

# River Bank Woods Newsletter

Volume 1, Issue 3

Summer 2004

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

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

River Bank Woods is changing from a Toll Brothers Development to a family friendly neighborhood. The Homeowners Association is working with Toll Brothers during this transition period on a variety of issues important to the residents of our neighborhood. The major issues the board has addressed this quarter are the tree save cleanup, Brockman Farm Lane, the lack of sidewalks on River Bank Street and Architectural Guidelines for our community. In the past few months progress has been made on each of these issues.

The board has worked with Loudoun County to identify trees to be removed in our tree save area. Once a certified urban forester identified the trees for removal we took bids to clean up the tree save. In July the identified trees were removed. The purpose of the tree save is to preserve as much land as possible in a natural setting. The tree save is a valuable asset to our community. It should be preserved and respected by all of us. Homeowners need to recognize they can not add to or take away from the tree save area without permission from Loudoun County.

Brockman Farm Lane is an issue the board continues to investigate. Working with Loudoun County and the other three homeowners associations with an interest in the road is challenging and time consuming. Recently a "Dead End" sign was posted at Brockman Farm Lane. In the future we hope to have the road abandoned and a locked gate placed across Brockman Farm Lane. Once the road is abandoned, an easement must be given to the fire department, county and utility vehicles.

The Board has contacted the Loudoun County Department of Building and Development to report the lack of sidewalks or paths connecting River Bank Street with Algonkian Parkway. Everyone, young and old, has to walk in the street if they want to leave the neighborhood. This is a dangerous situation mixing heavy volume traffic with pedestrians. We are waiting for a response from the County on this issue. We are also working with Lowes Point to clean up the tunnel that allows pedestrians to walk under Algonkian Parkway.

The Board has developed the River Bank Woods Homeowners Association Architectural Guidelines. These updated guidelines are available for viewing at [www.riverbankwoods.org](http://www.riverbankwoods.org). Residents will benefit from planning and design features that preserve the architectural integrity of the neighborhood. The guidelines set forth in the document are intended to enhance the beauty, openness and desirability of the neighborhood and to promote long-term improvement in property values. Every homeowner is encouraged to review these architectural guidelines prior to making plans for any changes to the exterior of their homes. If you have already made changes to the exterior of your home, please fill out the attached Architectural Modification Request Application. We want all residents to "Catch -Up" and to "Plan Ahead."

The Board continues to maintain [www.riverbankwoods.org](http://www.riverbankwoods.org) and to write and publish the River Bank Woods Newsletter each quarter. The Activity Committee oversees and develops community-building activities such as the "Spring Fling" and Community Yard Sale. The Board has actively developed working relationships with other homeowner associations in the area. The Board continues to review all architectural requests for the community.

We are a very new homeowners association. Each member of the board is committed to making this community a great place to live. The HOA is a "community within a community." The regulations and the actions of the board help ensure consistency within the community and enhance the quality of life for all our residents. Enforcing community rules can be a thankless job. It is hard to see the plus side now because we are so new, but what we do now will make a big difference 3, 5, 10 and 20 years from now. We appreciate all your support and help as we strive to make River Bank Woods a special place to live for all of us.

Teresa F. Bettac  
Secretary@riverbankwoods.org

## **New Property Manager at River Bank Woods Welcome Crishana Loritsch**

Crishana Loritsch, Property Manager  
Cardinal Management Group  
2491 McNair Farms Drive  
Herndon, VA 20171  
(703) 713-0968 office  
(703) 713-6164 fax  
E-mail: [c.loritsch@cmgmt.com](mailto:c.loritsch@cmgmt.com)

## Around the Neighborhood

Want to know what your neighbors are thinking? As board members we have a pretty good idea of some of the things your neighbors are thinking and saying. For instance we often hear from neighbors asking us what are they doing, putting or building in their yard? Remember before you complete any exterior changes to your land or home you must file an Architectural Modification Application. As part of this request your surrounding neighbors need to sign off on your improvement. Neighbors are more than willing to sign off on improvements that fit within the HOA guidelines. Communicating your improvement plans to your neighbors before you begin a project will prevent problems at a later date.

We often hear why are they parking all their cars/trucks/campers in the street? We are not a commercial center. Trucks should be parked in the garage to maintain the residential setting of our community. Residents should make every effort to park all vehicles in their garage or driveway.

Sometimes we hear complaints about neighbors who do not mow or weed their yard. Not maintaining your yard is an eyesore to your neighbors. In some cases it can be a health hazard too. High grass and weeds attract undesirable insects, rodents and snakes. Please take a look at your yard. If you do not like what you see in and around your yard, your neighbors probably do not like it either. Remember it is the homeowners' responsibility to remove bags of dirt, mulch and dead plants from the yard. Trash cans and refuse containers should not be visible from the street.

Residents have asked questions about easements on their property. An easement on your property gives the county and utility companies the right to put up signs and run utility lines on your property. The homeowner is responsible for the maintenance of the easement. This includes the grass that runs between the sidewalk and curb. No permanent trees or shrubs should be planted on the easement.

We also hear comments about dogs without leashes and neighbors playing loud music. The Board is working hard to tackle the larger community problems. We need the help of each homeowner to protect our investment in our homes and maintain a consistency throughout the community. Following the guidelines and rules and really hearing what your neighbors are saying will make River Bank Woods a desirable investment and a great place for all of us to live. Remember great neighbors make wonderful friends.

