

River Bank Woods Newsletter

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www.riverbankwoods.org
for updated community information

Volume 4, Issue 1

Winter 2007

From the Board...

The River Bank Woods (RBW) Homeowners Association (HOA) Annual Meeting and Election was held on Tuesday, January 23, 2007, at the Great Falls Chase HOA clubhouse.

Our bylaws require a quorum of 20% of the HOA membership (= 16 of 78 homeowners) present to hold the Annual Meeting and Election. We had to scramble that evening to make quorum – despite our marketing efforts via newsletter, mailed letter, web site, e-mail distribution list, and sandwich boards placed at each River Bank Woods entrance. THANK YOU to the 16 RBWers who attended the meeting in-person or by proxy. RBW HOA meetings are held quarterly. They are open to all RBW homeowners and residents and we invite you to join us. Please come – and bring your ideas & enthusiasm and issues & concerns, and meet new people, make new friends, and build community.

Mike Morgan, President, presented the “State of the River Bank Woods HOA”. The PowerPoint presentation is available on the www.riverbankwoods.org home page. Officer reports were presented by Teresa Bettac, Secretary; Jina Ames, Director; and Samer Beidas, Treasurer. Dave Ciccarelli represented our new management company, Loudoun Management Associates, Inc. An Open Forum gave homeowners an opportunity to express concerns and ask questions of the HOA Board of Directors (BoD).

An election was held to fill two open board seats; each for three-year terms. Mike Morgan was reelected and will continue to serve as President (and webmaster). Amy Nolasco was elected to the RBW HOA BoD and will serve as Vice President. We welcome Amy to the Board and thank her for volunteering her time and talent. Amy is replacing Dennis Coombe, who served as Vice President for three years. We want to thank Dennis Coombe for all his valuable service to the community.

Mike Morgan, President, has provided leadership and management skills to the RBW HOA BoD since being elected to a three-year term in October 2003. Since it is a critical time for River Bank Woods – a new management company, in transition from the former management company, Mike decided to run again and continue in the officer role of President. Mike is passionate about building a strong sense of community. He hopes that we can all work together to accomplish this goal. Mike, his wife Jen, their 2 sons, and new puppy (a Boston Terrier named Scarlett) live in River Bank Woods Section II.

Amy Nolasco, Vice President, has been actively involved in a variety of neighborhood activities. Amy planned the 3rd Annual River Bank Woods Spring/Summer Fling. She also values leadership and community service and would like to meet more people in River Bank Woods. As an attorney licensed in Virginia, Amy brings legal expertise to the RBW HOA BoD. She works at The College Board in Reston. We joked that a future RBW activity/event could be to take/retake the SAT! ;-). Amy, her husband Owen, their daughter, and her mother Pam live in River Bank Woods Section II.

THANK YOU to Dennis Coombe, who served as Vice President of the RBW HOA BoD since being elected to a two-year term in October 2003, and a one-year term in January 2006. Dennis brought a wealth of experience to our homeowners association from serving on a wide range of community associations. Our community has been very fortunate to have Dennis' tremendous knowledge, skills, and experience on the RBW HOA BoD. Dennis provided wisdom to many issues and decisions. As a member of the Architectural Review Committee (ARC), Dennis established our Architectural Standards, and helped review Architectural Modification Request Applications (AMRAs). Dennis and Carolyn live on Meadow Island Place, so 1) we know where to find them! and 2) we expect no architectural violations at their address!! ;-)

The 2007 River Bank Woods Board of Directors

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

Thank you for volunteering your time and talent to our community!

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.

Introducing Our New Management Company



The River Bank Woods HOA Board of Directors is pleased to inform you that we have selected Loudoun Management Associates, Inc. (LMA) as our new management company. We are very happy and excited about this change. LMA is Loudoun County-based and specializes in smaller HOAs. Dave Ciccarelli, President, Loudoun Management Associates, Inc., is the River Bank Woods Community/Property Manager. We are working with Cardinal Management Group for a smooth and successful transition to LMA.

