

**The Villager -July 2023**  
**Townhouse Villages at River Woods HOA, 334 River Woods Lane, Burnsville, MN 55337**  
**PH 952-894-4368/Fx 952-808-6900 Email: [river\\_woods@comcast.net](mailto:river_woods@comcast.net)**  
**Office Hours: Mon-Thurs 9:00-4:00 & Friday 9:00-12:00**

**Board Corner:** Thank you to all who attended our June 13<sup>th</sup> Annual meeting. There were lots of new and familiar faces who came and lots of information given, and questions asked. Information is available on the website. Check out the July calendar! We had our first meeting with the walkers of River Woods on June 24<sup>th</sup> at 9:00am. It was decided that morning walkers would meet at 9:00 am on Mondays, Wednesdays, and Saturdays, down at the volleyball court and walk. Our evening meeting was a bust due to the thunder/rain. The evening walkers will walk on Tuesdays, Thursdays, and Saturdays at 6:30pm and also will meet at the volleyball court. Please look at the River Woods Calendar which shows the dates and times for July. In case of inclement weather, the group will not meet. More information will be sent to the people who expressed an interest in walking. **MARK YOUR CALENDAR FOR NITE TO UNITE ON TUESDAY, AUGUST 1<sup>ST</sup>, 2023!** More information to follow in the upcoming August Board Corner. Have a Safe and Fun 4<sup>th</sup> of July Holiday!! The Board.

**Master Policy Insurance Reminder: Your Premium will be due in September for the Master Insurance Policy. Please be sure the money is set aside now, do not wait until you receive the bill in late August.**

**Sport Court – Basketball Hoops:** The issues are rearing their heads. The plan of action will be discussed at the next Board meeting.

**Garbage/Recycling:** Due to the July 4<sup>th</sup> holiday, garbage, and recycling collection for the first week of July will be moved one day later THURSDAY, JULY 6<sup>th</sup> and not WEDNESDAY, JULY 5<sup>TH</sup>.

**Pool Reminder: THERE IS NO ALCOHOL ALLOWED AT THE POOL, THIS INCLUDES INSIDE THE FENCED IN AREA! Please read the pool rules and make sure you have them on hand if needed.**

The pool rules regarding weather are as follows: The pool will close for the following reasons:

- inclement weather- weather permitting as outside temps must be 70 degrees or above.
- chemical imbalance      • an accident in the pool area

**\*\*\*INCLEMENT WEATHER INCLUDES STORMS and IMPENDING STORMS, THUNDER, LIGHTENING, RAIN, ETC. DO NOT CONTACT POOL EMPLOYEES REGARDING THE POOL BEING OPEN! \*\*\***

**Any owners account in arrears of ANY amount as of the 10<sup>th</sup>, will not be able to use the pool until paid in full.**

**Maintenance Requests:** Requested maintenance projects will be completed **June-October there is no specific timeline for completion of requests.** We will do our best to get them done pending weather. All requests are in the process of review. Many requests have been completed without notification during the review time period. We can only use budgeted funds so not all requests will be honored. We will not know how many will be moved to next year until all our big projects like asphalt/cement bids are reviewed and approved.

**Architectural Requests: YOU MUST submit your request for ANY work on the outside of the unit to the office prior to starting any work.** Your request must be submitted on an Architectural Request Form (ACC Request) found on the Association's website, under 'Replacement Specifications'. It could take 30 days for the committee to review the request so please plan accordingly. Nothing can be done on the roof without prior approval. No satellite dish installation is allowed on the roof. Once a building has a new roof any installed dishes will be removed, and the owner will be charged with re-roofing back to the original.

**Air Conditioning Units:** Owners should be cleaning off their A/C units. Many are completely covered in cotton from the Cottonwood trees, dirt, etc. All units are working overtime, especially with the warmer temps. Simply spray off the unit with your garden hose to clear the debris. We have also received the following helpful information from Steve in Unit 308,(Thank you Steve!) he purchased a Cottonwood Filter Screen from Twin Cities Filter Service for his A/C condenser unit at the cost of approximately \$80.00, based on the recommendation from his HVAC professional. If interested, you may contact Twin City Filter Service at 612-324-1011 for information, Steve spoke with Jenny. Steve also provided this additional information:

“The filter screen seems to be effective in keeping most of the cottonwood fluff out of the coils. I spend about 15 minutes each day or as needed cleaning the filter as follows:

1. Turn off the air conditioning unit from the inside using the thermostat.
2. Brush the fluff off the screen with a household broom. Collect the fluff off the broom and place it in a small plastic bag.
3. Remove remaining fluff on the screen and around the base of the unit with a handheld, rechargeable vacuum ("Dust Buster").
4. Remove any remaining fluff on the screen with a damp paper towel. Place it and the fluff collected by the vacuum into the plastic bag, which goes in the trash.
5. Turn the air conditioning unit back on from the inside using the thermostat.

