

# River Bank Woods Newsletter

Check out River Bank Woods on-line  
[www.riverbankwoods.org](http://www.riverbankwoods.org)  
for updated community information

Volume 5, Issue 1

Winter 2008

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## From the Board...

The River Bank Woods (RBW) Homeowners Association (HOA) Annual Meeting and Election was held on Tuesday, January 22, 2008, 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. THANK YOU to all the RBWers who attended the meeting in-person or by proxy. The winners of the two door prizes for gift certificates to Sweetwater Restaurant were Dennis Coombe and Warren Ke. 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, delivered a “State of the River Bank Woods HOA” presentation. The PowerPoint presentation is available on [www.riverbankwoods.org](http://www.riverbankwoods.org). Officer reports were presented by Amy Nolasco, Vice President; Jina Ames, Director; and Samer Beidas, Treasurer. 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. Samer Beidas was re-elected and will continue to serve as Treasurer of our association. Samer joined the River Bank Woods HOA Board in January, 2005. He has acted as Treasurer of our association and has also assisted with the Architectural Modification Review Application process for our neighborhood. Samer is the Director of Public Works for the Town of Purcellville. He has more than 20 years experience in civil engineering and construction management in different capacities for several Northern Virginia local jurisdictions and firms. Samer, his wife Abbe and their three children, Noura, Lena, and Jad, enjoy living in our community.

Amy Nolasco has agreed to take on the duties of Secretary for the HOA. She will be producing the quarterly Newsletter and updating our Directory.

**There is still an open position on the Board. Presently three of the Board members are from Section II and one from Section I. We need to fill this position as soon as possible. Being a Director on the Board gives a homeowner an opportunity to see how the association works while giving the individual a chance to participate in community decisions and actions. It is a great way to meet your neighbors. Please consider volunteering your time and talent. We meet quarterly, and by e-mail.**

The association is also looking for a group of interested homeowners to form a committee to research the possible expansion of the two Tot Lots in our community. If you are interested in being on the Board or on this committee please contact Mike Morgan at [president@riverbankwoods.org](mailto:president@riverbankwoods.org).

We want to thank Teresa Bettac for all her valuable service to the community. Teresa has served on the RBW HOA BoD since being elected to the board in October, 2003. Teresa has been responsible for the Quarterly Newsletter for the past three years. She has worked with the community management companies meeting with them to do monthly reviews of the community. She has been the point person for the Architectural Review Committee. She has encouraged neighbors to volunteer for community building activities and for neighborhood clean-ups. We truly appreciate her service and hope that she will continue to share her expertise and knowledge with the community.

**The 2008 River Bank Woods Board of Directors**

Mike Morgan, President	<a href="mailto:president@riverbankwoods.org">president@riverbankwoods.org</a>
Amy Nolasco, Secretary	<a href="mailto:secretary@riverbankwoods.org">secretary@riverbankwoods.org</a>
Samer Beidas, Treasurer	<a href="mailto:treasurer@riverbankwoods.org">treasurer@riverbankwoods.org</a>
Jina Ames, Director	<a href="mailto:director@riverbankwoods.org">director@riverbankwoods.org</a>
5 <sup>th</sup> Board Member	<b>VACANT – please consider serving the community!</b>

**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.

**\*\*\* REMINDER OF NEW PAYMENT ADDRESS \*\*\***

**HOA dues should be mailed to:**

**River Bank Woods HOA  
P.O. Box 64412  
Phoenix, Arizona 85082-4412**

**Be sure and you are using your new account number listed on your statement. Please write your account number on your check or money order. If you have any questions, please contact LMA at 540-751-1888, Fax 540-751-1899, Toll Free 866-LMA-1890. Quarterly homeowners dues invoices are \$180/quarter.**

**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](mailto:president@riverbankwoods.org).

There are currently:

**32 Open + 0 Re-Opened + 25 On-Going + 11 Not Started + 199 Closed = 267 items**

## **Communications Committee Update**

Please visit [www.riverbankwoods.org](http://www.riverbankwoods.org). Please e-mail [webmaster@riverbankwoods.org](mailto: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 [secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org). We hope to publish a new edition of the **River Bank Woods Directory** soon. We hope you will complete, sign, and return the **Neighborhood Directory Information Sheet** (available on [www.riverbankwoods.org](http://www.riverbankwoods.org)). We really want to get all 78 homes in the Directory!