NEW! We have moved to a quarterly schedule for HOA dues, and quarterly invoices instead of coupon books. Quarterly homeowners dues invoices are \$180/quarter. **If you have not paid your first quarterly payment, please contact Dave Ciccarelli, Loudoun Management Associates, Inc. at 540-751-1888.**

Thank you for your understanding and patience as we transition from Cardinal Management Group to our new management company, Loudoun Management Associates.

Action Items/Hot Topics/Issues/Concerns/Special Projects

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 at president@riverbankwoods.org.

There are currently:

26 Open + 0 Re-Opened + 25 On-Going + 11 Not Started + 168 Closed = 230 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 will publish a new edition of 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!

Activities Committee Update

Spring Fling

Would you like to plan the Spring Fling for our community? This has been our most successful activity to date for our community. Please contact a board member and let us know you are willing to coordinate this activity. You get to set the date and time. You then coordinate the food and activities with your neighbors. We have budget set aside for this neighborhood get-together. We just need someone to take the lead in planning the event.

The Board would like to develop some other spring activities for the children in our community. An egg and candy hunt at our tot lot or a spring stroller parade could be a fun activity for the younger set. If you would like to organize either or both of these activities contact a board member for financial support and help. Perhaps you would like to plan a day trip for your neighbors. Let us know and we will be glad to get the word out to everyone.

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

Bunco

We would like to restart our Bunco Night! Ladies were meeting monthly for fun-filled conversation and gaming. We know life gets busy, but this is a great way to meet your neighbors and have fun at the same time. We have approximately 15 women from RBW and surrounding areas listed to participate. 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 Jina know if you are interested in playing. Bunco is a nice way to meet your neighbors and have some fun! Our next meeting will be Friday, February 23rd. Jina Ames will be hosting. Please let Jina know if you are interested in attending. Reminders will be distributed.

CountrySide Women's Club

The CountrySide Women's Club next general meeting will be Friday, February 9 at 10:00 a.m. at the Parkway Meeting Room off Algonkian Parkway. Dr. Shirley Travis of George Mason University will be discussing, "When Baby Boomers Find Their Golden Ponds." On March 9th, a representative from SteinMart will discuss "Dressing for Your Body Type." Club members will be offered an after-hour shopping trip to SteinMart with discounts and prizes. In April, Harlan Turner will discuss flower arranging. We welcome prospective members to our monthly meetings that are held on the 2nd Friday of the month. 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. We currently have two couples that have expressed an interest.

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 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.

Neighborhood Watch Committee Update

We need volunteers for **Neighborhood Watch Block Captains**. We have a new representative from the Loudoun County Sheriff's Office, Deputy Specialist Leydig J.A. #2361. We will hold another meeting July 10, 2007 to receive our semi-annual update from Deputy Leydig. If you missed our first meetings and want to become involved with the **Neighborhood Watch Program**, please contact Jina Ames at Jinasfun@aol.com. You 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.

Neighborhood Watch Committee Meeting:

Tuesday, July 10, 2006 at 7:30 p.m.

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

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.

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. **Teresa Bettac** 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

Making Our HOA Work

There are two sides to any successful management relationship – a community’s leaders (including board members, managers, and committees) and its residents. Each group has its own specific responsibilities.

Often homeowners are happy to comply with HOA Rules and Regulations if they are aware of the Rules and Regulations. Sometimes homeowners find themselves bumping up against the association’s rules without knowing it. It is the Board’s responsibility to educate homeowners about their obligations. Often the Homeowners Documents are thrown in a drawer and never looked at again. Below are a few of the Rules and Restrictions on Use found in your homeowners documents.

- Trash – Trash containers shall not be permitted to remain in public view except on days of trash collection. Trash containers must be stored away from the front of the house. (pg 29)
- Home Businesses – No equipment or other items related to the business are to be stored, parked or otherwise kept on such Owner’s Lot or the Property outside of an approved enclosure; such as a garage. (pg 29)
- Landscaping materials, Mulch Bags and Wood – Landscaping materials, mulch bags and wood may not be stored in the front of the property.
- Vehicles – No junk or derelict vehicle or other vehicle on which current registration plates or decals and current county and state inspection permits are not displayed shall be kept upon any portion of the public right-of-way within or adjacent to the Property. Property owners shall store vehicles in their garage or in the driveway. (pg 31)

Any of the above rules and regulations may result in citations and fines if not promptly addressed by the homeowner.