Filters are available from Twin City Filter Service, Inc., 2529 25th Avenue South, Minneapolis, MN 55406. Phone: 612-324-1011. They are available in various sizes. Mine is Model 027, which is 27 inches x 10 feet 0 inches and fits units with air intake openings up to 25 inches (height) and combined width (circumference) of 9 feet 10 inches. With delivery to my unit, the cost was \$79.79. Steve, Unit 308

**Fireworks:** There are no fireworks allowed to be set off at the Association! It is a huge concern with River Woods being a densely populated area surrounded by trees and built in the 1970's. Illegal fireworks are also in violation with the Association's Master Insurance Policy. The following fireworks are illegal and are not allowed in River Woods (not limited to only these); anything that flies or explodes such as firecrackers, bottle rockets, missiles, Roman candles, mortars, shells, etc. The only legal fireworks are sparklers, cones and small tubes that emit sparks, snakes, and party poppers. Owners are advised to call police immediately to enforce fireworks restrictions. River Woods will not allow even legal fireworks after 10pm. Owners are advised to call the police if any activity is going on. The City of Burnsville's noise ordinance guidelines also apply.

**Owners Without Email:** The following units do not have an email on file – 27, 71, 104, 153, 181, 204, 212, 306, 316, 323. **Owners who do not have an email on file with the Association will only receive communications via postal mail, there are no postings from the office, regarding immediate notifications, hand delivered, taped to units, the exceptions are work for asphalt, power washing, painting, or roofing. This may result in non-email owners receiving the notifications in an untimely manner after a timeline has passed. Unfortunately, we simply do not have the resources to continue these hand-delivered postings. We will encourage owners who do not have or want email to partner with a neighbor who does receive River Woods communications via email.**

**Parking In River Woods: Residential parking** is permitted in garages only. Up to two vehicles (for a double garage) may be parked in front of the garage door depending on the location of the unit and what space provides and one vehicle for a one car garage. Additional parking spaces are provided for guest parking only. Car maintenance on HOA property is not permitted. No business or recreational vehicles ie, campers, boats, trailers etc. allowed on the grounds. No vehicles with expired tabs or missing plates allowed. Vehicles must be operable. Immediate towing may take place if any parking rules are violated. **NO PARKING ON GRASS/WALKS/FIRELANES OR BLOCKING ANOTHER UNIT.** No parking allowed in guest parking areas. **Parking Restrictions Violations Procedure:** Special areas have been set aside for Guest Parking! The use of these areas by the Homeowners or residents to park Vans, Campers, Boats, Trailers, Business Vehicles, Cars, or the like is **not** permitted. All vehicles parked on Common Property (including roadways, vegetated areas, driving lanes, or on driveways belonging to Common Property) are subject to the following:

1. Vehicles in violation will be tagged or towed by the office/grounds staff, towing company, the A.C.C., the Maintenance Committee, or by an Association Employee. Some violations are immediate towing – such as parking in a fire lane, common driving lane, on grass or grounds, blocking another driveway and a homeowner parked in guest parking. Two cars may park in front of a two-car garage and one car in front of a one car garage as long as the driving lane is not impeded more than the allotted amount will be towed immediately. Vehicles with expired tabs or inoperable are subject to immediate towing also.
2. If the tagged vehicle has not been moved within 12 hours, or if the vehicle returns any time after being tagged, it will be subject to being towed away at owner's expense with no further notification. If removal of the vehicle by the Association's Agent is interfered with, the resident will be liable for costs incurred. Vehicles parked in roadways of driving lanes and or causing an obstruction during periods of snow removal and or Grounds Maintenance may be towed away without notice at owner's expense. Guest parking areas should be cleared of vehicles after a snowfall, so the crew has places to push the snow.
3. No Vehicle maintenance, repair, or refinishing is allowed anywhere in the River Woods HOA including owners garage.

**\*\*\*Any exception needed of any of these rules must get prior office approval!\*\*\***

**Once owners have been notified via an email or tag, no further notice will be given, vehicles will be automatically towed.**

**Emails/Phone calls/Emergencies:** If you leave a voice mail message at the River Woods office and request a return call, *please* leave a unit number, and call back number. Please be sure your unit number is with all phone and email correspondence. If you have an emergency after office hours, email the office with EMERGENCY in the subject line with your unit number and your emergency issue in the body of the email. Emails are monitored for emergencies phone calls are not.

