

## The Villager- December 2022 & January 2023

### Townhouse Villages at River Woods HOA

334 River Woods Lane – Burnsville MN 55337 / Phone 952-894-4368 Fax 952-808-6900

Email: river\_woods@comcast.net

Office Hours: M-TH 9-4 Friday 9-12

# Happy Holidays

### **Board Corner:**

We hope you have taken time to explore the new River Woods Web Site! It is filled with useful information.

We have had some response to our search for FUN PEOPLE to help us WELCOME new residents into our community. We could use more volunteers! Please let the office know if you are interested. It won't take up a lot of your time and it might be the best committee to join! Think about it!

One great way to make sure you have budgeted for your fees and insurance for the coming year is a prepayment plan. You can designate any amount you choose. This can really help when the bill comes due. We currently have 46 residents taking advantage of this program. Three new owners have already signed up for the next insurance pre-pay in November. Please contact Kim or Sarah and they will help you set this up.

Dog Walkers - please remember to wear light, reflective clothing when you are taking your pup for a walk. Drivers cannot see you and we do not want anyone to get hurt. Carrying a flashlight would also be helpful.

River Woods is YOUR community! We welcome your responses, concerns, and ideas. If you need to talk to a Board member, please call the office and leave a message. Someone will call you back. No question or concern is too small. 952-894-4368.

Have a WONDERFUL HOLIDAY SEASON! Stay safe and take care of those you love and your neighbors!

### The Board!

**Insurance Escrow:** The River Woods office offers an insurance escrow plan for owners who would like to pay for their insurance that will be due Sept. 2023. Make payments in Dec-September and the money will be put towards your insurance premium when it becomes due. If you would like to take advantage of this, please divide your premium for this year by 10; that will be the amount you pay each month for 10 months. The actual amount may differ from your payments, but it will get you close to the amount. Include a note with your first check saying it is for insurance escrow. THIS IS NOT OFFERED TO ANY HOMEOWNER WHO STILL OWES A PAST DUE INSURANCE BALANCE. THIS MUST BE RESOLVED FIRST.

**December Fees: Please remember your fee amount effective 11-1-2022 is \$338.00.** There are still people paying the fee amount from 2021 fiscal year. Please clear up your balance ASAP. Thank you for your help! Late fees are added on the 10<sup>th</sup> and 20<sup>th</sup> of each month for \$25.00 (per date) if balance is not paid in full by the 9<sup>th</sup> or 19<sup>th</sup>. Fees are due on the 1<sup>st</sup>. **Fee envelopes were delivered in October. Email to arrange for you to be picked-up if you need them and did not receive them or if you are a new owner.** Also, deposits are not made daily, it's not unusual for us to make deposits only once a week or every other week, especially at the first of the month when there are so many payments to credit. Please keep watching your account, it could take a payment a week or two to clear your bank. **Cash is no longer accepted to pay fees. ACH, personal/cashier's check, or money orders will be accepted.**

**Association Website:** The River Woods website is up and running! If you are accessing through a cell phone, not all features are available, you will need to use a computer. We will be looking at the phone issues and a mobile link unfortunately that is not available as of yet. Thank you for your patience and positive feedback!

**Meetings:** There will be no Board meeting in December and January/February meeting is to be determined at later date.

**Clearing of Decks and Roofs:** If you would like to sign up for these services, please call the office for a sign-up slip, your signature is required. There is a fee for these services, and it is more economical if they are maintained throughout the entire season. The charge is based on man-hours to do the job. The deck pricing will be \$35 per man hour, depending on how much snow and how big the deck is. Roof cleaning is more expensive but can help prevent ice dams and this is important to avoid water damage inside the unit. At the first sign of significant icicles, you should have snow removed from your roof. This would cost \$60 per man hour. This is not an on-demand service. If you do not get on the season list and call when you have a problem, it could be a two or more weeks wait. No owner or contractor of any kind can do any work on the roof without permission in writing from the River Woods Office.

**Emergency Situations:** If you have an emergency, you may email river\_woods@comcast.net. Please give your unit number, name, and telephone number as well as what the emergency is. **This email is monitored periodically on nights and weekends. The office does not stay up overnight to receive emergencies.**

**Courtyard Owners:** If you do not have a Courtyard form on file for 2022-2023 you will receive no courtyard services. Forms can be found on the River Woods website [www.myriverwoods.org](http://www.myriverwoods.org). Please reference the October 2022 Villager for which units have courtyards.

**Salt requests:** If you would like to have sidewalk salt delivered to your garage door – please call the HOA office and order it now. It is every owner's responsibility to help keep the walks safe for owners and guests. The crew cannot be here for every thaw/freeze cycle. Please help!! Let us know when your shaker is empty, and we will refill it. If you have not requested salt before and need a saltshaker, please also state that with your request. All salt products must be kept inside your garage. We do not offer pet friendly salt.