## **Activities Committee Update**

### **Halloween Get-Together Thank You**

A BIG THANK YOU goes to the Landry Family for hosting the RBW HOA Halloween Get-Together. The food was great and it was fun to see all the Halloween costumes. If you were unable to attend this time, please mark your calendar for next year.

### **Spring/Summer Fling**

Would you like to plan the Spring/Summer 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](mailto:director@riverbankwoods.org).

### **CountrySide Women's Club**

The CountrySide Women's Club next general meeting will be Friday, February 8<sup>th</sup> at 9:30 a.m., at the Parkway Meeting Room off of Algonkian Parkway. The topic for discussion will be Emergency Preparedness. We welcome prospective members to our monthly meetings that are held on the 2<sup>nd</sup> 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](mailto:director@riverbankwoods.org) or [Jinasfun@aol.com](mailto:Jinasfun@aol.com). No experience is necessary!

## **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](mailto:secretary@riverbankwoods.org). If you have photographs of a community activity, we would like to include them in the newsletter.

## **Neighborhood Watch Committee Update**

It has come to our attention from the Neighborhood Watch Program that there has been an issue with identity theft related to home mailboxes. Please use extreme caution when posting mail from your home mailbox. And be sure and report any suspicious activity around our mailboxes to the Loudoun County Sheriff's Office.

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 our next meeting Tuesday, July 8<sup>th</sup> to receive our semi-annual update from Deputy Leydig. If you missed our meetings and want to become involved with the **Neighborhood Watch Program**, please contact Jina Ames at [director@riverbankwoods.org](mailto:director@riverbankwoods.org). 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.

### **Neighborhood Watch Committee Meeting:**

**Tuesday, July 8, 2008 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](mailto:director@riverbankwoods.org) 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](http://www.riverbankwoods.org).** 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

## **Living in an HOA**

More than half of Loudoun County residents live in developments governed by homeowners associations, and most of the residents love their neighborhoods

### **Top five reasons Loudouners like their HOAS**

- 1. Rules (they make things better and maintain standards).**
- 2. Amenities/events offered.**
- 3. Services (such as trash/snow removal).**
- 4. Sense of community.**
- 5. Landscaping and preservation of clean, green space.**

## **NEW DUE PROCESS PROCEDURES IN COVENANTS ENFORCEMENT CASES – RESOLUTION NO. 2007 –**

NOTE: This is just an excerpt from the **Due Process Procedures in Covenants Enforcement Cases**. The complete resolution can be found on [www.riverbankwoods.org](http://www.riverbankwoods.org).

### **NOW, THEREFORE, BE IT RESOLVED THAT:**

1. On behalf of the Association, the Board of Directors may issue a citation to any owner whose behavior or use of property does not conform to the Association's Governing Documents.
2. The Board shall send a first notice of citation in writing and deliver it personally Ordinary first class mail, to the member at his/her address listed in the Associations records, and to the property address, if the member's listed address is different from the property address. The first notice of citation shall generally advise the member of the nature of the offense, cite the specific provision within the Association's regulations which has allegedly been violated, specify the remedy required, and state the number of days within which the member must complete corrective action.
3. If the member does not remedy the offense within the number of days requested in the notice citation, the Board of Directors reserves the power to issue a second notice of citation, which shall follow the basic form of the first notice of citation and include any additional information deemed important by the Board of Directors concerning the offense.
4. **The second citation shall also advise the member of the Board's power to impose monetary charges and to suspend privileges for offenses of the Association's regulations and shall inform the member of his/her right to request a hearing before the Board of Directors to contest the citation. The notice of citation shall request the member to confirm in writing by a certain date his/her desire for a hearing to contest the citation.**
5. If the member does not remedy the offense within the number of days requested in the second notice of citation and the member has not requested a hearing in writing by or before the hearing confirmation date, the member shall be deemed to have waived the right to a hearing and the Board of Directors shall have the power to impose monetary charges and/or suspend privileges pursuant to the authority granted in Section 55-513 of the Virginia Code and the Association's