**Painting/Power Washing:** Power washing on all units in the paint cycle has been completed and painting has begun. If you received a posting from the contractor, know it is **weather permitting**. If you have any questions or concerns, contact the office. If your water/ faucet must be used for others besides yourself, please follow the Association's Watering Reimbursement instructions.

**Watering Plan:** If you chose to be part of the water reimbursement plan, or if your water must be used for power washing, 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 12/30/23.*** Watering reimbursements will be honored for June-Oct 2023 so you will need to include your November billing which is for October usage.

**Plants:** If you requested hostas and daylilies these will be dropped at your door as they are requested. **Remember to ask 7-10 days before you want them.**

**Materials:** Materials (such as dirt/rock/edging) will be distributed throughout the summer based on requests, what is needed and/or who is doing the work. There has been great success with our partnership plan. This plan has the Association providing materials and education and the homeowner assisting in labor and upkeep. A walk around the Association can attest to the success of this program. These requests should be on the Maintenance Request Forms and in by the deadline noted on the form.

**Paint Return:** Please return the paint as soon as your projects are completed. Someone else may be waiting for it. Let the office know and we're happy to pick it up.

**Garbage/Recycling Update:** The fine for ‘contaminate’ items in recycling containers is \$5.00 per container, per incident. That cost will be passed back to the unit owners whose **recycling** containers are ‘contaminated’ with non-recycling material. It’s very easy to remember – **NO PLASTIC BAGS IN RECYCLING BINS!!** “When in doubt, throw it out” is Aspen’s suggestion. Plastic bags may be recycled in other ways, Cub Foods and other retailers were accepting plastic bags for recycling pre-COVID, you can check with them if they are continuing that practice.

**Contractors:** Homeowners, if you are having contractors doing work at your unit and they offer to give you a “free estimate/inspection” on your roof, they do not have the Association’s permission. The Association has its own roofing contractor who annually inspects and does the roofing replacement. If you think you have a roofing issue, contact the office immediately.

**Packages:** The office does not accept packages for unit owners. If a delivery service tries to drop them at the office, they will be refused. Also, please do not have your packages directly addressed to the River Woods office. We **cannot** be responsible for your deliveries.

**Please Do Not Feed Wildlife:** DO NOT feed the wildlife! The Association does not allow food scraps to be thrown in woods or on common property, this includes feeding geese in the pond or from decks. The DNR has asked us to post this and to let them know if any resident is not following this no feed rule! Please note, the exception would be bird feeders – they are allowed. Residents will be fined \$25 per incident.

**Garage Door Maintenance:** Owners be aware of your garage door maintenance. There is a procedure you should do yearly. This maintenance includes releasing your tension pulley. Pull the door up and down a few times. If it is difficult to pull up and down, you should call a professional to do maintenance and adjust springs.

**Foundation:** Many owners are having crumbling foundation issues and garage floor issues. The association is not responsible for the foundation. You should not prolong looking into issues as the problem will only get worse.

**Thank you for your support!** We have received many emails, phone calls and treats expressing kudos to the Grounds Crew for a job well done, it is greatly appreciated! Managing an association of this size takes an enormous amount collaboration on everyone’s part, not even factoring in how it is all affected by the weather.

**Emergency? What to do:** In case of an emergency at your home there are a few helpful hints to help guide you.

- Fire – call 911 then email the River Woods email: river\_woods@comcast.net as soon as possible.
- Flood/water intrusion email: river\_woods@comcast.net and contact your HO6 carrier.
- Storm damage that has caused major structural problems/intrusion - email: river\_woods@comcast.net and call your HO6 carrier.
- Roof leak (major) - email: river\_woods@comcast.net

**River Woods email is monitored nights and weekends for emergency situations, however not overnight hours.**

**Non-emergency directives:**

- No electricity – call your electrical provider.
- Roof Leaks – Email and leave message with details including name, unit number and telephone number.
- No gas – call your provider.
- Gas smell – leave home and call 911.
- No water – call your city provider.
- Minor storm damage: siding blew off or shingle damage – Email the office.
- Sewer back up – call plumber of choice – association jets the lines every other year. If it is a building back up email the office. The association uses Drain Pro.
- Noise issues with neighbors (dogs, people, cars, and equipment) call the police.
- Pest control (this includes ants, mice, box elders, bats, squirrels, and all other pests) – call an exterminator of choice it is the owner’s cost.
- Vehicle blocking accesses to your unit – call police.
- Guest parking issues – email the office.

Happy Independence Day!!