

# River Bank Woods Newsletter

Volume 2, Issue 1

Winter 2005

Check River Bank Wood's

[www.riverbankwoods.org](http://www.riverbankwoods.org)  
updated community events

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

The River Bank Woods Homeowners Association Annual Meeting and Election was held on January 25, 2005. Mike Morgan, President, gave a presentation on "The State of the River Bank Woods HOA" The presentation is available on [www.riverbankwoods.org](http://www.riverbankwoods.org). After Meet the Candidates and voting, three directors were elected to the River Bank Woods HOA Board of Directors. All board members are now residents of River Bank Woods. Teresa Bettac and Lisa Toohey were reelected to the board. Teresa Bettac will continue as secretary and Lisa Toohey will begin her new term as a director on the board. Samer Beidas was newly elected to the board and will serve as treasurer of the association.

Samer Beidas is Vice President and Branch Manager of a northern Virginia Engineering and Surveying firm serving the development industry on residential and commercial projects. Samer has more than 17 years experience in civil engineering and construction management in different capacities for several northern Virginia local jurisdictions. His wife Abbe and their three children: Noura, Lena and Jad enjoy living in River Bank Woods. We welcome Samer Beidas to the board and look forward to working with him.

The Board would like to thank Jeannie Willoughby for compiling and publishing our Homeowners Association Directory. It contains vital information for our neighborhood and helps us get to know one another. If you received the directory and your family is not listed please fill out the back sheet of the directory and return it to Jeannie ASAP. The Neighborhood Directory Information Sheet is also available on [www.riverbankwoods.org](http://www.riverbankwoods.org). An updated directory will be circulated later this year.

The Board has been working with homeowners to relocate and plant trees in the tree save and common areas. Several residents have expressed an interest in planting additional trees in the tree save areas. We would like to initiate this effort by planting new saplings in April, in conjunction with Arbor Day. We need someone from the community to step forward to organize this initiative and coordinate the work of the planters.

Other residents have expressed an interest in a general clean-up of the tree save and common areas. We need a volunteer to coordinate this effort for a Clean-up Day of River Bank Woods in March.

## **Around the Neighborhood**

We would like to thank all the residents who have helped make our neighborhood a better place to live. We encourage each one of you to help us maintain and improve our community.

At the River Bank Woods Annual Meeting on January 25, 2005, the homeowners present expressed a few concerns for our neighborhood. Some neighbors had questions about the removal of screening plants along Brockman Farm Lane. Recently some modifications were made to the trees and bushes along Brockman Farm Lane. The utility companies have an easement in this area. They may trim and cut trees and bushes that limit their access to utility lines and boxes.

There was some "Trash Talk" related to putting out garbage in unauthorized containers. Homeowners should use the trash containers provided by AAA Trash & Recycling. Placing garbage out in plastic bags or other unauthorized containers attracts wild animals and pets creating a health hazard while allowing trash to blow around the neighborhood. Crishana Loritsch, of Cardinal Management, said she would contact AAA Trash & Recycling about placing the empty garbage cans so they do not obstruct driveways and mailboxes. Remember it is the homeowners responsibility to remove garbage cans from view. When you drive in our community, you want to be able to see the beautiful homes and landscaping, not the trash.

Several River Bank Wood residents expressed concern about the parking of cars and trucks on the street. Vehicles parked in the street block street signs and impede the view. It is difficult and sometimes dangerous to see children running between parked cars. It is also hard to accommodate guests if multiple cars are parked at the curb. Residents of River Bank Woods need to make every effort to park all vehicles in their garage and driveway. Parking violators will be notified and towed if necessary.

Finally, neighbors want our children to be able to walk on the sidewalks when it snows. Residents need to remove the snow on the sidewalks. Prompt snow removal is important to create a safe environment for all our residents.

Our homes are a significant financial investment. Working together we can make the best of our investment while creating an inviting and welcoming environment in our neighborhood.

### ***How to reach the board:***

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>
Samer Beidas	Treasurer	<a href="mailto:treasurer@riverbankwoods.org">treasurer@riverbankwoods.org</a>

## ***Spring into Action***

The Groundhog said there will be six more weeks of winter. But now is the time to prepare for all the yard work that comes with warmer weather and the spring season.

***Crabgrass Alert:*** Crabgrass is a weedy annual grass that germinates in late spring and early summer, when soil temperatures are in the mid to upper 50's. Because one plant can produce over 3000 seeds, control is aimed at preventing seed germination. Controls must be applied annually in early spring before you can see the problem. Pre-Emergent Crabgrass controls should be applied from March 15-April 15. If you had Crabgrass last year in your yard or the curb area it will be back this year. Plan now to treat the Crabgrass early before it invades your yard or your neighbors. Visit your local garden center to purchase the pre-emergent control best suited to your yard.

