

## THE VILLAGER

TOWNHOUSE VILLAGES AT RIVER WOODS HOA  
334 River Woods Lane Burnsville, MN 55337

November 2022

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Email: river\_woods@comcast.net  
Hours Mon-Thurs 9-4 Fri 9-12

**Reminder - November Fees:** New fee amount effective 11-1-2022 is **\$338.00**. Envelopes have been delivered to owners that do not pay by ACH, bank check or Zego/PayLease. **PLEASE** use these envelopes and be sure to put your unit number on the outside of your envelopes. More frequently we have received them empty and have no one to contact. Also, if you pay by check, deposits are not made on a weekly basis. We do the best we can to get deposits in, if not weekly, every other week, so if you do not see your check clear your bank for a week to a week and a half, that is not unusual. **Reminder – cash is no longer accepted for fee payments. The information was included in last month’s Villager.**

**Hot Topics: Insurance - October 31<sup>st</sup> is the end of the fiscal year.** All accounts should be caught up, all insurance was due September 20, 2022. Currently there is \$9,000 due in past due insurance. Delinquent accounts have been turned over to legal. This will result in additional charges onto accounts. The cost for conciliation court filing is over \$500 and foreclosure process are well over \$3500! Owners that have arranged payment with the office are not included in the legal process. Please be sure to check that your insurance account is paid.

**Website:** Do you know your River Woods HOA website? It is [www.myriverwoods.org](http://www.myriverwoods.org). Be sure to familiarize yourself with the site as there is so much information available; documents, past issues of the Villager, meeting minutes, calendar of important events, including board/ACC meetings, garbage/recycling days for each month and much more! The site is available and will continue to be a work in progress. The mobile site is not yet available.

**Vacant Units:** Please be sure to notify the office if you know a unit is vacated. It is extremely important we maintain heat so the water pipes in the whole building do not freeze.

**Note about Leaves:** Piles of leaves will compost and kill the grass. Please do not rake the leaves into piles. The grounds crew is making their rounds multiple times throughout the month of November as the trees drop leaves. Weather permitting!

**Winter Reminder:** It is time to make sure your outside water has been turned off from the inside. It is good to leave the outside faucet open a bit to be sure all water is drained out. This may prevent a burst pipe in your unit which could cause major damage. The damage deductible is \$50,000.00 and you should have an HO6 policy that covers the deductible. Be sure your fireplace has been cleaned to prevent injury, fire or even death due to carbon monoxide. Check to ensure the flue is open and the draft is going out. Change the batteries in your smoke/fire detectors as well as carbon monoxide detector. No exterior plastic or coverings can be put on windows or doors.

**Shoveling Reminder:** Owners who have roof/deck shoveling done by the Association will need to move all deck items to one side. All breakables are to be removed. Our crews cannot be responsible for any broken items while trying to shovel or plow. Please complete by 11/10/2022.

**Unit/Address Numbers:** Please be sure to add your unit/address number to **any items** delivered to the association office; correspondence, payments – including checks sent directly from owner’s banks, money orders, cashier’s checks, and personal checks.

**Items on the common grounds** – Like to address all items outside your townhome. Items including solar lights, statuary’s, bird baths etc. these items should be stored in your garage for the winter. Also, ground items such as solar lights, lawn ornaments, planters etc. will need to be removed by driveways, garage doors, and sidewalks. The crew cannot work around these items, and they can get broken during clean up and snow removal. This must be completed by 11/10/2022.

**Roof, Deck and Patios:** You may hire the grounds crew to clear your roof, deck and or patio. This would be completed as the crew has time in-between snowfalls. If you want it done more quickly then you should hire another service. You may email the winter maintenance form from the website, please put it in writing, or drop off your request to be on this year’s deck, roof and/or patio clearing list. You will be billed per man hour (\$35 decks/patio and (\$60) roofs (note, these fees have changed), it will not be negotiable. You will need to sign up and agree to the cost on the memo/form you send in, email, or drop box. Please state unit number, name and that you would like to hire River Woods to do snow removal and agree to the \$35 per man hour rate for decks or the \$60 per man hour rate for roof clearing and will be billed monthly. **Please do not call, this needs to be in writing. You may email your request with agreement to pay fees and not dispute the charges. Forms are found on the River Wood’s website.**

**ACH:** If you do not want to write a check again just sign up for River Woods' free ACH and we will withdraw it on the 1st of each month. For any questions, please call the office, and we will help you understand the process. You may also escrow (pre-pay) your insurance premium for the upcoming year on ACH.

**Ice Dams:** No owner or contractor is allowed on the roofs for any reason without prior approval from the office. No contractor or owner will be allowed to roof rake to clear ice dams due to liabilities and damage caused to roofs. Call the office if you have issues and we will schedule the removal of snow and ice and you will be billed at a \$60 per man hour rate! Reminder – there is a \$50,000 deductible for all occurrence damages – be sure you have HO6 coverage for this! **If any unit reports water from a neighboring unit – the ice dam will be cleared and the unit causing the damage will be billed!**

**Downspouts:** Downspout extensions in driveways: Please remove all items on the extension from the downspout. The Association does not replace any that are damaged.

**Gutters:** Gutters are installed by homeowners; they must be cleaned by homeowners. They are not effective unless you keep them clean. If your gutters are not cleaned, they may be causing an issue for your neighbor(s). If you are unable to clean your gutters, email the office to be put on the list for November's gutter cleaning at \$30 per man hour, you must agree to the fee. The usual cost of gutter cleaning is from \$15-\$30. If your gutters are filled and you do not sign up for cleaning, if a neighbor is having water issues because of your gutters, they will be cleaned, and you will be billed.

