

THE VILLAGER - September 2022
334 River Woods Lane, Burnsville, MN 55044
PH: 952-894-4368 FX: 952-808-6900 Email: river_woods@comcast.net
Office Hours Mon. – Thurs. 9:00am-4:00pm Friday 9:00am-12:00pm
Reminder the office is closed from 9/2-9/5/2022 for the Holiday.

INSURANCE -THE INSURANCE PREMIUM INCREASE FOR THE ASSOCIATION IS APPROXIMATELY 60%. Please read the attached Insurance Newsletter for more information regarding the increase. IMPORTANT REMINDER! Bills have been sent from Kraus Anderson to all homeowners and mortgage companies of those of you that are not escrowed with the Association. It does not matter if your insurance is escrowed with your mortgage company or not, it is still the owner's responsibility to ensure that this is paid on time from you or the bank. Owners also must verify with their mortgage companies that payment was made out to and sent to Kraus Anderson. Late fees will begin September 21st and all accounts not paid will be turned over to Legal on October 1st, please don't let it get to that point! Follow up on this until KA tells you they received the check. Owners that escrow with River Woods will get their statement the week of September 8th or before. The balance for 2022-2023 insurance policy is due in full, you cannot make payments! Trying to set up an escrow payment now for the balance due is not an option. You can however talk with the office about setting up an escrow for insurance due September 2023-2024. If you did not receive the bill from Kraus Anderson please call Elysia @ 952-707-8220.

THE MASTER POLICY INSURANCE DEDUCTIBLE FOR THE OCTOBER 1, 2022 – OCTOBER 1, 2023 POLICY TERM IS NOW \$50,000 FOR ALL COVERED PERILS. YOU WILL NEED TO CONTACT YOUR HO6 CARRIER AND INCREASE YOUR LOSS ASSESSMENT DEDUCTIBLE TO \$50,000. INCREASING THIS LOSS ASSESSMENT ON YOUR HO6 POLICY IS A VERY MINIMAL INCREASE ON THAT POLICY PREMIUM. Your policy should have already been set at a \$25,000.00 loss assessment coverage because the water deductible has been that for years. Contact your HO6 agent to make this increase as of 10/01/2022.

Vandalism/Thefts: There have been trespassers and minor vandalism at the sport court and pool area. This has occurred over late night/early am hours. On one occasion the police have been called, intercepted the trespassers and let them go. Should you witness anyone on the sport court or the pool area after 10:00 pm please call the police. Also, we have had an owner report their unlocked vehicle was gone through and items were taken. Please remember to lock your vehicles and contact the police to report any incident.

Pool Hours: The pool will close for the season on Labor Day, Monday, September 5th at 6:00 pm.

House and Garage Lights: The lights are available at the office for purchase. The cost is \$49.00 uninstalled and \$55.00 installed. Please contact the office if you would like to purchase. You cannot use any other replacement light on your outside lighting.

Plantings: As noted in last month's Villager: *Any perennial plantings; shrubs, trees, etc. must be approved through the Association. Please do not purchase these items until you have received approval.* The 'etc.' would also include items placed on common grounds such as; bird feeders, planters, rock gardens, solar landscape lighting, If they impede; mowing, blowing, trimming, any grounds work, they will be removed and the Association will not be responsible for any damage to any items. Also, there is underground pole lighting running all throughout the Association, owners adding decorations and plantings have damaged and broken these lines which are very difficult to find and repair, thus another reason for requiring approval.

Sanitation: The garbage and recycling are contracted through the Association. The contract is specific for container sizes and number of containers; one garbage container and one recycling container per unit, provided as per the contract by Aspen. The only reason containers should be swapped out is if they are damaged. Contact the office if you have a damaged container that needs to be replaced. If you have extra garbage/recycling or other materials that are not allowed or do not fit in the containers provided you are to contact Aspen at 612-884-8000 to make arrangements for pick up and payment, the Association does not pay for these.

Wildlife: PLEASE be sure to keep the lids closed on your garbage containers as the wildlife are not shy about helping themselves and making a mess, this only attracts them! DO NOT FEED THE WILDLIFE!! (Birdfeeders exempt as long as it's birdseed/feed)

Wasps/Hornets/Bees: Wasps, hornets and bees are also very abundant at this time. The Association is limited with what we can do. We will try once or twice to 'dust' with a power that we are certified for and remove the nest if possible. If it is more invasive than what we can do, or if the nest is inside of your siding, you will have to call a professional to eradicate the problem.

Paint: If you are holding on to unused paint, please contact the office for a pickup or drop it off to the office. There are others waiting if you have any left. There will not be another large paint order done at this late time in the season. As the weather turns cold the office will not take back frozen paint containers.

Owners who Sell: When an owner sells their unit, the buyers are required by law to receive a Resale Disclosure Packet provided by the Association. The cost for that packet is \$400.00 and it is paid for by the sellers at the closing. This packet should be requested prior to listing your unit for sale, by the seller's agent via email.

ACH - Auto Fee Payments: Reminder that automatic fee payments are available and free – please contact the office for the form or go to the website for the form. Must be into the office no later than the 20th of the month for the following month.

Texting the Office: As explained in previous Villagers: The office phones do not have the ability to receive or send texts. Please do not send a text to the office phone. You may send a text to the River Woods email at river_woods@comcast.net.

Parking/Towing: Once again we have abuse in some areas: For those of you abusing **any part** of this rule, you may be towed **without notice**. This is the information you need to know.

- The only place a resident may park is in the garage or in front of the garage. Guests may park in residence driveway or guest parking.
- At no time may a vehicle be parked anywhere else. This includes anywhere along the driving lane or grass. At no time may a logo/work vehicle be parked in River Woods, unless working at a specific unit for the day. This is any vehicle with business information/advertisement on it.
- No boats, trailers, campers or recreational vehicles may be parked in River Woods. You may get temporary approval for overnight loading/unloading, along with prepping it for the season. This must be approved in advance by the office. In advance means before Friday.

Mailboxes: If you lose your key, or it no longer works you must contact the Burnsville Post Office at 952-890-2274. They will re-key the box for a charge. The Association does not re-key boxes and will only have a key for your box if you provided it to the office for backup if yours is lost.

Water Reimbursements: There are times when grounds crews and contractors working in the Association will need access to water, which means utilizing outside faucets from homes. There simply isn't always time for the owners to be contacted at the time of or prior to this usage. All owners should be aware of the Association's water reimbursement program. It was most recently outlined in the April 2022 issue of The Villager which states;

Water Reimbursement Plan: This is what you will need to do - copy your bills from this January to October, reimbursements will be decided depending on when there is a need to water and when the rainy season is. Submit the copies of your bills **(all at the same time) this fall (Nov/Dec)**, and you will be reimbursed for the water usage over your normal usage from the winter. The reimbursement checks are dispersed in December. The Association will no longer pay out previous year reimbursements; you may only submit reimbursement requests for current fiscal year. **After December 31st, bills will no longer be accepted for reimbursement for the previous fiscal year.**

Solicitations: Solicitors are required to have a permit from the City of Burnsville, with a few exceptions. The link is posted for you to review the ordinance at <http://burnsvillemn.gov/1047/Solicitors-Peddlers-Merchants-Vendors>. You may also print off a 'No Solicitation' placard from the City to place in your door or window at <http://burnsvillemn.gov/documentcenter/view/7962>.

Have a wonderful Labor Day Weekend!!