***Japanese Beetle Alert:*** Did you know those Beetle Traps flapping in the wind actually attract beetles? They can attract beetles from miles away. Do you really want more beetles in your yard? And while the flying Japanese beetles can do plenty of damage, their grubs can cause even more damage. Grubs can completely destroy a lawn if left unchecked. The permanent solution to this problem is an application of Milky Spore on your lawn. It is safe and effective. It is not a poison. It is harmless to food crops. It does not affect pets, animals, plants or humans. One application in a warm climate will give good control in one year. Most neighborhoods in our area have already been treated with Milky Spore. While individual homeowners can do an application, treatments are most effective when all homes in the community have the treatment. If you would like to know more about this product go to [www.byebyebeetle.com](http://www.byebyebeetle.com)



***Slug Alert:*** To prevent slug damage to plants, use products that contain iron phosphate. Several brands containing iron phosphate are Sluggo, Escar-Go and Worry Free slug and snail baits. Spread some around the base of plants that you know might sustain slug damage. Slugs eat the product, stop feeding and die. Coffee can also be used as a deterrent. Strong coffee with 1 to 2 percent caffeine will kill slugs.

***Mowing and Weeding Alert:*** To encourage good lawn growth, yards must be mowed on a regular basis. High grass and weeds attract undesirable insects, rodents and snakes. If you don't have the time to mow your own grass please contact a lawn service. The following lawn services are operating in our neighborhood:

Green Sun, Inc. – Lawn maintenance, landscaping  
K & H Lawn Service – Lawn maintenance, landscaping

703-327-7018  
703-849-0713

***Brockman Farm Lane Update:***

As some of you may know, the request to have Brockman Farm Lane (BFL) abandoned was to be heard before the Loudoun County Zoning Board in January. Just days before the hearing, our contact at Loudoun County, George Phillips, received notices from several of the utility companies requiring that legal documents needed to be drawn up granting them permanent easements to the BFL in order for them to agree to the abandonment. Working with Brooke Kane from Lowes Point, we explained that our HOAs were small and did not have the money or resources to retain legal counsel for this matter. Also, it is yet to be resolved exactly who owns which portion of the Lane. Rob Brown, Assistant County Attorney, offered to take on our case and prepare the legal documents. After several calls to our supervisor, Mick Staton, this past week, Ron Brown was given the official okay to begin working on our case.

VDOT was contacted about cleaning up the BFL and removing the trash while they still owned the road and were responsible for the maintenance of the road. An official request was made but we were advised that litter pick up is a very low on the priority list for VDOT.

Another solution to cleaning up the road, would be for us to participate in the "Adopt-a -Road" program. VDOT will supply the bright orange trash bags for debris collection and they will remove the trash —including engines, old gates, and whatever else we find. We just need to move the trash to a central location and they will come haul it away.

We have asked for an application to review the obligations of adopting the Lane. If we decide to do it, the adoption program would be in effect until the road is officially abandoned and the various HOA own it. FYI— It is that point that vehicle traffic can be restricted on the road.

***Remember:***

Before you make changes to your property such as landscaping, decks, patios, storm doors etc. you need to submit an Architectural Modification Request Application prior to any construction. When you sell your home, these applications will indicate all improvements have met the Architectural Guidelines of the HOA and no fines have incurred.

Please use the Architectural Guidelines to complete an Architectural Modification Request Application (AMRA). Both are available on [www.riverbankwoods.org](http://www.riverbankwoods.org).

**Activities Committee:**

The Activities Committee will meet Saturday, March 5, 2005, at 10:00am, at 20667 Forest Overlook Court, to decide on community activities for our neighborhood. We would like to organize a neighborhood clean-up, a tree planting event and another spring fling. We can only organize these events and others you suggest with your help. Please plan to join us and bring a friend. Please contact Teresa Bettac at 703-444-3035 if you can attend or have ideas or suggestions.

**Upcoming Events:****Play Dates:**

Play dates will resume in April. 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 third Ladies Night Out will be Tuesday, March 1, 2005, at Fox Chase Tavern at 6:30pm. Come and join the fun and lively conversation. Look for a flyer reminding you of the time and date in the white box under your mailbox.

**Bunco:**

Please contact Karen Blonder at [kblonder@adelphia.net](mailto:kblonder@adelphia.net) or (703) 421-6265 if you would like to act as a substitute to fill in occasionally. Bunco 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 the dice!

