

The Villager – May 2022

Townhouse Villages at River Woods HOA – 334 River Woods Lane, Burnsville, MN 55337

*PH 952-894-4368 * Email Address: river_woods@comcast.net * Fax 952-808-6900 May Office Hrs: M-TH 9:00-4:00 Friday 9:00-12:00

Spring Walkthroughs and Painting: All spring walk through notices will be completed and mailed to homeowners upon completion. Please understand this is to maintain property values for ALL River Woods homeowners. No one is being singled out and the office will work with all reasonable timelines. Timely painting of units is important; **repairs need to be made before the painter can start.** Painting should begin in June pending weather and completion of repairs. Additionally, power washing may bring out additional areas of repairs that will be needed such as uncovering additional delamination of wood. These areas may not be listed on walkthroughs. If you see WHITE paint on your unit replacement is needed.

Paint/Vinyl Units - Power Washing: **Units to be power washed and painted this year are 80 to 143.** This is the third year the vinyl units within the paint cycle will be power washed. Units receiving this service will be receiving a posting notice like the paint letter posting. Please pay attention to the instructions. Water access from the exterior faucet **is required** and therefore must be operable. All units that are on the paint cycle will be power washed in May to prep for the painting that will begin in June. Please be sure your water spigot is ready to go and turned on.

Paint/Stain Requests: The office will distribute paint to owners beginning of June pending weather. Wood really needs to dry out from the winter and spring snows. **Paint/Stain is not issued on demand.** Plan for weekend projects, allow a one-week turnaround for requests. You may email the office for you paint requests beginning the second week of May to get on the list.

LATE FEE REMINDER: Late Fee Change: The River Woods Board voted as of May 2022 late fees will be increased from \$10.00 to \$25.00 on the 10th of each month and from \$10.00 to \$25.00 on the 20th of each month, if owners have any balance on their account. This is anyone who does not pay before or on the 9th and 19th of each month.

Dog Defecation: The amount of dog defecation in the Association is unbelievable. Entire buildings are being fined for the lack of clean up, all dog owners in these buildings will be held responsible. There is absolutely no excuse for dog feces being left on the grounds. Defecation is to be cleaned up immediately! Clean up and weed killer not be applies until all areas are cleaned up!

Hoses and Sprinklers: The office will provide you with hoses and sprinklers for the watering season. Just email the office and let us know your unit number and what you are requesting – two sizes of hoses are available 100ft and 50ft – let us know what will work best for you and if you need a sprinkler with the hose. They will be dropped at your unit.

Grounds Maintenance Requests: **The due date for these requests is May 13th, 2022 after this date no more will be honored for review in 2022.**

Association Fees/Legal Update: Monthly Association Fees are \$330.00. Association fee payments are due on the first of the month. Any account not paid by the 9th of the month will be assessed a late fee in the amount of \$25.00 **on the 10th**. There is an additional \$25.00 assessment if not paid by the 19th the late fee is entered on the 20th of the month. If there is **ANY BALANCE** on an account as of the 10th or 20th of the month, you will be assessed a late charge. This could be a balance of \$1.00 on up. Accounts over \$640.00 will be sent to legal for collections. If you need assistance with a payment plan, please call the office before your account is turned over to legal to avoid legal fees.

Homeowner Correspondence: **The fastest way for the Association to get information to owners is via email.** If we do not already have your email, please call the office with your email address. If you do not have an email address you will want to sign up for one or connect with a River Woods neighbor or friend who is an email subscriber who can share updates. It is important for us to have this so we can alert you of emergencies and or changes within the Association in an expedited manner. When possible, we do post notices on units to homeowners that do not have emails, however that is not always feasible depending upon timelines of the information going out to owners.

Architectural Control Reminder: **Any additions or changes of any kind to the outside of the units, needs prior approval.** Please fill out the Architectural form and submit to the office for approval. You may obtain the Architectural form from the office or the website. It could take up to 30 days for response of request to be approved or denied so please plan to get these in the office in advance.

Pool Opening: The goal is for the pool to open the weekend of Memorial Day, Saturday 5/28/2022, pending weather. All homeowner Association fees/payments must be current, not in arrears, for pool usage.

Guest Parking: Guest parking is for GUESTS ONLY! **There is no parking allowed in River Woods for non-residents who are part-time roommates and vacationing.** Please do not have your friends and family members use River Woods guest parking as vacation parking spot. We do not have enough guest parking spots to accommodate that.

City News:

- For any City events please refer to the City of Burnsville website at <http://www.ci.burnsville.mn.us/>. Due to COVID-19 many events have been cancelled or postponed. You will want to reference the website calendar for any events.

Wanted: Owner looking for original wrought iron one piece stair railing. Between 4' - 6' in length. Used for split level stairs, bottom level. Height is approx. 28". If you are renovating and want to get rid of, I am interested in taking it off your hands or will pay a reasonable price. Valerie Impagliazzo - #23 / 952-412-6029

Have a Safe, Healthy Memorial Holiday Weekend!