### Board Member Information:

Mike Morgan	President	<a href="mailto:president@riverbankwoods.org">president@riverbankwoods.org</a>
Dennis Coombe	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>
Lisa Toohey	Treasurer	<a href="mailto:treasurer@riverbankwoods.org">treasurer@riverbankwoods.org</a>

## **Thank you!**

The board would like to thank Karen Blonder for organizing the Spring Fling. We would also like to thank Kim Hjort and Lisa Toohey for organizing the games for our children. Everyone had a wonderful time. The food was great and the kids were happy.

The board would also like to thank Jina Ames for organizing the Neighborhood Yard Sale. Participating residents were very pleased with all the buyers. Next year, we hope that even more homes will become involved in this project.

## **Comings and Goings:**

We would like to say good bye to Sam and Ingrid Chang and welcome Ckae Joo Lee and Sung Hun Park to 47431 River Bank Forest Place.

We would like to say good bye to Dave and Sandy Lebowitz and welcome Jay and Valerie Wells to 20683 Forest Overlook Court.

## **Congratulations:**

Danyan and Nisha Sankar on their daughter, Khushi, born May 26, 2004

Mike and Jennifer Morgan on their son, Eric, born May 29, 2004

Wei Wu and Amy Chan on their son, Cameron, born July 24, 2004



If you have exciting news or 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. We want to hear from you.

## **We have made progress!**

- ✓ Street lights have been installed
- ✓ Stop signs have been installed
- ✓ The two walking paths that connect to Brockman Farm Lane have been paved
- ✓ Driveways have been paved
- ✓ Paving has been completed on all roads in RBW
- ✓ Sidewalks have been finished
- ✓ Sandwich boards have been purchased to put at each entrance so HOA announcements can be posted

## **Help Wanted:**

Do you like desk top 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 Lisa Toohey at [treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org).



## **Upcoming Events:**

### **Play Dates:**

Play dates will resume in September. Plan to join us every Wednesday at 3:00 at the Tot Lot on River Oaks Drive (Section II). Just show up. It is a great opportunity to meet other preschool children in the neighborhood.

### **Ladies Night Out:**

Our second Ladies Night Out will be Tuesday, September 21, 2004, at Fox Chase Tavern at 6:30pm. Come and join the fun and lively conversation. Bring a recommendation of other Ladies Night Out activities to share with the other ladies in the neighborhood. Look for a flyer reminding you of the time and date in the white box under your mailbox.

### **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 on 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. Karen Blonder is 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. Karen will host the first Bunco night. Please contact Karen Blonder at [kblonder@adelphia.net](mailto:kblonder@adelphia.net) or (703) 421-6265 for more information or to sign up to play. Please contact Karen by August 21 if you are interested. The first 12 women to sign up will be the "starters" and then Karen will take names for substitutes.

### **Fall Festival:**

Join us for our Fall Festival! The HOA will provide the hot dogs and hamburgers. We are asking that everyone bring a dish to share and something to drink. The Festival will take place at the Tot Lot in section II. There will be children's games and fun for all. Halloween will be just around the corner so feel free to join us in costume.

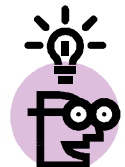
Date: Saturday, October 23

Time: 3:00 p.m. – 7:00 p.m.

Please let us know if you and your family will be coming and if you can help out. Homeowners can call Lisa Toohey at 703-450-2775 or Karen Blonder at 703-421-6265.

### **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 [treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org) or contact a board member. If you have photographs of a community activity we would like to include them in the newsletter.



### **Recommendations:**

We are a new neighborhood with many homeowners new to the area. If you have had a good experience with a painter, carpenter, landscaper, housecleaner or baby-sitter, please share the information so we can include it in our next newsletter. Send all pertinent information to [treasurer@riverbankwoods.org](mailto:treasurer@riverbankwoods.org).

### **Community Directory:**

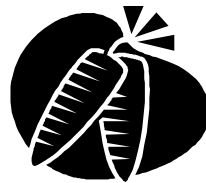
We are compiling information for our River Bank Woods phone directory. Attached is a form that you must fill out to be included in the directory. Names and address are for personal use only and not to be sold or used for personal or business solicitation. Section I homeowners should return the form to Lisa Toohey at 47422 River Bank Forest Place and section II homeowners return forms to Karen Blonder at 20558 Noland Woods Court. We must have your form by September 18th to include you in the directory.

### **Reminders:**

**SLOW DOWN**— Please drive slowly through our neighbors streets. We have lots of children in the neighborhood and we don't want anyone hurt!!



Check the white mail box under your mailboxes for Flyers from the HOA. Also check for bees and wasps building nests these boxes.



Gardens are great but be sure not to grow vegetables in your front yard!

Remove the tree stakes from your trees after the first year. After the first year, the rings and wires can cut into the tree.



Plan to have your driveway sealed before winter!

### **Architectural Modification Request Application:**

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. Attached is a copy of the form. If you have made improvements without getting an Application, please take this opportunity to seek approval now. These applications and approvals are kept on file and are necessary to ensure 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 incurred.