**Winter Reminders:** Have you turned your outside water off inside your unit? This needs to be done so the pipe does not burst. This is the line that runs to your outside faucet. Please disconnect hoses. Call the office if you cannot shut off the water – we will try to help.

**Plowing:** Be sure to keep the guest parking areas free of vehicles during a snowfall. Your guest may park in this area after cleanup is complete. Owners/residents are not to park in guest parking so their drives can be cleared. Do not block mailboxes, neighbors drive, garage doors or fire/drive lanes at any time or you are subject to immediate towing with no notice.

**Decorations:** Holiday lights and decorations may be displayed from November 20<sup>th</sup> through January 16<sup>th</sup>. There seems to be some confusion in this timeframe. Lights may be illuminated until 10:00 pm. Please be sure to follow the rules to avoid fines. All owners would appreciate it.

**Pets:** It's cold for our furry friends but the rules remain the same in the winter. You cannot leave pets on decks or leashed without supervision, and an unleashed pet is never acceptable. All dog defecation must be picked up immediately even in the winter months. Dogs should not be defecating on decks.

**Lights Out?** Please call the office if you see a pole light or garage light out. We will replace it as quickly as possible. They are replaced weekly, as weather permits. If the garage fixture is broken, the owner will have to pay for a new one and it can be ordered through the office.

**Sanitation Reminder:** Aspen Waste Systems is the sanitation company for River Woods. The service day is Wednesday, and collection time can be between 6:00 am to 8:00 pm. **Containers may be put out the night before collection and must be brought inside the day of collection or you will be fined.** Please refer to the River Woods website calendar for the recycling schedule and any holiday changes with collection pick-up.

**Guest Parking:** If you have a guest that will be staying overnight, there is no need to call in. If you have a guest for four or more nights, please let the office know the following information: license plate number, state, make, model, and color of the vehicle. Please include a start and end date of the visit. A visitor of more than 1 week is considered long term and must park in your driveway. **Guest parking is for visitors only not owners or residents!!**

**City Street Parking:** River Woods Lane, that runs between River Hills Drive and Kennelly Road, is a City Street. The City is responsible for maintaining and plowing this street. Therefore, it falls under the guidelines of the City of Burnsville's City street parking rules. <https://www.burnsvillemn.gov/527/Overnight-Parking-Permit> the Association is not responsible for anyone being towed from this city street. If you have a complaint about this street for any reason, contact the City of Burnsville.

**Clear Roadways:** Should homeowners spot debris on the roads in the Association during work hours, please let the office know so it can be picked up.

**City Noise Ordinance:** The City of Burnsville's noise ordinance is in effect from 10:00 pm to 7:00 am. Should you have noise issues, you must call 9-1-1 as there is no longer a non-emergency number for the Burnsville Police Department. Owners, please respect your neighbors.

**Walkers/Runners:** Your driving neighbors are having trouble seeing you at night! Please be aware the area around River Woods can be very dark especially during the winter months. Vision can be compromised by the rising or setting sun. Reflective clothing and flashlights would assist your neighbors in seeing you.

**Firewood:** Firewood bundles are available upon request; it is seasoned wood, and the cost is \$2.00 per wrapped bundle.

#### **Architectural Control: Reminder**

Any changes/replacement to the outside of your home must be submitted, in advance, on an Architectural Request Form, and be approved by the committee before work can be started. You may obtain the form on the Association's website at [www.myriverwoods.org](http://www.myriverwoods.org).

**Watering Plan:** If you chose to be part of the water reimbursement plan, please turn in a copy of your bills for the summer (all at once) for reimbursement. Be sure you turn in your February and March/winter bills at the same time for comparison. Checks will be paid in January; watering should continue into October as needed. This year there is a deadline. **No water reimbursements will be accepted after 12/30/2022.** Watering reimbursements will be honored for June-Oct 2022, so you will need to include your November billing which is for October usage.

#### **Cable and Dish:**

The board of Directors allows cable installation on all units at the River Woods HOA. Cable is allowed to be run on the exterior of the building as long as it is behind the siding but cannot be attached to another unit or run across the roof. The cable must be buried. Lines can go through the siding at any location per homeowner. TV Dishes can be placed either on the fascia or deck of a unit owner's property only. Nothing may be installed on the roof or run across the roof. Please get the specifications on the website. **Owners will be responsible to pay for new roofing if a dish is placed on the roof.**

**For Sale:** Aero Pilates Performer 298- Just like new with booklet & instructions-\$100. Teeter Spine Inversion Table. Just like new with original information. Paid over \$330 will sell for \$150 or best offer. Contact Nancy Ries in River Woods at 952-707-0233 Come and take a look.

***The Board of Directors, Kimberly & the Crew would like to wish everyone a safe and Happy Holiday Season!***