

**THE VILLAGER**  
**AUGUST 2023**

**TOWNHOUSE VILLAGES AT RIVER WOODS HOA**

**334 River Woods Lane, Burnsville MN 55337 \* PHONE 952-894-4368 \* FAX 952-808-6900**  
**Email: river\_woods@comcast.net \* Office Hours: Mon-Thurs 9:00-4:00 & Friday 9:00-12:00**  
**[www.myriverwoods.org](http://www.myriverwoods.org)**

***Board Corner***

***There have been questions regarding pool policies. The Board would like to clarify a couple items for everyone.***

- ***Why is there a pool monitor and why can't my children have freedom to run, dive and do whatever they want? The answer is safety and liability. The insurance company requires a lifeguard or monitor on site while the pool is open. We do this and maintain no injuries and we can keep the pool open for everyone to enjoy. If the rules are not followed and we do not have a monitor, then insurance and liability go up. All parents should always keep an eye on their children and support our efforts to keep the pool open and safe for all residents.***
- ***What happens if my fees are not paid in full and have a zero-account balance on the 10<sup>th</sup> of the month? Privileges are lost like using the pool until your account is paid in full. This is per your Declaration. Fees are due on the first and late after the 9<sup>th</sup>.***

***The Board is excited to be supporting the night to unite event this year. It has been many years and we hope everyone can enjoy a fun night of candy bingo! Hope to see you on Tuesday AUGUST 1<sup>ST</sup> AT 5:30 PM.***

**Insurance:** The Board of Directors will be approving a master insurance program in August. Have you budgeted for your insurance? Is your insurance escrowed? Does Kraus Anderson have your current mortgage information for any escrowed accounts? Verification forms have been sent from Kraus Anderson to all current owners for completion and return. Billings will go out in August and are due in September. If you DO have your insurance escrowed through your mortgage company, it is YOUR responsibility to follow up with your bank until it is paid to Kraus Anderson. I know this is not an easy process, but you are the only one who can ensure it is completed. Verify with KA (Kibben or Amber via email at riverwoods@kainsurance.com) to be sure the check was received. **DO NOT ASSUME YOUR MORTGAGE COMPANY HAS PAID, YOU NEED TO VERIFY THIS.** Anyone who escrows insurance through the office will receive a statement at the end of August. At present we are still waiting for the 2023-2024 annual renewal information.

**Late Fees:** Be sure you pay on the 9<sup>th</sup> or before to avoid late fees of \$25 on the 10<sup>th</sup> *and* 20<sup>th</sup> of the month.

**Architectural Requests:** All ACC requests for the month are due into the office a week prior to the date scheduled on the on-line calendar. Please remember all changes to the outside of your unit need an ACC request submitted and approved by the committee **BEFORE** work is **STARTED**. Call the office for more information or go online for all forms and replacement specification guidelines. They can also be found on the website.

**Maintenance Requests:** Normally the process for Maintenance Requests is they are due in the office in May, reviewed and responded to in June. This year and moving forward owners will not be notified if their projects will be completed only if they will not or cannot be completed. Loren and the crew started working on requests in May and will continue to do so until the snow flies. Some projects are small and can easily be completed. There are many that are larger and part of a greater picture. Those requests are continuing to be reviewed, the areas are being looked at to determine what can be done or if they will have to wait. Some of you may see partial requests completed, but not all of your requests. We ask for your patience, please do not repeatedly call or email regarding these requests, as previously mentioned they are worked on all summer and fall. If you have an idea for a project that has not yet been submitted, please review the April 2023 Villager for clarification and to plan for submission next year.

**Foundations:** Foundations are the owners' responsibility to maintain. If you have cracking, holes, erosion, it is your responsibility to repair. The only repairs the Association does are asphalt patching to aprons each fall where there are breaks in the asphalt drive that meets the concrete garage.

**Paint:** Please return any unused paint you have sitting around; others may be waiting! Please do not hold on to paint for projects that have yet to be completed! If your project has been delayed, please return the paint and re-request when your project is ready to be completed.

**Garbage/Recycling Reminder:** The scheduled timeline; Aspen can service the Association anytime between the hours of 6:00 am and 6:00 pm. Your bins should be out no later than 6:00 am on the day of service and returned to your garage on the day of service after collection. Containers that are left out will receive a \$25.00 fee. Please email the office if your pickup has not occurred **after** 8 pm. Remember recycling is now weekly with your garbage collection.

**Trespassing/Vandalism/Noise Complaints:** Contact Burnsville Police Department. For animal complaints, contact Animal Control.

**Parking/Towing: Once again we have abuse in some areas.** For those of you abusing **any part** of this rule you will 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 door. Guests may park in their residence driveway or guest parking. If signs have been stolen – the rules still apply.
- At **no time** may a vehicle be parked anywhere else – the exception is when asphalt work is being done. This includes anywhere along the driving lane or on grass. At no time may a logo/work vehicle be parked in River Woods, unless working at a specific unit. This is any vehicle with business information/advertisement on it.
- **No business vehicles, 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.**
- The City/Police Department are tagging and towing vehicles parked on River Woods Lane, the main road that runs through the Association. We've long had an agreement with the City to allow owners to park overnight during the summer season when road work is being completed in the Association, when winter restrictions were off. Winter restrictions were no overnight parking during a snow event, no overnight parking between 2:00 to 6:00 am. Recently vehicles have been tagged and towed. Neither the City nor the Police Department were in contact with the Association notifying us they would be now enforcing winter rules year round. When we contacted the City regarding the agreement, we were referred to the Police Department. The detective told us the vehicles that were tagged had not moved overnight, they were tagged and given opportunity to move or contact the police department. After 3 days of notifications, a vehicle was towed. Based on this enforcement, the City/Police Department is no longer in agreement with the Association for parking during spring/summer/fall road construction months. Parking is at your own risk.

**Wildlife Reminder:** Please do not dump scrap food in or around the grounds. With the abundance of wildlife in River Woods it is just asking for trouble. Also, keep in mind food left on grills after cooking draws wildlife to the units, as well as grease pans that are full. It is always a good idea to clean and put away grills after each use. Birdfeeders are allowed and excluded from the guidelines of not feeding the 'wildlife'. If you continue to feed the wildlife your first fine is \$25 and it escalates by \$25 every occurrence.

**Stop Signs and Speed Limits:** Stop signs and speed limits in the Association are in place for a reason. There have been very near miss incidents with residents as well as witnessed and personally experienced by staff.

**Ground Report:** It is HOT and all the grass is thirsty – please water in-between rains - to save your investment! Please follow the City of Burnsville's watering restrictions which can be found on their website at <https://www.burnsvilllemn.gov/553/Watering-Restrictions>. Contact the office for hoses and sprinklers if needed.

**Texting the Office:** 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](mailto:river_woods@comcast.net).