

# River Bank Woods Newsletter

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

Volume 6, Issue 1

Winter 2009

---

## From the Board...

### HOA Meeting

The River Bank Woods Homeowners Association (HOA) Annual Meeting and Election was held on Tuesday, February 3, 2009, at the Great Falls Chase HOA Clubhouse.

We cannot hold the annual meeting without representation (in person or by proxy) of 20% of the HOA membership (16 or 78 homes). THANK YOU to those that attended the meeting or sent in proxy forms! Lysina and Patrick Shehadeh were the winners of the door prize (\$50 gift card to Sweetwater). CONGRATULATIONS!

An election was held to fill two open board seats. Dan Desousa, Vice President, was elected to serve the remaining 2 years of the 3-year term to which he volunteered / was appointed after the 2008 Annual Meeting & Election. David Wei Zhou was elected as a new board member and will serve as Director. Thanks, Dan and David, for running. The board is all volunteer run and it is great to have some additional participation and support.

A THANK YOU to Jina Ames for all her valuable service to the community. Jina has served on the board since her election in 2005. Jina has been responsible for setting up and managing the Neighborhood Watch Program in our community. She has organized the annual community garage sale and has been an active participant in community activities. She has agreed to continue to be the point person for the Neighborhood Watch Program. Thanks Jina for all you have done and will continue to do to make our community a great and safe place to live!

Mike Morgan, President, delivered a **State of the River Bank Woods HOA** presentation. The presentation is available on [www.riverbankwoods.org](http://www.riverbankwoods.org). Officer reports were presented and an Open Forum was held for homeowners providing an opportunity to express concerns and ask questions of the Board of Directors (BoD).

**WANTED/NEEDED** – someone to write the quarterly newsletter! Amy Nolasco will no longer be serving on the board after this spring as she and her family are moving to Charlottesville. If anyone is interested in helping with the quarterly newsletter please contact Amy or another board member. Also, if you are interested in serving on the board, please contact Laura Poole or any of the board members.

### Update on Brockman Farm Lane

The County Attorney's Office continues to work on the abandonment of Brockman Farm Lane. They are working with county staff in the Office of Transportation on a draft petition letter for the HOA's to sign in order for the road abandonment to be legally initiated. The formal petition will be sent to the HOA's involved for review and signature any time now. Susan Buckley's office will be notified when the petitions are sent out.

While this process progresses, please continue to report any loitering, littering and/or dumping or any public safety issues you notice in this area as follows:

- Littering/Dumping – Report to VDOT. Submit a request to [Highway Helpline Report](#) or call (800) 367-ROAD (TTY users, call 711).
- Loitering/Public Safety – Report activity to the Loudoun County Sheriff's Office Non-Emergency number at 703-777-1021. Ask the deputy for a case number and a business card.

## **River Bank Trail (sidewalk) - APPROVED**

At the Public Hearing held on Monday, February 9, 2009, the Loudoun County Board of Supervisors voted unanimously 9-0 to approve the use of proffer funding for River Bank Street sidewalk between Algonkian Parkway and Rivercrest. More to come from the Loudoun County Office of Transportation Services (OTS) re: planning & design, bid, and construction process and timeline, but **BOTTOMLINE**: GREAT NEWS for pedestrian and bicycle safety and connectivity of River Bank Woods HOA, Rivercrest HOA, and Lowes Point HOA. THANK YOU for signing the petition – 137 signatures from 78 homes in River Bank Woods were critical to our success!

Special thanks to Mike Morgan for spearheading this effort and making the River Bank Street sidewalk a reality!

## **\*\*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](mailto: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!

## **HOA Contact Information**

River Bank Woods Homeowners Association  
Laura Poole, Community Manager  
Loudoun Management Associates, Inc., Managing Agent for River Bank Woods HOA  
[laura@lmainc.com](mailto:laura@lmainc.com)  
(540) 751-1888 x106

The River Bank Woods HOA pays the management fee to Loudoun Management Associates (LMA) to manage the affairs of our community. Laura Poole, Community Manager, LMA is directed by and reports to the RBW HOA Board of Directors, but for everyday issues, Laura should be your first contact. She can respond immediately to many/most RBW HOA questions, issues, and concerns.

## Board of Directors Contact Information

### 2008 River Bank Woods Board of Directors

Mike Morgan, President	<a href="mailto:president@riverbankwoods.org">president@riverbankwoods.org</a>
Dan Desousa, Vice President	<a href="mailto:vpresident@riverbankwoods.org">vpresident@riverbankwoods.org</a>
Samer Beidas, Treasurer	<a href="mailto:treasurer@riverbankwoods.org">treasurer@riverbankwoods.org</a>
Amy Nolasco, Secretary	<a href="mailto:secretary@riverbankwoods.org">secretary@riverbankwoods.org</a>
David Wei Zhou, Director	<a href="mailto:director@riverbankwoods.org">director@riverbankwoods.org</a>

**2009 RBW HOA Meeting Dates** – please note that all quarterly meetings, with the exception of the annual meeting, will now be held in the **morning**; still at the Great Falls HOA Clubhouse.

