

River Bank Woods Newsletter

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

Volume 3, Issue 1

Winter 2006

From the Board...

The River Bank Woods Homeowners Association (HOA) Annual Meeting and Election was held on Tuesday, February 28, 2006, at the Senior Center at Cascades Marketplace. The "State of the River Bank Woods HOA" was presented by President Mike Morgan. The PowerPoint presentation is available on the www.riverbankwoods.org home page. An Open Forum gave homeowners an opportunity to express concerns and ask questions of the HOA Board of Directors. It is always a lively discussion period. Jina Ames and Dennis Coombe were reelected to the HOA Board of Directors. Thank you for attending the meeting in-person or by proxy.

The 2006 River Bank Woods Board of Directors

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

Vice President Dennis Coombe has served on a variety of HOA committees since becoming a member of the Board in October 2003. Dennis helped establish our Architectural Standards. He presently reviews Architectural Modification Request Applications (AMRAs) for our community. Dennis brings a wealth of experience to our homeowners association from serving on a wide range of community associations. His wife, Carolyn, organized the children's games for last year's Spring Fling. Dennis and Carolyn live in River Bank Woods Section II.

Director Jina Ames joined the Board in 2005. Jina is actively involved in a variety of neighborhood activities. She established the Neighborhood Watch Program. She coordinates our Community Yard Sale. She is investigating Brockman Farm Lane Abandonment. She is the contact person for many of our neighborhood social activities. Jina and Mitch live in River Bank Woods Section I.

Thank you for volunteering your time and talents to our neighborhood!

Please remember that every member of the HOA Board is a volunteer. We all have other jobs and responsibilities. If you can help us make our neighborhood better, we cordially invite you and encourage you to share your area of expertise with our homeowners association. We need everyone's input and help to make our neighborhood a clean, safe, financially secure place to live.

River Bank Woods has a variety of action items, hot topics, issues, concerns, and special projects. There are currently:

32 Open + 3 Re-Opened + 21 On-Going + 11 Not Started + 103 Closed = 170 items

Communications Committee

If you are not currently listed in our **River Bank Woods Directory**, we need you to 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! We hope to publish and distribute an updated directory as soon as we have correct information on all our neighbors. 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 (703) 444-3035 or secretary@riverbankwoods.org.

Activities Committee

We are currently planning the **Neighborhood Spring Fling**. Tentative dates for Spring Fling are May 20th or June 3rd. We are looking for volunteers to help coordinate publicity, activities and food for this neighborhood event. We are currently looking at dates for the **3rd Annual Community Garage Sale**. The days being considered are the Saturdays at the end of April and the beginning of May. In the past two years the Garage Sale has been very successful. Be on the look-out for more information that will be distributed to your white mailbox. If you are interested in participating or helping with either of these activities please contact Jina Ames at Jinasfun@aol.com or director@riverbankwoods.org.

Neighborhood Watch

Master Deputy Terry Davis, of the Loudoun County Sheriff's Office, met with a group of our neighbors last fall to initiate a Neighborhood Watch program in River Bank Woods. The group discussed programs and options for our area. The Neighborhood Watch street signs have been installed at each entrance to our community and the "official" patrols of the neighborhood can be planned. We need volunteers for **Neighborhood Watch Block Captains**. Jina Ames will hold an organizational meeting for the group in March. This will be a brief meeting to establish weekly driving and walking patrols for our neighborhood.

Neighborhood Watch Meeting:

Monday, March 27, 2006

7:30 p.m.

at the home of Jina and Mitch Ames, 47427 River Bank Forest Place

E-mail director@riverbankwoods.org or call (703) 406-0088 for more information

Architectural Standards (AS), Architectural Modification Request Application (AMRA), and Architectural Review Committee (ARC)

The River Bank Woods HOA Covenants / Bylaws / Rules & Regulations require an application and approval process for exterior home improvements. The approval becomes part of the unit file that Cardinal Management Group keeps for each home in River Bank Woods. Modifications/enhancements must be on file when you sell your home. **Please "Catch Up and Plan Ahead" for exterior home improvements. Please use the Architectural Standards to complete an AMRA.** Applications are available via download at www.riverbankwoods.org. Please submit completed applications to **Teresa Bettac**, Secretary, at 20667 Forest Overlook Court. **Dennis Coombe**, Vice President, and **Samer Beidas**, Treasurer, review each application.