Governing Documents. **The Board of Directors shall not be required to conduct a hearing unless the member formally requests a hearing in writing by or before the deadline set forth in the second notice of citation.**

6. **When the Board's judgment is unfavorable to the member, the Board may impose monetary charges as an assessment against the member's lot or suspend the member's privileges. Monetary charges may not exceed \$50.00 for a single offense or \$10.00 per day for a maximum of 90 days for any offense of a continuing nature, although the Board reserves the power to increase these maximum sanctions if the General Assembly enacts legislation in the future that permits the Board to do so.**

### ***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 most commonly cited offenses found in the Rules and Restrictions on Use 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.**

### **Curb Appeal Pays Off in Safety and Value**

Last year the Board offered homeowners the opportunity to have their mailboxes painted and their homes powerwashed. This year, we hope to offer window cleaning and

driveway sealing to members of our HOA. Purchasing these services in bulk provides savings for all of us. Look for additional information on these services this spring.

If your mailbox has not been 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 or replaced. Several homes are missing shutters. If you know of a company that will replace home shutters, please let a member of the board know so we can share the information with the community. Also, this spring rust from wrought iron railings will need to be painted over or removed from the sides of homes.

It is important to keep our homes, 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 a board member 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.

**“I like to see a man live in a community he is proud of ... and I like to see a man live a life so the community is proud of him.” Abraham Lincoln**

## **Clean-Up**

We would like to have a neighborhood clean-up this spring. If you would like to coordinate this project please contact a board member. We will be glad to provide supplies and snacks for the neighborhood clean-up. If you can not participate in the neighborhood clean-up please clean-up around your home and in the tree save or tot lot that is closest to your residence. It really does take a neighborhood of people to keep our community clean and safe for everyone.

## **Trash**

Be sure and secure your trash inside the trash containers. All trash should be sealed in bags. With the winds we have been having recently, your trash can quickly become your neighbor's problem when you do not properly seal and contain your trash.

## **Water Restrictions**

Despite a recent spate of snow and rain, officials at Loudoun County Sanitation Authority say they have no intention of recommending that mandatory water restrictions be lifted before spring. LCSA customers should be prepared for the possibility of water restrictions continuing through the winter and being in effect at the start of the growing season in April. Amounts of water for this point in the year are still 13.9 inches below what they should be.

## **Great Falls Chase HOA Swimming Pool Memberships**

We are very happy to report that we will continue our arrangement with Great Falls Chase HOA for the summer of 2008. As before, there will be swimming pool memberships for \$400 per household per season; first-come, first-served, for max 50 (of

78 total) River Bank Woods households. NOTE: We will request that GFC HOA give priority to RBWers that took advantage of this opportunity last year. We will post the letter and contract on [www.riverbankwoods.org](http://www.riverbankwoods.org) and send an e-mail to the RBW HOA e-mail distribution list.

### **Rivercrest HOA Swimming Pool Memberships and Rivercrest Riptide Swim Team**

We are very happy to report that we will continue our arrangement with Rivercrest HOA for the summer of 2008. As before, there will be swimming pool memberships for \$600 per household per season; first-come, first-served, for max 10 outside memberships (i.e. the 10 memberships are not exclusive to RBW); and the opportunity to swim on the Rivercrest Riptide swim team, in its second season. NOTE: We will request that Rivercrest HOA give priority to RBWers that took advantage of this opportunity last year. In the winter or spring, we will post the letter and contract on [www.riverbankwoods.org](http://www.riverbankwoods.org) and send an e-mail to the RBW HOA e-mail distribution list.

### **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](mailto:secretary@riverbankwoods.org), or contact any Board Member.

- [REMOVED]

If you are aware of new neighbors, babies, awards, please contact the secretary to share this information with our neighborhood. We want to give a warm welcome to everyone in our neighborhood.

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 22, 2008

“Summer” – July 22, 2008

“Fall” – October 21, 2008

### **CONTACT INFO:**

**LOUDOUN MANAGEMENT ASSOCIATES, INC.**

**Laura Poole, Community Manager**

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

**FAX 540-751-1899**

**Email – [laura@lmainc.com](mailto:laura@lmainc.com)**

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