Spring – 04/28/09, Tuesday @ **8:00AM**

Summer – 07/28/09, Tuesday @ **8:00AM**

Fall – 10/27/09, Tuesday @ **8:00AM**

Winter (annual meeting) – 01/26/10 @ **7:30PM**

## Reminders

**HOA Dues** – Please make sure you are using the correct address. Please write your account number on your check or money order. If you have any questions, please contact LMA at 540-751-1888 or 866-LMA-1890. Quarterly homeowner dues are \$192/quarter.

### **HOA dues should be mailed to:**

**River Bank Woods HOA**

**P.O. Box 64412**

**Phoenix, Arizona 85082-4412**

**SNOW REMOVAL** – Please remember that snow removal services are provided by the Virginia Department of Transportation (VDOT) and not the HOA. VDOT will provide snow removal from our roads when it is 2 inches or more.

When there is significant snowfall, RBW roads are not a primary priority for VDOT. And, other contractors are not permitted to do snow removal in RBW unless they receive a permit from VDOT releasing the roads. According to VDOT, they cannot release the roads at the request from citizens. VDOT assures us that when there are 2 or more inches, our roads will be plowed eventually.

**SHOVELING SIDEWALKS** – Shoveling sidewalks is a Loudoun County Ordinance and is the responsibility of RBW homeowners. Although the HOA could cite homeowners for not shoveling, this is impractical as we are required to follow a specific process for notifying homeowners of violations and subsequent citing. By the time we could cite a homeowner, the snow will have melted. Please help make the neighborhood safe and our neighbors happy by shoveling your walkways!!

**Street Parking** – Please park your cars in your **garage** or **driveway**. Having your car parked in the street during winter will make it difficult for VDOT to plow the streets properly and may cause difficulty for you when needing to get your car out. Also, parking in the street can make it difficult for your neighbors to navigate in and out of their driveways and this increases the potential risk of accidents.

### **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.

### **Activities Committee Update...**

**Spring Fling** – The Spring Fling is one of our most popular community events. If any of you are interested in organizing or helping with the 2009 spring fling or have new ideas for the spring fling, please contact Amy Nolasco at [secretary@riverbankwoods.org](mailto:secretary@riverbankwoods.org).

### **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 Update...**

#### **Crime Reports - Access**

[www.crimereports.com](http://www.crimereports.com) is now available. Any person can go online and request free crime reports by entering an address. You can also sign up to get crime reports delivered to you via email.

## Free Security Checks

As a community service, the Loudoun Sheriff's Office Crime Prevention Unit offers security checks to county residents and businesses. Sheriff's deputies who are trained in crime prevention will come to your home or business and check the interior or exterior and make suggestions on ways to reduce your chances of becoming a victim of crime.

To schedule a free security check, contact **Nathan Payne or Deputy Specialist James Spurlock via phone or email:**

- **Nathan Payne** 703-777-0477 or [nathaniel.payne@loudoun.gov](mailto:nathaniel.payne@loudoun.gov)
- **Deputy Specialist James Spurlock** 703-771-5749 or [james.spurlock@loudoun.gov](mailto:james.spurlock@loudoun.gov)

We still need volunteers for **Neighborhood Watch Block Captains.**

For additional information, contact Jina Ames at [Jinasfun@aol.com](mailto:Jinasfun@aol.com) or (703) 406-0088.

## Architectural Review Committee Update...

### 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](http://www.riverbankwoods.org)). We have included a request application in this mailing for your convenience.

Please submit completed applications to:  
RBW HOA  
PO Box 2070  
Purcellville, VA 20134

Or you can email to:  
[laura@lmainc.com](mailto: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

### Annual (Spring) Inspection; Monthly "Curb Appeal" Inspections; Weekly Inspections

Laura Poole, Community Manager, Loudoun Management Associates (LMA) is currently scheduling our spring inspection, which is the most comprehensive. Laura also conducts monthly "curb appeal" inspections, and drives the community weekly to note anything egregious, and review work done by contractors. Please contact Laura if you would like to join the Architectural Review Committee (ARC). We also rely on homeowners to alert us to issues we may not see from the street and encourage you to e-mail Laura at [laura@lmainc.com](mailto:laura@lmainc.com) when you see something. All homeowner complaints are kept anonymous.

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

We are in the process of confirming that we will continue our arrangement with both Great Falls Chase HOA and Rivercrest HOA for swimming pool memberships for the summer of 2009. Please be on the lookout for membership information in the near future. We will post the letters and contracts on [www.riverbankwoods.org](http://www.riverbankwoods.org) and send an e-mail to the RBW HOA e-mail distribution list. We are expecting the membership fees and numbers to be similar to last year.

For 2008, **Great Falls Chase** pool memberships were \$400 per household for the season and were given on a first-come, first-served basis for a max of 50 households.

**Rivercrest** memberships were \$600 per household on a first-come, first-served basis with a max of 10 outside memberships (not exclusive to RBW). Rivercrest members can also swim on the Rivercrest Riptide swim team, now in its third season. NOTE: We will request that Rivercrest HOA give priority to RBWers that took advantage of this opportunity last year.

**Keep checking [www.riverbankwoods.org](http://www.riverbankwoods.org) for more information on these memberships – we should have information posted soon!**