

The Villager - March 2023

Townhouse Villages at River Woods HOA 334 River Woods Lane, Burnsville, MN 55337
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Board Corner: *There has been lots of buzz in the community about all this snow we are getting. The ice dams were the worst we have ever seen. Owners have leakage in the unit. Please be proactive and have your attic and the sealing of attic bypasses checked. This is also a great way to save money in the future with heating and colling costs.*

Welcome to all the new owners of the last 6 months. This is a big association of 324 homes and 87 acres to cover. We are happy to help with any questions or concerns. Please let the office know if you would like a meet and greet scheduled!

A \$25 late fee is applied on the 10th and another \$25 late fee is applied on the 20th if there is ANY balance on your account on. To avoid a late fee your payment must be received by the 9th and the 19th.

Zegos/PayLease Online Payment: Zegos/PayLease is a 'for fee' payment system available on the Association's website at www.myriverwoods.org, under the 'Make a Payment' section. Instructions and fees are listed under this section as well. If you have any questions regarding the online payment system, contact the PayLease/Zego customer service, the number is listed with the instructions on the website.

HO6 Information: *Important Reminder...THE MASTER POLICY INSURANCE DEDUCTIBLE FOR 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.*

Salt Requests - Reminder: salt is available to owners. Please contact the office via phone or email and we will be happy to deliver salt to your door. Shakers are available if needed (please ask for one) and you set them outside your door and call or email for a refill. If your driving lane area is slippery call the office for salt to be laid. No one is working at nights and weekends unless there is a snow event so, please be sure to help keep your area ice free during these times. When requesting, please leave your unit number and if you have or need a shaker.

REDUCE THE RISK OF FROZEN PIPES - Leave a cold-water tap running at a steady stream of about 1/4 inch. (Think the diameter of a #2 pencil) • Leave the cupboard doors open under your kitchen and bathroom sinks. • Do not turn your furnace below 55° F. • Shut off and drain the pipes leading to outside faucets. • Wrap foam insulation around pipes most susceptible to freezing. • Seal air leaks in your home and garage. • If you are away, have someone check your home regularly. Water lines are freezing... Are you next?

Fireplace/Chimney Reminder - Have you had your fireplace/chimney checked recently? At all? An accumulation of creosote in the flue is the leading cause of chimney fires. Creosote deposited over a long period becomes highly flammable and it is often the cause of chimney fires. Creosote removal is vital to your safety. A professional chimney sweeper will carefully and thoroughly scrub the flue including the liner and walls to remove creosote, soot, and other debris and residue from the flue. In addition, it is necessary to repair or replace defective dampers. Dampers that do not close properly will allow the outside air to mix with heated air and increase your energy costs. A professional chimney sweeper is knowledgeable about building codes, trained to recognize deterioration or venting problems and can advise you regarding the chimney's condition. The National Fire Protection Association recommends that chimneys, fireplaces, and vents be inspected at least once per year.

Burnsville Hydrant Flushing - Burnsville's Utilities Department will begin flushing City-owned fire hydrants April through September. During hydrant flushing, it is not unusual for residents to periodically experience discolored water, pressure changes and/or increased chlorine odor. Nearly all hydrants in River Woods are private and the City does not flush them. However, owners may still experience the residuals as described, from surrounding neighborhood flushing. River Woods does their own hydrant flushing and at present there is no timeline. More information can be found on the City of Burnsville's website at <https://burnsvillemn.gov/573/Hydrant-Flushing>.

Pet Policy - Owners are **REQUIRED** to pick up pet defecation **when the dog defecates** and to properly dispose of it. Rain and snowmelt runoff can wash pet droppings into storm drains and ponds. As it decomposes the droppings release bacteria (E. coli, salmonella), parasites (Giardia), and nutrients (phosphorus) into the water supply. There will be no snow removal if there is any defecation not picked up. Contact Animal Control at 952-894-3647 if you have issues with unrestrained animals in your area or yard, animals left tethered in yards or on decks and incessant barking.

Garbage Cans - Garbage cans are to be kept in the garage. Containers may be put out the night before (weather exceptions) collection. All cans must be out by **6:00 am**, the day of pickup, and returned inside your garage the same day. Owners are allowed to only put out what fits in the can; extras must be arranged with hauler and payment made with them. Any issues with waste removal must be handled through the office.

Parking Review - Reminder – parking anywhere but your driveway and in the garage is a direct violation of the Declaration and **you may be towed without notice**. Guest parking is for guests and areas for **snow removal and emergency vehicles must be left open**. If you have any questions, please call the office. Please review your Resale Disclosure Packet for guest parking rules.

Parents Parking Cars on Street for Bus Pick up or drop off - We have parents who drive their children to the bus stop and park by the pool. There have been incidences with cars not being able to see around them to enter the main road and not enough room with cars in both directions moving in and out of the area. This makes for a hazardous situation. All parents need to either park on the main River Woods Lane city road or walk the children down from the pool area. We simply cannot have a car park alongside the pool and wait.

Roof Replacement - The Association will be continuing roof replacement in Spring as weather permits. Your unit will be posted in advance when it is time for it to be done. Because of the weather we cannot put out a schedule or guess on units and timeframes.

Attic Weatherization - We have been helping owners with leaks in their homes over the last few months. The common issue currently has been the lack of sealing the attic bypasses and insulation not being enough for MN living, causing ice dams. Please have a weatherization evaluation from a company of your choice to evaluate, this is usually a free service.

Texting the Office - Please do not text the office, the phone system does not have text capability. You may leave a voice message or send an email to river_woods@comcast.net. If you have an emergency after hours, weekends or holidays send an email; include "EMERGENCY" and your unit number in the subject line. Only emails are monitored during these times, we cannot remotely retrieve phone messages.