*Things that Require
an Architectural Modification Request Application (AMRA)*

NOTE: May not be all inclusive

Before Starting Work on Your Home

- Air Conditioners and Heat Pumps *
- Attic Ventilators
- Awnings
- Chimneys and Metal Flues
- Color Changes
- Compost bins
- Decks
- Dog Houses and Dog Runs
- Doors
- Driveway Extensions and Parking Pads
- Emergency Generator
- Entrance Walks
- Fences
- Firewood
- Garage Renovations
- Garden Trellises and Arbors
- Gazebos
- Greenhouses
- Gutters and Downspouts *
- Hot Tubs and Spas
- Landscaping
- Lighting (Path/Landscape lighting)
- Open Porches
- Patios and Ground Level Decks
- Play Equipment
- Propane Tanks
- Radon Remediators
- Roof Shingles *
- Room Additions
- Screened Porches
- Sheds
- Shutters *
- Siding *
- Skylights
- Solar Panels
- Swimming Pools
- Tree Removal
- Windows *

* Approval not required if this is a replacement of an original item and is substantially the same as original.

The applicant is responsible for separately meeting all Loudoun County requirements and securing all necessary permits independent of HOA approval.

During construction, required equipment and materials shall be stored so that impairment of views from neighboring properties is minimized. Construction materials shall not interfere with normal ingress and egress from adjacent properties. No debris shall be allowed to accumulate during construction. Equipment and excess materials shall be immediately removed after completion of construction.

It is the responsibility of the homeowner to repair any damage to neighboring properties and to return them to their original condition.

Spring Clean-up and Inspection

Spring is just around the corner. Homeowners should begin looking at their homes and wonder if their home would meet a Neighborhood Inspection. Below are suggestions that will assist you with the inspection of your home.

Exterior Appearance

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots (such as decks, fences, sheds, lawn furniture and playground type equipment) in an attractive, well-kept condition.

The following are examples of conditions, which will be considered violations of the Architectural Standards. The following list is not intended to be comprehensive nor exhaustive but simply illustrates some examples of non-compliance:

- **Peeling or chipped paint**
- **Playground equipment which is either broken, rusted or in need of repainting**
- **Improperly stored lawn furniture**
- **Fences with either broken or missing parts**
- **Decks with missing parts or broken railings or decks in need of repainting**
- **Foundations in need of repainting**
- **Mildew on building exteriors**
- **Windows, trims, fascia and/or rake boards in need of repair and/or repainting**
- **Siding in need of repair and/or replacement**
- **Lawns allowed to grow to excessive heights**
- **Lawns which are not properly maintained**
- **Shrubbery/landscaping not properly trimmed or manicured**
- **Roof shingles in need of replacement and/or repair**
- **Shutters in need of repair/repainting;/replacement**
- **Doors or gates in need of repair/repainting**
- **Improperly located basketball equipment**
- **Improperly stored trash containers**
- **Encroachment into community Tree Save Areas ***
- **Improper dumping in Tree Save Areas ***

* Please refer to www.riverbankwoods.org for “Tree Save Area Do’s and Don’ts” from Loudoun County.

River Bank Woods is a fairly new community. Members of the HOA will be conducting the annual “walk-through” inspection of our neighborhood with our managing agent. The inspection is performed with the intention of ensuring that the curbside appeal of the community is preserved. We will be noting any repairs that need to be completed on the home and the general appearance of the yard (i.e., clutter, unapproved storage, visible trash containers), painting of trim and woodwork, unapproved additions, leaning fences, power washing of siding and clutter in rear yards. These are just a few of the areas that will be inspected and noted on your property. Please take a moment and survey your home so that you are aware of any areas that may be cited and in need of maintenance.

River Bank Woods

2006 Annual Budget

Crishana Loritsch and Samer Beidas, Treasurer, finalized the budget for 2006. HOA member fees will remain at **\$60** per month. They considered the following items:

- Reserve Study by Mason & Mason – conducted in 2004, finalized in 2005
- Detailed financial review of 2005
- Planned 2006 community expenses

Audit and Tax Services

- Goldklang, Cavanaugh & Associates, P.C.

Contracts and Community Services

- Snow Removal: Hunt Country Paving; NOTE: We have set a 3” minimum before snow removal occurs.
- Landscaping & Maintenance: J.D. Lawn Service
- Trash & Recycling: AAA Trash & Recycling
- Insurance: Nationwide
- Attorney on Retainer: Todd Sinkins of Rees, Broome, & Diaz

It is your HOA fees that provide the financial support for our community and its services. The HOA Board constantly strives to maintain the highest level of service at the lowest possible cost. We are constantly seeking ways to save money. If we all act responsibly and work together to reduce costs we will continue to build a fiscally sound neighborhood association.

Toll Brothers Bond Release

Toll Brothers has received VDOT and Loudoun County acceptance of River Bank Woods I and II. At this time, Toll Brothers is waiting for the formality of VDOT street acceptance, which takes place in Richmond. This usually takes 1-2 months, and Toll Brothers hopes to hear back from VDOT within the next couple of weeks. Once the formality takes place, we will see VDOT installing the road numbers on the streets within the RBW Sections I and II. As for Loudoun County, once they are notified by VDOT that the roads are formally accepted, the bond committee will approve the release of the performance bonds. River Bank Woods Homeowners Association will be responsible for maintaining our neighborhood and providing community services.

