

River Bank Woods Newsletter

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

Volume 4, Issue 3

Summer 2007

**THANK YOU for a very FUN and SUCCESSFUL
4th Annual River Bank Woods Spring/Summer Fling
held June 10th at the Tot Lot and Play Area off of River Oaks Drive in RBW Section II**

- Amy Nolasco for planning and making it all happen
- Jenni & Tom Aprahamian for hosting the party in the backyard shade of their beautiful home
- Tom Aprahamian & Owen Nolasco for working the grill
- Mike Morgan for arranging the annual visit from Sterling Volunteer Fire Department (SVFD) heroes, “Tanker 618”, and the NEW!“Tower 611”
- Jeannie Willoughby for arranging for the ice cream and bottled water
- Everyone who helped with set-up, name tags and Sharpies, grills, tables, chairs, food, drinks, clean-up, etc.
- And THANK YOU to everyone for attending and bringing side dishes and desserts!



From the Board ...

The River Bank Woods Homeowners Association (HOA) meeting for Summer 2007 was held on Tuesday, July 24, 2007, at the Great Falls Chase HOA Clubhouse. Officer and Committee reports were presented by the various board members. Laura Poole represented Loudoun Management Associates, Inc. (LMA).

The Homeowner Forum included discussion about building a stronger sense of community. This is a major goal of the River Bank Woods HOA Board of Directors. We hope to increase community participation and meeting attendance; we hope to overcome obstacles such as apathy, busy lives, and language and cultural barriers. We hope that additional activities and events will bring RBWers together. We hope that an updated RBW Directory will increase communication and networking. The RBW HOA BoD is a group of volunteers. To build community, we need additional volunteers – we need you! Remember: “No ONE can do EVERY thing...EVERY one can do ONE thing!”

The River Bank Woods HOA Board of Directors logs all action items, hot topics, issues, concerns, and special projects in a spreadsheet and works to close each item ASAP. If you have an item or status, please e-mail Mike Morgan president@riverbankwoods.org. There are currently:

28 Open + 0 Re-Opened + 25 On-Going + 11 Not Started + 186 Closed = 250 items

Communications Committee Update

Please visit www.riverbankwoods.org. Please e-mail webmaster@riverbankwoods.org to be added to the **River Bank Woods e-mail distribution list**. If you would like to help write, publish or distribute the **River Bank Woods Newsletter**, please contact Teresa Bettac at secretary@riverbankwoods.org. We are still trying to get all our neighbors listed in the **River Bank Woods Directory**. We hope you will complete, sign, and return the **Neighborhood Directory Information Sheet** (available on www.riverbankwoods.org). We really want to get all 78 homes in the Directory! Being able to contact all our homeowners quickly and efficiently will benefit everyone if a safety issue or crisis arises. Board members will be canvassing the area to get your directory information. We hope to publish and distribute an updated directory as soon as we have correct information on all our neighbors.

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 or contact any Board Member. Also, in January, 2008 several HOA Board positions will be open. Please consider running for the HOA Board. Your investment in donating your time to our community will be rewarded by having a safer, attractive community for you and everyone in our neighborhood.

Activities Committee Update

Please contact Jina Ames at director@riverbankwoods.org or Jinasfun@aol.com if you have any ideas or suggestions.

Annual Community Garage Sale

Jina Ames is planning the 4th **Annual Community Garage Sale**. The Garage Sale is scheduled for Saturday, September 22, 2007, 8:00am-2:00pm. We had to cancel the spring yard sale due to a lack of participants. Please make sure you notify Jina if you would like to participate. 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.

Bunco

RBW Bunco Ladies will start meeting again in October 2007. We would like to meet on the second Friday of each month, for fun-filled conversation and gaming. We now have approximately 8 women from RBW and surrounding areas participating. If you are interested and would like to join, please call Jina Ames (703) 406-0088 or e-mail director@riverbankwoods.org or Jinasfun@aol.com. No experience is necessary to play Bunco. Please let me know if you are interested in playing. Bunco is a nice way to meet your neighbors and have some fun! Bunco returns October 12 at 7:30 at the home of Jina Ames.