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.

Snow Removal

This is the first winter that Toll Brothers is off bond with Loudoun County / VDOT for River Bank Woods HOA. VDOT will provide snow removal from our streets when it is 2 inches or more.

NOTE: Anticipating that RBW roads would be secondary (or beyond) priority for VDOT, we had hoped to provide snow removal services; setting a 3 inch minimum in order to protect our RBW HOA budget. The contractor we selected is not permitted to do snow removal in RBW unless they receive a permit from VDOT releasing the roads. According to VDOT, they cannot release roads at the request of citizens and have confirmed that the roads in RBW are in the Loudoun Maintenance database and if/when snow meets their standards (2" or more), these roads will be plowed by VDOT.

Neighbors need to shovel all sidewalks. Please help make it safe for everyone to walk.

Tree Stakes

Tree stakes should be removed from all the trees in our neighborhood. Please remove the tree stakes before the tree dies. Trees are costly to replace and add value and beauty to our community.

Winterizing Your Home

Below are some great tips on how to winterize your home and save money while being safe, warm, and cozy:

- Weather-stripping: Reattach weather-strip materials that are torn or frayed at the start of cold weather
- Gutters: Check downspouts and remove leaves from gutters. Otherwise, in winter, ice dams may form in your gutters, which cause moisture to leach into your home and foundation resulting in very expensive repairs.
- Windows/doors: Check the stain and paint around doors and windows. Cracking, deteriorated wood and other damage might be caused by condensation or other water penetration.
- Air-tight windows: Check window sills and tracks for dirt and other debris such as sand, leaves, insects and pine needles. Debris can hamper the airtight effectiveness. Open the windows and clean out the area with a soft brush. Do the same for sliding patio doors
- Chimney sweep: Ensure the flue is cleaned at least once every three years before you light a fire.
- Heating efficiently: Change your filters monthly if you have a central heating/air conditioning system. You will also prevent buildup of dust/allergens in your home.

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

Curb Appeal Pays Off in Safety and Value

The Board is presently looking for a subcontractor to paint all of our mailboxes. This spring, homeowners will have an opportunity to have the subcontractor paint their mailbox. If you decide not to pay to have your mailbox painted, you will be required to paint your mailbox to match the painted mailboxes.

Several of the address signs above the doors have weathered and darkened. These address signs need to be taken down and repainted. After four or five years, many of the homes of River Bank Woods need to be power washed and freshened. The Board will look into finding a company to power wash and clean windows in our community for a reduced rate this spring.

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 prospective buyers.

Great Falls Chase HOA swimming pool memberships for max 50 River Bank Woods households

We are very happy to report that we will continue our arrangement with Great Falls Chase HOA for the summer of 2007. As before, there will be swimming pool memberships for \$400 per household per season for max 50 (of 78 total) River Bank Woods households; first-come, first-served; NOTE: We will request that GFC HOA give priority to RBWers that took advantage of this opportunity last year. In the winter or spring, GFC HOA will send a letter and contract to each RBW address.

NOTE: Rivercrest HOA contacted us re: potential outside swimming pool memberships for RBWers, including a new Rivercrest swim team. Stay tuned!

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.

Welcome to Jonathan and Sara Charen at 20678 Forest Overlook Court

Several houses are for sale or rent in River Bank Woods. If you have friends or relatives you would like to have as neighbors, please invite them to check out our homes. We will miss all of our great neighbors.

UPCOMING RIVER BANK WOODS HOA MEETING DATES:

“Spring” – April 24, 2007

“Summer” – July 24, 2007

“Fall” – October 23, 2007

CONTACT INFO:

LOUDOUN MANAGEMENT ASSOCIATES, INC.

President Dave Ciccarelli

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

FAX 540-751-1899

Email – dave@lmainc.com

“RBWHOA” Post Office Box 2070, Purcellville, VA 20134-2070

**Daylight Savings Time Begins March 11, 2007
Happy St. Patrick’s Day March 17, 2007**

May the roof above
Us never fall in – May the friends
Gathered below never fall out.
Irish Prayer

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.