

The Villager – April 2022

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

Office Hours: Mon – Thurs 9:00-4:00 & Fri 9:00 – 12:00

PH 952-894-4368 FX 952-808-6900 Email Address: river_woods@comcast.net

Office Appointments: The office continues to be open by appointment only. Office times may change on short notice depending upon a necessary situation; therefore, **email is our main form of communication.** Feel free to call the office for any non-emergency discussions. Should you be directed to leave a voice mail, your call will be returned as soon as we are able. Email for ALL emergency situations. Please be sure that if you have an emergency on nights and weekends you **email** the office for help and include your name, unit address and contact number.

Monthly Association Dues: As of November 1st, 2021, River Woods monthly association fees are \$330.00. Please contact the office to review any issues regarding payment of your monthly association fees. **If you pay via ACH through the River Woods office, any changes must be made prior to the 20th of the month, for the change to be processed for the following next month.**

Owners who pay via ACH, PayLease (Zego), personal, cashier, bank checks or money orders do not need to verify with the office that that payment has been received. Communication is only required by owners who pay via cash. YOUR PAYMENT WILL BE LATE IF RECEIVED AFTER THE 9TH OF EACH MONTH!
Bank deposits are made usually once a week or every other week.

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.

Acceptable Flushable Items: The **ONLY** paper product that should be flushed in toilets is toilet paper. **PLEASE, PLEASE,** do not flush; flushable wipes, biodegradable wipes, baby wipes, Kleenex, paper towels, etc. Any owner responsible for a blockage will be billed for any repairs!!

Crew Members in The Field: Please do not stop and make requests to the crew workers on the grounds. They all have jobs to perform and cannot stop for owners' requests. If you have any questions, requests, or messages, please contact the office.

Social Distancing: The office is not responsible for monitoring/enforcing social distancing at the sport court or other gathering areas in the Association. Owners need to take responsibility for their own behaviors and families.

ATTENTION PET OWNERS: Ground's work has begun; the dog defecation is alarming. Each unit that has an issue will be tagged (a "hang tag" on the door) and fined according to the 2017 Pet Policy revision, each time there is an issue. The fines escalate up to \$500 and then you will not be able to have a pet because you are not following the rules and statutes. If you own a pet, you must follow the rules of River Woods and City ordinances. If an animal is unattended / off their leash or incessantly barking - call Animal Control (952-894-3647). Animal Control will then follow up with the complaint, and additional fines may be imposed. If Animal Control is called due to defecation issues, this ordinance **WILL** be enforced by Animal Control. Lastly, please be mindful of your surroundings when walking your animals and please remember no owner appreciates the gift of poo being left on the common grounds! The grounds crew does not do pet waste removal, that is the owner's job!

Courtyards: For those unit owners with courtyards, this is your property. You own it and are responsible for the maintenance work needed, as well as the costs. We offer free services for grounds maintenance upkeep. If you would like to sign up for courtyard maintenance (these are detached garage units), please return the form in order to be included in spring cleanup. If you have signed up previously **YOU MUST DO IT AGAIN!** You can find the form with this Villager (those that are mailed) or on the website; www.myriverwoods.org, select 'Replacement Specifications' for those that are emailed. Please do NOT add other requests onto the courtyard form. Follow the proper request manner for the item your requesting!

Power Washing: The power washing of units 80 to 143 will begin in the next couple weeks. Both vinyl and wood sided units will be power washed. This will also bring out any wood rot that is on the unit. In order for painting to begin the wood will need to be replaced correctly. Once the siding is power washed a white paint will be sprayed to indicate any wood that needs replacement. There is a June 4th deadline for this work as painting will need to begin.

Painting: The units to be painted this year units 80 to 143 must have the repairs done immediately, so painting may begin. Repairs will be noted on your walkthrough assessment. Your unit will not be painted if repairs are not completed. The Board will then have the unit repaired and assess the cost to the owner.

Spring Walkthrough: The time is here for the Spring Walkthrough to begin once the grounds are dried off enough. When feedback is provided to homeowners, please DO NOT take this personally! It is simply an assessment of the items that need attention, which are the homeowners' responsibility. Make a written plan to accomplish the items that need repair and replacement, as noted in your unit inspection. Turn this plan into the office; it should include a timeline for completion. You may email the plan or drop it in the drop box outside of the office. Any unit on the painting cycle will need to have repairs completed within 30 days of notice.