**Pets:** **Grounds crew will not perform fall cleanup for any unit that has dog defecation remaining on the lawn. Dog defecation is to be picked up immediately per city ordinance and Association regulation. Fines will be charged per day and will be added to your account for each day an owner fails to clean up their yard.**

**Paint:** If you received paint for a project this spring/summer, please return any leftovers to the River Woods Office as soon as possible. **Frozen paint in the winter will not be accepted back.**

**Awnings:** The only awnings that are approved by the Association are the SunSetter retractable type awnings. We have owners who are putting up unapproved tent style awnings, these must be removed. The crew will be removing planter boxes, wood awnings and anything else that is not approved after fall clean up and expense will be billed to the owner. The deadline for removal is November 15<sup>th</sup>.

**Free/Sale Items and Toys:** Should you have free items you'd like to get rid of or items to sell you may notify the office via email with the description, pricing (or free) and your contact information. Items should not be left outside units or curbside. Children's toys should be picked up daily and not left on grounds or in the roadways. If left, the crew will remove them, and they will be brought back to the office area to be stored until claimed or the next recycling day.

**Main Road:** The main road that runs through River Woods "River Woods Lane" is a city road. The City of Burnsville is responsible for maintaining and plowing this road. If you have complaints about the snowplowing of the main road, do not contact the office, contact the City of Burnsville. Parking on this street is at your own risk. It is monitored by the city; you must follow their parking guidelines.

**Coyotes:** Coyotes are a part of wildlife in River Woods and the Burnsville area. Attached you will find a link from the City of Burnsville <http://www.burnsville.org/coyote> with helpful dos and don'ts. There is also a link at the bottom of that page where you can log coyote sightings. You can also find a 'Coyote Hazing Guide' on the Association's website at [www.myriverwoods.org](http://www.myriverwoods.org) under Association Documents, and we have also added this guide below.

**Reminder for Donations:** Once again Alex and Cameron in unit 91 are collecting items for their annual coat/outreach drive. Please contact Alex directly if you have any questions. Do not call or bring items to the River Woods office. The flyer information can be found on last month's Villager.

***Happy Thanksgiving!***

***We wish everyone a safe and happy holiday season!!***

## Coyote Hazing Guide: Appropriate Responses for Various Coyote Behaviors

Animal Activity	Hazing Response
Coyote(s) seen moving through an area (any time of day)	No response necessary, stay aware of animals location until out of sight. Remember coyotes are creatures of habit and may use same path, same time on other days.
Coyote(s) resting in an area (any time of day)	Examine location-if near to where people and pets will be moving clap hands, shout, try and startle it enough to leave. If in the distance, away from path, just be aware of its presence.
Coyote(s) moving along same path as people/pets	Don't ignore or avoid. Make eye contact, yell, clap hands, use noise makers and encourage coyote to change oath away from people and pets.
Coyote(s) following person/pet	Aggressively face coyote- yell, clap, use noisemakers, move towards, gather other people and encourage coyote to change path away from people and pets. DO NOT STOP until coyote has left.
Coyote(s) sniffing areas recently vacated by people/pet	Don't ignore or avoid. Make eye contact, yell, clap hands, use noisemakers and encourage coyote to move away from people and pets.
Coyote(s) entering backyard with no pet present	Aggressively face coyote- yell, clap, noisemakers, move towards, spray with hose, gather other people and encourage coyote to leave yard. DO NOT STOP until coyote has left.
Coyote(s) entering backyard with pet present	Get pet inside or pick up if possible. Aggressively face coyote-yell, clap, noisemakers, move towards, thro items, spray with hose. DO NOT STOP until coyote has left. DO NOT INJURE- can increase chance of attack.
Coyote(s) "playing" with pet	DO NOT ALLOW. Get pet inside or pick up if possible. Aggressively face coyote-yell, clap, noisemakers, move towards, throw items, spray with hose. DO NOT STOP until coyote has left. DO NOT INJURE- can increase chance of attack.
Coyote(s) approaching person directly	Aggressively face coyote-yell, clap, noisemakers, move towards, spray with hose, gather other people and encourage coyote to leave yard. DO NOT STOP until coyote had left. Report incident.
Coyote(s) circling a person/pet	Pick up pet if possible. Aggressively face coyote-yell, clap, noisemakers, move towards other people, throw items. Don't injure and turn back to it. DO NOT STOP until coyote has left. DO NOT INJURE-can increase chance of attack.
Coyote(s) approaching or circling a child	Pick up child immediately, yell, noisemakers, throw things, act aggressively. DO NOT RUN AWAY OR IGNORE. DO NOT STOP until coyote has left the area. Report immediately.
Coyote(s) biting a pet	Yell, call for additional people, pick up pet if possible, use items to hit coyote, it is possible and common o be able to scare a coyote into dropping the pet. THERE IS DANGER OF GETTING BITTEN BY GETTING BETWEEN ANIMALS AND PREY. Report incident.
Coyote(s) biting a person	Yell, call for help, punch, kick and fight, coyote will usually flee. Seek medical attention as soon as possible and report incident to proper authorities immediately.

**Important Notes:** If you think an animal is sick or injured **DO NOT** engage with hazing techniques. Contact proper authorities and remove yourself from the vicinity. A sick or injured animal is UNPREDICTABLE and you should avoid contact.