**Spring Fling:**

Mark Your Calendars! Our Spring Fling will be held May 21. The event will take place in the tot lot of section II. The HOA will buy hamburgers, hotdogs and drinks. We ask that neighbors bring a side dish or dessert to share. There will be games and activities for the kids (I promise, no egg toss this year).

We need someone to help organize this event. If you would like to help, please contact Lisa Toohey at 703-450-2775 or [mjtoohey@aol.com](mailto:mjtoohey@aol.com). We need community involvement to make this happen!

If you know of any new additions to our neighborhood or have news to announce, please contact Teresa Bettac at [secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org) or contact any board member with your information.

### ***Babysitters in our neighborhood:***

Epaminonda, Irine	703-433-2080
Kwon, Esther	703-450-2012
Kwon, Jennifer	703-450-2012
Lopez, Leah	703-404-1478
Lopez, Leslie	703-404-1478
Naimyar, Michelle	703-433-1879
Nguyen, Cathleen	703-444-5345

If other teenagers baby sit, do yard work, rake leaves, walk pets, etc. and would like to be listed in the next newsletter and on the web site, please email Lisa Toohey at [mjtoohey@aol.com](mailto:mjtoohey@aol.com) with your information.

### ***Community Directory—***

We will be updating the directory this spring with the hopes that EVERYONE will want to be included now that they have seen how wonderful it is. If you have not filled out a form or want to update your information, please fill out the form in the back of the directory and drop it off the designated neighbors.

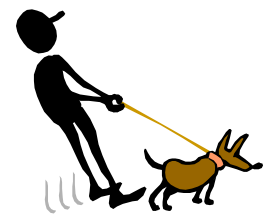


### ***Snow Removal***

While each homeowner is responsible for clearing the snow from the sidewalk in front of their house, there are sections that are “common area” leading to school bus stops that will not be shoveled by the company that plows the roads. We all need to pitch in and help clear a pathway to the bus stops. Next time it snows and you head to the “sledding hill” (that great hill directly across from River Bank Forest Place) take along a shovel and spend just a few minutes clearing out a place for the children to stand while waiting for the bus.

### ***Please curb your dog:***

Loudon County has an ordinance that requires dogs to be on a leash when not in a fenced in yard. If your dog does get out and defecates on a neighbor’s lawn, please do the right thing and clean it up. Persistent violations should be reported to Animal Control. They can be reached 540-822-3211 or 703-777-0406. Violations can also be reported via email at [animal@loudoun.gov](mailto:animal@loudoun.gov)



### ***Deer, deer, deer:***

As spring approaches you may be thinking about what to plant in your yards: flowers or deer food. Check out [www.northerngardening.com/deerplants.htm](http://www.northerngardening.com/deerplants.htm) for a list of plants/shrubs/flowers that may not tempt the taste buds of our forest friends. Also, if you have planted something that the deer have not eaten, email Lisa at [mjtoohey@aol.com](mailto:mjtoohey@aol.com) and we will post the list in the next newsletter.

**Call to Action. We really need your help:**

**FEBRUARY: COMMUNITY ACTIVITIES**

I AM WILLING TO CHAIR COMMUNITY ACTIVITIES \_\_\_\_\_  
I AM WILLING TO BE ON THE COMMITTEE \_\_\_\_\_

**MARCH: RIVER BANK WOOD CLEAN-UP INCLUDING BROCKMAN FARM LANE**

I AM WILLING TO ORGANIZE THE CLEAN-UP \_\_\_\_\_  
I AM WILLING TO HELP WITH THE CLEAN-UP \_\_\_\_\_

**APRIL: ARBOR DAY ACTIVITIES**

I AM WILLING TO PLAN ARBOR DAY ACTIVITIES \_\_\_\_\_  
I AM WILLING TO PLANT TREES \_\_\_\_\_

**MAY: SPRING FLING and COMMUNITY YARD SALE**

I AM WILLING TO PLAN THE SPRING FLING \_\_\_\_\_  
I AM WILLING TO HELP WITH THE SPRING FLING \_\_\_\_\_

I AM WILLING TO PLAN THE YARD SALE \_\_\_\_\_  
I AM WILLING TO HELP WITH THE YARD SALE \_\_\_\_\_

**SUGGESTIONS FOR ACTIVITIES FOR OUR COMMUNITY: \_\_\_\_\_**

**INFORMATION ABOUT OUR COMMUNITY:**

**COMINGS AND GOINGS** \_\_\_\_\_

**RECOMMENDATIONS** \_\_\_\_\_

**CONGRATULATIONS** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE:** \_\_\_\_\_

**E-MAIL ADDRESS:** \_\_\_\_\_