We have had feedback regarding units needing repairs. Everyone's home values are affected by a homeowner letting their unit fall to disrepair. Neighbors are not happy that they must look at a "falling apart" unit. The repairs of some units have been put off for lack of funds. These repairs cannot wait any longer. If you can not afford to do the repairs, please investigate county funding (see contact listed below). Items that have been listed for several years need to be addressed with a timeline for completion. This timeline must be communicated to the office. Thank you in advance for your cooperation in this very important matter. The Board will focus on units that have been needing attention for several years and will continue with all means necessary to get the units in good exterior condition.

County Funding: Please call the Housing Rehab Coordinator @ 651-675-4400 for more information on the HRA loan through CDA, or visit the website @ <http://www.dakotacda.org/homeowners.htm>.

Architectural Requests: An Architectural Request is a request for any change to the exterior of the building (does not include grounds requests – as they are submitted on Maintenance Request Forms). Approval must be obtained by filling out the request form which can be found on the River Woods website at www.myriverwoods.org under the 'Replacement Specifications' tab. These need to be turned in by the 5th of each month to be approved at the Architectural Meeting (scheduled sometime in that month). You will receive notification with approval or denial, after the meeting. There are specification guidelines to be used when doing any replacement items. If you do not follow them, the request will be denied. Specifications and forms for all replacement items can be obtained from the office and are now listed on the website under the Replacement Specifications tab. Changes made without approval will need to be corrected at the homeowner's expense.

Hired Contractors: Owners hire their contractors for projects. It is the owner's responsibility to make sure their contractors are cleaning up their worksites as well as not blocking other driveways and main drives. Any contractor found to be throwing garbage on Association grounds, leaving materials behind, and not cleaning their sites may no longer be allowed to work in the Association.

Grounds Maintenance Requests: These are items related to the common grounds only. This includes dirt, seed, landscaping, retaining walls, sod, sidewalks, etc. The request should be put on a Maintenance Request Form; see form attached or included in mailing. This must be filled out completely. The plan should include the work the homeowner is willing to do in the project, materials needed, and a drawing if needed. Many areas have been improved upon several times but have not had proper upkeep. The association now takes a position of ownership in the grounds. You must take part in the solution and maintenance of the area. The knowledge, materials and equipment are handled by the office.

The requests are looked at with many variables; how many times has this been redone, was it taken care of, is there a permanent solution to the problem, cost, priority compared to the whole association and more. This year all requests are required to be in the **HOA office by May 13, 2022** All will be evaluated, funds analyzed, and e-mail responses sent out on projects we can do this year sometime in June. Forms and Specs are available on-line at www.myriverwoods.org in the "Association Documents" area. These forms are also available to pick up at the office upon request.

Paint: The office keeps paint for touch ups at the Maintenance Garage. Stain for decks is also available. We will have our paint order in May. **No paint will be given until after the beginning of June pending weather. Wood needs to dry out for the paint to adhere.** You may send an email or drop off a note requesting to be added to the paint drop off list. This request must include name, unit, what is being painted, quantity and color (trim, deck railing, house, stain). Once the paint ordered is received, it will be dropped at your units front door.

Water Reimbursement Plan: This is what you ***will need*** to do - copy your bills from this March (2022) to November (2022), reimbursements will be decided depending on when there is a need to water and when the rainy season is. Submit the copies of your bills **(all at the same time) this fall (Nov/Dec 2022),** and you will be reimbursed for the water usage over your normal usage from the winter. The reimbursement checks are dispersed in January. The association will no longer pay out previous year reimbursements; you may only submit reimbursement requests for current fiscal year. **After December 15th, bills will no longer be accepted for reimbursement for the year.**

Seed: Put in your request via email, your unit number and the type of seed you are requesting (i.e. sun, shade or mix) must be on the request. Seed will then be dropped back at your door after cleanup. You must apply fresh dirt prior to seeding. Please note that this will promote additional weeds. Area must be roughed up with a rake then seed laid and stay moist for 21 days. It is imperative areas are sectioned off with twine and stakes, this is the owner's responsibility. Seed will be available in May, weather permitting.

We are wishing everyone stays safe and healthy, from all Office & Grounds Employees.

