.m @ the tot lot and play area off of River Oaks Drive in RBW Section II.

- Amy Nolasco for planning and making it all happen
- Owen Nolasco for making the Costco run
- Jenni & Tom Aprahamian for hosting the party in the backyard shade of their beautiful home
- Tom and Tyler Aprahamian for working the grill
- April Hamandi for arranging the MOONBOUNCE!
- Mike Morgan for arranging the annual visit from Sterling Volunteer Fire Department (SVFD)
- Dan Desousa for coming early and schlepping tables, drinks and paper products over to the play area
- SVFD heroes, "Tanker 618", and "Tower 611" for stopping by, hooking up to the fire hydrant and launching H2O up into the sky and down onto the kids (of all ages!) in the street!!
- Everyone who helped with set-up, grills, tables, chairs, food, drinks, plates, utensils, napkins, trash bags, clean-up, etc.
- And THANK YOU to everyone for attending and bringing side dishes and desserts!





## **THANK YOU... Amy Nolasco!**

We would like to extend a THANK YOU to Amy Nolasco for all the work she has done the last several years for the community: serving on the Board of Directors as Vice President and Secretary; serving on the Activities Committee for Spring Fling planning & hosting; serving on the Communications Committee as writer/director/producer of the RBW Newsletter; serving on the Architectural Review Committee (ARC) for Architectural Standards; OVERALL CITIZENSHIP!

The Nolasco family has moved to Charlottesville, VA. We will miss them!

## **WANTED/NEEDED**

We need a volunteer to take over the production of the River Bank Woods quarterly newsletter. If you are interested in producing the newsletter and/or volunteering for the Board of Directors, please contact Mike Morgan or any of the current board members.

## Board Contact Information

### 2008 River Bank Woods Board of Directors

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

## HOA Meeting

The River Bank Woods Homeowners Association (HOA) meeting for spring 2009 was held Tuesday morning, April 28, 2008, at the Great Falls Chase HOA Clubhouse.

**Supervisor Susan Buckley's Sugarland Run District HOA Forum...** was held on Tuesday, May 12 @ 7 p.m. @ Cascades Library. Susan Buckley is Vice Chairman and Sugarland Run District Representative, Loudoun county Board of Supervisors.

Mike Morgan (President, River Bank Woods HOA), Dan Desousa (Vice President RBW HOA), David Wei Zhou (Director, RBW HOA), Laura Poole (Community Manager, RBW HOA, Loudoun Management Associates (LMA)), and Dave Ciccarelli (President, LMA) represented River Bank Woods HOA.

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

- Trump National
- Potomac-Sterling Community Outreach Project: [www.loudoun.gov/potomac-sterling](http://www.loudoun.gov/potomac-sterling)
- Route 7 improvements

The group reviewed packet material and speakers were introduced:

- Loudoun County Sheriff's Office (LCSO) Deputy Kevin Tucker spoke about graffiti.
- LCSO Deputy James Spurlock, our River Bank Woods HOA Neighborhood Watch Program Liaison, discussed crime prevention and the Neighborhood Watch Program.
- Supervisor Buckley presented on Transportation/Pedestrian issues; **Mike Morgan** was recognized for his efforts getting the River Bank Street sidewalk (COMING SOON!) approved by the Loudoun County Board of Supervisors through the use of developer cash proffers – the first use of this funding source.
- Dr. David Goodfriend, Director, Loudoun County Health Department, addressed public health concerns: swine flu and Lyme disease.
- Martha Kaczmarczyk, Cascades Community Association (CCA) discussed "Going Green": environmental efforts and results in Cascades.
- Supervisor Buckley facilitated a "Hot Issues for your HOA" segment, and documented several action items.

Supervisor Buckley and her staff (Debra Jenkins and Pam Lettie) will plan and host the Sugarland Run District HOA Forum on a quarterly basis.

## River Bank Street Sidewalk Update

The River Bank Street Sidewalk project now has a Loudoun County government project manager (Eloisa Thring). Loudoun County has hired the Kimley Horn engineering firm to prepare the construction plan and profile drawings.

On May 28, 2009, the Loudoun County Department of Construction & Waste Management (new name; formerly-known-as Office of Capital Construction) and outside engineers presented the River Bank Street sidewalk plan & design to representatives from River Bank Woods, Rivercrest, and Lowes Point HOAs; the County will seek VDOT approval, complete the bid process, and begin construction - targeted for Fall - yes, 2009!

## Upcoming RBW HOA Meeting Dates

Summer – 7/28/09, Tuesday @ 8:00AM

Fall – 10/27/09, Tuesday @ 8:00AM

Winter (annual meeting) – 01/26/10 @ 7:30PM

## 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](mailto:laura@lmainc.com)

## Activities Committee Update...

### Neighborhood Spring/Summer Fling

The spring/summer fling was again a great success. Thanks to all of you that participated. If you would like to volunteer to help with coordination of this event for next spring, please contact Mike Morgan or any BoD member.

### 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](mailto:secretary@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

### **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](mailto: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](mailto:hd485@housedoctors.com), [www.housedoctors.com/santucci/home](http://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 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](http://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](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

### **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**.