CountrySide Women's Club

The CountrySide Women's Club next general meeting will be Friday, September 14th at 9:30am at the Parkway Meeting Room off Algonkian Parkway. We welcome prospective members to our monthly meetings that are held on the second Friday of the month. The first meeting will be home decorators discussing how you can redecorate your home on a budget. Friday, October 12th is our annual Fall Luncheon at River Creek Country Club. Join us for the luncheon and a fashion show sponsored by Stein Mart. Call Teresa Bettac, CountrySide Women's Club President, at 703-444-3035 for more information.

Poker and/or Game Night

We are still looking for men and women interested in playing poker or card/board games one night a month. This is a nice way to get to know your neighbors and have some fun! If you are interested please contact Jina Ames at (703) 406-0088 e-mail director@riverbankwoods.org or Jinasfun@aol.com. No experience is necessary! We would love to get this group started this fall. I currently have two couples that have expressed an interest.

New Ideas

The Board would like to develop some other activities for adults, children and entire families in our community. We are looking for suggestions.. Some suggestions that have been made are the following: potluck dinner, cul-de-sac ice cream social, happy hour get-togethers, pumpkin patch outing, costume parade, progressive dinner, garden walk, holiday home tour. If any of you would like to organize or participate in any of these activities contact a board member for financial support and help. Perhaps you would like to help plan an event. Let us know and we will be glad to get the word out to everyone. We live in a diverse and wonderful community; these are great ways to get to know your neighbors!

Neighborhood Watch Committee Update

Our representative for the Neighborhood Watch program is from the Loudoun County Sheriff's Office, Deputy Specialist Jason Leydig. Deputy Leydig met with interested homeowners Tuesday, June 26th. He presented each individual with a copy of the River Bank Neighborhood Watch Crime Stats from November 2006 to June 2007. He discussed the types and frequency of crimes in our area. The majority of crime in our area is aimed at cars parked on the street or outside the garage. Sometimes residents leave cars unlocked which is an open invitation for anyone walking by to enter the car and take any valuables. Even a locked automobile will not deter someone from breaking into the car to obtain valuables stored in plain site. **The best method to prevent this type of opportunistic crime is to park your vehicle in your garage at all times**, stated Deputy Leydig. He also suggested cars be locked even inside the garage. And that the door from the garage to the home is secured by a deadbolt lock. Deputy Leydig is willing to perform a **Security Home Audit** for our residents as part of our Neighborhood Watch program. If you are interested in a security audit contact Deputy Leydig at the phone number below. Jina Ames will organize another Neighborhood Watch meeting in January to update residents on the program and discuss patrols. If you missed the organizational meeting and want to become involved with the **Neighborhood Watch Program** please contact Jinasfun@aol.com. You will need to read the Policies & Procedures booklet and fill out an application form and sign a waiver. 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. **Please return any Neighborhood Watch Manuals!**

Neighborhood Watch Committee Meeting:

January, 2008 at 7:30 p.m. Date TBA

The home of Mitch and Jina Ames

47427 River Bank Forest Place

For additional information, e-mail director@riverbankwoods.org or

Jinasfun@aol.com or call (703) 406-0088

For A Security Home Audit Contact:

D. S. Jason Leydig

Office: 703-771-5747

24 Hour: 703-777-1021

Email: jleydig@loudoun.gov

NEIGHBORHOOD CONCERNS AND UPDATES

VANDALISM There have been several acts of vandalism in our community. Houses and cars have been egged. Sprinkler systems have been tampered with. Automobiles have been vandalized. Although most of the incidents have been minor, as a HOA we need to be constantly vigilant. **Please keep your eyes and ears open, especially after dark, Report any unusual sightings to the police. Working together we can make the neighborhood safe for everyone. Contact Jina Ames if you have any additional information or are interested in joining the Neighborhood Watch Program.**

TREE TRIMMING Please take a few minutes and cut the suckers growing up from the base of your trees. Many Purple Plums in our neighborhood need to be trimmed. A few minutes tree trimming will greatly improve your landscape. Check to see your bushes are trimmed and not obstructing your windows.

MAILBOX PAINTING If you did not participate in the spring painting of your mailbox, you will need to paint your mailbox before winter. The painted mailboxes look great. Thanks to all the neighbors who helped us complete this needed project. Remember your mailbox needs to be painted **white**.

CHECK YOUR HOUSE NUMBERS If your house number has darkened or needs repair please take it down and repaint it.