Neighborhood Watch

Crime Alert

Master Deputy Terry Davis, Loudoun County Sheriff’s Office, contacted the RBW Neighborhood Watch with a CRIME ALERT for our area. A rash of larcenies was reported from garages where the doors are left up. Also, vehicles left on the street and in driveways have been broken into in our neighborhood. **It is advisable to keep your vehicles in your garage, and your garage doors down!**

Speed Alert

Please SLOW DOWN when you drive through River Bank Woods. The Loudoun County Sheriff’s Office may set a speed trap in our area in the near future. We do not want to catch our residents but others who violate the speed limits. Our neighborhood streets will probably be posted at 25 MPH by VDOT.

Vehicle Parking

Whenever possible, please park your vehicles in the garage or in your driveway. Vehicles parked along the street obstruct the view. Children running between parked cars into the street are difficult to see. All vehicles used for business should be parked in the garage.

Trash & Recycling

Please do not put your trash or recycling bins at the curb until the evening before pick-up day. Be sure and secure all trash. Please remember that trash and recycling bins should not be in front of your house except on pick-up day. Please keep them garaged or out-of-site. Help keep our neighborhood looking great!

Bottom-line

The State of the RBW HOA is STRONG. We would like to continue to build community through our Communications Committee, Activities Committee and Neighborhood Watch Program. We need your help!! Please volunteer and help us make RBW HOA even STRONGER.

Managing Agents: Cardinal Management Group, Inc.

Tom Markell (Primary Manager)
5900 Prince James Drive
Springfield, VA 22152
(703) 569-5797 office
E-mail: t.markell@cmgmt.com

Crishana Loritsch (Secondary Manager)
2491 McNair Farms Drive
Herndon, VA 20171
(703) 713-0968 office
(703) 713-6164 fax
E-mail: c.loritsch@cmgmt.com

River Bank Woods Activities and Opportunities

Bunco

Ladies are meeting monthly (3rd Friday of each month) for fun-filled conversation and gaming. We now have 20 women from RBW and surrounding areas participating. If you are interested and would like to join us please call Jina Ames (703) 406-0088 or e-mail Jinasfun@aol.com or director@riverbankwoods.org. No experience is necessary to play Bunco. This month the Bunco game will be held on March 10, 2006 due to St. Patrick's Day.

Poker Night

I am still interested in setting up a **friendly** Texas Hold-Em Poker night. We have had 4 people (men and women) contact us with interest. We need at least 8 people. If interested, please call Jina Ames (703) 406-0088 or e-mail Jinasfun@aol.com or director@riverbankwoods.org.

CountrySide Women's Club

The CountrySide Women's Club general meeting will be Friday, March 10th, at the Parkway Meeting Room off Algonkian Parkway. The guest speaker will be Tanya Gossett. Her presentation is titled: The Cornerstone of Historic Preservation in the United States: The National Register of Historic Places. We welcome prospective members to our monthly meetings. For more information, please contact CountrySide Women's Club President / RBW HOA Secretary Teresa Bettac at (703) 444-3035 or secretary@riverbankwoods.org.

Play Dates

Spring is the perfect time to plan a play date at the Tot Lot and Play Area on River Oaks Drive in RBW Section II. It is a great opportunity to meet other preschool children and parents in the neighborhood. Please help set a weekday and time for this activity. Contact Mike Morgan at president@riverbankwoods.org.

Neighborhood Clean-up

The RBW HOA would like to schedule a Spring Clean-up for a Saturday in April. We are looking for someone to work with block captains to help organize this event. The HOA will provide trash bags and trash removal if necessary. Bring your own gloves. Neighbors should clean up litter in the Tree Save Areas and areas near their house and/or help clean up Brockman Farm Lane. To volunteer, please contact Teresa Bettac at (703) 444-3035 or secretary@riverbankwoods.org. Bring the whole family!

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 a Board 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 Teresa Bettac at (703) 444-3035 or secretary@riverbankwoods.org, or contact a Board member. If you have photographs of a community activity, we would like to include them in the newsletter.

Book Club

Have you read a good book lately? Would you like to discuss it with other readers? If you are interested in joining a neighborhood book discussion group, please contact Teresa Bettac at (703) 444-3035 or secretary@riverbankwoods.org.

Comings and Goings

We would like to say good bye to Manny and Rubina Malbari and welcome April Jackson and her son, to 20663 Forest Overlook Court.

Congratulations

Congratulations to Sandeep and Dolly Bagga on the birth of their son.

UPCOMING RIVER BANK WOODS HOA MEETING DATES:

- **April 25, 2006**
- **July 25, 2006**
- **October 24, 2006**

HAPPY SAINT PATRICK'S DAY – MARCH 17, 2006

“May the sun shine warm upon your face, the rains fall soft upon your fields and, until we meet again, may God hold you in the palm of his hand.”