

River Bank Woods Newsletter

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

Volume 5, Issue 3

Summer 2008

From the Board...

Thanks to Teresa Bettac

The Board would like to extend a THANK YOU to Teresa Bettac for all the work she has done the last several years for the community. Teresa has moved to Ashburn while their new home is being built in Ohio. We will miss you!

Board Contact Information

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 summer 2008 was held on Wednesday, Sept 3, 2008, at the Great Falls Chase HOA Clubhouse (originally scheduled in July but postponed until September).

Susan Buckley, Vice Chairman, Loudoun County Board of Supervisors / Supervisor, Sugarland Run District, attended to discuss the **Brockman Farm Lane** issue. She is working with the county and the county attorney's office toward a resolution. The road is currently a county road and is the responsibility of VDOT and cannot be chained off as it's a public road. However, if the road was abandoned by the county, it could be chained or blocked off which would prevent a lot of traffic, dumping, loitering, etc. This is the current resolution she is seeking. If you would like more information, please contact one of the board members.

****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. We have received about 15 directory listings. If you have not sent your information in, please complete and return to Amy Nolasco at 20529 Mason Oak Court (RBW Section II). Or, you can email the information (Names of those in household, address, phone number, email address and indicate if you give RBW permission to include in the directory) to Amy at amynolasco@gmail.com.

Even if you would prefer your information not be published in our directory (select appropriate option), it is important for us to have contact information (including email) on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!

Potomac/Sterling Community Outreach Effort

The community outreach effort started by the Board of Supervisors has begun and the Board received the preliminary report July 22nd. Staff collected information from more than 300 people who participated in four public meetings in the spring along with public survey input (551 surveys received with approximately 3000 written comments).

The top concerns identified are:

1. Decline in the appearance and conditions of neighborhoods and housing.
2. Increase in crime and gangs.
3. Transportation congestion and lack of connectivity.
4. Community change due to the influx of ethnic groups and illegal immigrants.
5. Overcrowding.

If you want to learn more about the preliminary report, the full text is available online at: www.loudoun.gov/potomac-sterling.

Over the course of the summer and early fall, the Department of Planning will continue to meet with citizen groups as part of finalizing the preliminary report. A more detailed analysis of the results and an action plan to address these issues will be provided to the Board in the fall.

If you have any interest in requesting a presentation or having a discussion on the project, let Mike Morgan or one of the board members know and that can be set up with the Department of Planning.

If you have any concerns or questions, you can contact Susan Buckley's office at susan.buckley@loudoun.gov or at 703-771-5033. You may also sign up for Susan's E-NEWSLETTERS to hear more about issues in the Sugarland Run community by sending your name and email address to sugarland.run.district@loudoun.gov.

Susan's letter to RBW is posted on the RBW website if you would like to read it in its entirety (www.riverbankwoods.org).

Gang Awareness Seminar

Specific to the crime and gang concern, the Sugarland Run Home Owners Association in conjunction with Susan Buckley and the Loudoun County Sheriff's Department will be conducting a Gang Awareness Seminar:

Thursday, September 25th, 2008

7:30 – 8:30 p.m.

Seneca Ridge Middle School

Members of the Loudoun County Sheriff's Office Gang Intelligence Unit (GIU) will be educating residents regarding gang activity in Loudoun County and the surrounding region.

Members of the Gang Response Intervention Team (GRIT) will be present to talk about intervention and prevention programs in Loudoun County and Northern Virginia.

This is a free seminar and is part of the Loudoun County Sheriff's Offices commitment to community policing in Sugarland Run and Loudoun County. Email questions to: sugarland.run.district@loudoun.gov.

Loudoun County Transit Plan Public Workshop

Loudoun County invites you to be part of a new effort to shape future transit through the development of the Loudoun County Transit Plan. The Plan will propose service alternatives (new routes, hours, facilities, etc.) to enhance transit services for Loudoun residents and businesses for a 20-year period. As the Metrorail extension to Loudoun pushes forward, there is a critical need to establish goals and objectives for how best to meet the anticipated growing need for transit services.

Please come and share your thoughts about how to shape future transit in Loudoun County at the:

Loudoun County Transit Plan Public Workshop

Wednesday, Sept 24

6:00pm – 8:00pm

Ida Lee Recreation Center Social Hall

60 Ida Lee Drive, Leesburg

For more information about the Loudoun County Transit Plan please visit www.loudouncountytransitplan.com. If you are unable to attend the workshop, but would like to provide comments on transit service alternatives you can enter your remarks on the comment form located on the transit plan website. If you have questions about the workshop and wish to speak to County staff, please call Sharon Affinito at 703-771-5251.

Upcoming RBW HOA Meeting Dates

10/21/08 – Fall

HOA Contact Info

Riverbank Woods Homeowners Association
Laura Poole, Community Manager
Loudoun Management Associates, Inc., Managing Agent for River Bank Woods HOA
(540) 751-1888, 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 Amy at secretary@riverbankwoods.org.

Annual Garage Sale

Jina Ames is planning the 4th **Annual Community Garage Sale**. The Garage Sale is scheduled for Saturday, September 27th, 2008.

Be on the lookout for a flyer 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 **will be participating** in the even or if you can help or have any questions! Please put the word "**SALE**" in your subject line.

**Sept 27th, 2008 – Garage Sale
8:00am-2:00pm**

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**.

For additional information, e-mail director@riverbankwoods.org or call (703) 406-0088

Architectural Review Committee (ARC) Update...

The Architectural Review Committee conducted the annual walk-through/inspection of the neighborhood on May 19th. Any violations should have been recorded and you would have received notification requiring you to resolve within a certain timeframe or incur a fine. We try and allow the maximum time for resolution before a fine is incurred.

Please remember that this is not an exact science and some violations may be caught while others may not. Please feel free to email violations that you note to a board member and note that the board is made up of volunteers that are working together to ensure our community is kept up in appearance in both the neighborhood and the housing.

Exterior Appearance

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:

- Potomac Falls Handyman & Home Improvement
 - Rick Widman, 703-470-9744, 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...
- 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...

Fall Lawn Care

Be sure you are maintaining your lawn ALL YEAR long.

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!

Please do not rake and pile leaves without picking them up. They will just blow into your neighbor's yards making more work for them!!

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.