

The Villager – May 2023

Townhouse Villages at River Woods HOA – 334 River Woods Lane, Burnsville, MN 55337
*PH 952-894-4368 * Email Address: river_woods@comcast.net Office Hrs: M-TH 9:00-4:00 Friday 9:00-12:00

Board Corner From the Board of Directors: Can you feel the Excitement? Back by popular demand, RWHOA is having a community-wide garage sale! Thursday – June 1st through Saturday – June 3rd, from 9:00 am to 5:00 each day. We will be advertising in the Sun/Current (South Metro communities edition), and the online platforms of NextDoor Neighbor and Facebook. So far 22 units have signed up!! For any questions, please contact annariverwoodshoa@gmail.com. Also, our Welcome Committee is off to a great start with some wonderful community members. If you have any ideas you would like to share for community events, please contact us at annariverwoodshoa@gmail.com. You will be hearing from us soon! Please remember to use your name and unit number when responding.

IMPORTANT - PayLease Zego Payments: There will be a security update to the payment site as of June 8, 2023. They will be disabling outdated web browsers. Residents using these impacted outdated web browsers will no longer be able to access the pay portal as of June 8, 2023. Zego will be communicating directly with residents impacted via their application, with instructions for updating your browser. Since residents log directly into the pay portal, Zego is the only troubleshooting option if you have an issue, the Association office is not able to assist. Their communication does not indicate at what point they will be in contact with residents. Contact PayLease Zego at ciphersupport@gozego.com for any questions.

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 repair 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. Lastly, exterior cameras will be noted on walk throughs. It will be noted if your camera is 'OK', then nothing additional needs to be done. If it is not noted as 'OK', you must submit an Architectural Request for approval. ALL exterior cameras need approval from the Association. Why? Because they are outside of the unit where privacy issues and appearance can be affected.

Paint/Vinyl Units - Power Washing: Units to be power washed and painted this year are 144 to 189. 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. Also note, refrain from putting out plantings and pots until this is completed.

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

Deadline Dates:

LATE FEE REMINDER: The late fees are \$25.00 on the 10th of each month and \$25.00 on the 20th of each month. **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.** This is anyone who does not pay before or on the 9th and 19th of each month. **If you need assistance with a payment plan, please call the office before your account is turned over to legal to avoid legal fees.**

Winter Maintenance Balances: As of April 20th, late fees are added onto accounts that have winter maintenance balances. Owners who have made payment plans with the office for these balances will not receive late fee charges.

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 will not be applied until all areas are cleaned up! Fines for this issue will begin immediately.

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 sometime in June. The water reimbursement plan will begin in June – please see June Villager for more details.

Grounds Maintenance Requests: The due date for these requests is May 12th, 2023, after this date no more will be honored for review in 2023.

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. Owners will be charged for mail communication starting in November, the beginning of the next fiscal year. All owners should not have to pay for a handful of owners not using electronic system to receive notices. Cost is \$2.00 per notice that needs to be mailed, effective June 1st.

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 it to the office for approval. You may obtain the Architectural form from the office or the website. It could take up to 30 – 60 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 5/27/2023, pending the following: Inclement Weather, Temperature Below 70, Chemical Imbalance, Staffing issue, Accident/Incident . We'll update the website calendar closer to Memorial weekend. All homeowner Association fees/payments must be current, not in arrears, for pool usage. Owners on a payment plan during this summer season or a balance on your account as of the 9th of each month will not have usage of the pool until paid in full. That is any unpaid balance as of May 25th at 4:00 pm.

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. Cars will be tagged and or towed even if you are on vacation!!! FYI – any guest that is at your unit more than 5 days in a row or at your unit overnight frequently will not be able to use these spots.

Have a Safe, Healthy Memorial Holiday Weekend!