REMOVAL OF BIRD'S NEST FROM UNDER THE MAILBOX Several mailboxes have birds nest that need to be removed. The small box under the mailbox is what we use to distribute information from the HOA. **These nests are a health threat!** Bird's nest and droppings can produce histoplasmosis in humans. Histoplasmosis is a respiratory infection that can be fatal in some cases. When you remove the nests and nesting material be sure to not breath in any particles and handle the materials with gloves.

DEER, TIGERS AND BEARS To report a dead animal or deer on the side of the road call: **703-383-2600** 24 hours a day, seven days a week. Loudoun County budgets for the removal of 2,500 animals a year. Check out the New White Bengal Tigers Exhibit at the Leesburg Animal Park. Get up close and personal with exotic animals. The Leesburg Animal Park is located at 19270 James Monroe Highway. Finally, a bear was sighted near Algonkian Regional Park in June. If you see a bear stay away and do not feed it. Contact Loudoun County Animal Care and Control, call 703-777-0406 or 540-882-3984.

ATTENTION DOG OWNERS There is a Leash Law in Loudoun County. A dog must be on a leash when out in the community.

Please call Animal control at 703-777-0406 to report the following:

Stray cats and dogs
Dogs without a leash

Architectural Review Committee (ARC) Update

BE SURE TO COMPLETE AN ARCHITECTURAL MODIFICATION REQUEST APPLICATION (AMRA) BEFORE MAKING ANY EXTERIOR CHANGES TO YOUR PROPERTY.

The River Bank Woods HOA Covenants / Bylaws / Rules & Regulations require an application and approval process for exterior home improvements and the approval becomes part of the unit file for each home in River Bank Woods. Modifications/enhancements must be on file when you sell your home.

The ARC is in the process of updating our files. If you have made any exterior home improvements without an Architectural Modification Request Application (AMRA) please submit a completed form immediately. **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.** Please submit completed applications to **Teresa Bettac**, Secretary, at 20667 Forest Overlook Court. **Amy Nolasco**, Vice President, and **Samer Beidas**, Treasurer, review each application. 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

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 for everyone.

POWER WASH YOUR HOME

After four or five years many of the homes of River Bank Woods need to be power washed and freshened. The Board is presently gathering names of homeowners who would like to have their houses power washed. We have contacted a subcontractor to do the work. If we can get 20 homes to sign up for power washing it will cost \$250 per home. If we can get all 78 homes to take advantage of this opportunity it will cost \$200. If fewer than 20 homes sign up it will cost \$300. Three hundred dollars is an excellent value for homes our size. Hopefully, we will have at least 20 homes sign up so we get the reduced rate. It takes about 2 1/2 hours to power wash a home.

It is important we keep our home, one of our most valuable investments, in good condition. If you know of a company or individual that would be able to help with any of these proposals please let one of the board members know as soon as possible. We live in a beautiful neighborhood. We want to keep it fresh and inviting for all of us as well as perspective buyers. **Please respond no later than Wednesday, August 1, 2007.**

Page 7 - Power Wash form distributed to mailboxes already

Recommendations

Jim Crocket at Crocket Painting and Wallpapering – 540-636-1295
Jube Henshaw for molding, trim, built-ins, all mill-work - 540-547-4105
Joe Morgado at Art Masonry, Inc. – patios, sidewalks – 703-327-9320
Danny Warren for drywall repair and painting – 703-346-3128
Eric Harmon – finished basements, decks, screened porches – 703-928-9603

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UPCOMING RIVER BANK WOODS HOA MEETING DATES:

“Fall” – October 23, 2007

CONTACT INFO

River Bank Woods Board of Directors

Mike Morgan, President	president@riverbankwoods.org
Amy Nolasco	vpresident@riverbankwoods.org
Teresa Bettac, Secretary	secretary@riverbankwoods.org
Samer Beidas, Treasurer	treasurer@riverbankwoods.org
Jina Ames, Director	director@riverbankwoods.org

LOUDOUN MANAGEMENT ASSOCIATES, INC.

President Dave Ciccarelli

Office 540-751-1888 (Toll Free) 866-LMA-1890

FAX 540-751-1899

Email – dave@lmainc.com

Post Office Box 2070, Purcellville, VA 20134-2070

Ask and Ye Shall Receive

The Board would like to know more about what homeowners would like to see the HOA promote for our community. If you have any suggestions for activities, groups, or projects please let us know your views. The Board wants to be responsive to the community's needs and ideas.

My suggestion is _____

Signed _____ Address _____

Return your suggestion to any board member or send us an email with your ideas.