

Townhouse Villages at River Woods

WHAT DO MY ASSOCIATION FEES COVER?

Who is "The Association"?
YOU, the homeowners are.

YOU, as members of the Association, elect a board of other homeowners to conduct the business and make the decisions for the whole Association.

Where does the money to fund the Association's decisions come from? From YOU.
If you want the Association to pay for a project, YOU, through your fees, pay for it.

What do YOU, as a member of the Association, pay for?

There are 324 townhouses in our community,
spread over 87 acres of lawns, paths, ponds and woods.

Projects supported by your fees include:

- Tree pruning/cutting/removal
- Grass restoration/fertilizing/mowing/trimming/leaf blowing/weed prevention
- Snow removal and salt/sanding as needed on all roads and drives
- Sidewalk maintenance/replacement
- Asphalt driveways and road replacement maintenance/repair
- Pool replacement/maintenance/repairs/pool monitor payroll
- Employee payroll/taxes/benefits
- Electrical/gas of common ground pole lights/pool /shop/office
- Pole light replacement globes/poles/underground wiring
- Water: pool/office/shop/irrigation/homeowner reimbursements for lawn watering
- Computer/internet/phone service/ pool/ office
- Gas, oil, repairs, and replacement of equipment, truck and bobcats
- Postage
- Roof replacement now in 35-year replacement cycle
- Sanitation/waste removal for all owners/ office/ shop/ pool
- Painting/staining of townhouses (7-year cycle)
- Retaining wall maintenance and replacement
- Fire hydrant repair/replacement and maintenance
- Pond maintenance/ chemicals
- All individual homeowner requests for touch-up paint/grass seed/sod/soil/rock/mulch shrub/tree/bush/plant replacement. Edging/poly ground fabric/mulch and much more.
- Legal costs
- Infrastructure lines
- Website
- Walking paths

How can YOU, the homeowner know what's going on in the community?

Join a committee, attend meetings.

Read the Villager.

It's available monthly, on-line(river_woods@comcast.net) or by mail.

Reading the Villager, calendar and meeting minutes monthly will give YOU overall Association awareness by covering:

Board and committee meeting dates

Board and committee minutes

Architectural and Maintenance request deadlines

Any new or changed rules/regulations as passed by your Board

Ongoing updates on work being done, upcoming projects.

Why have a River Woods website? (myriverwoods.org)

Reduced printing, paper and postage costs - saving YOU money

Emergency alerts such as interruptions of any utilities

Print out architectural and maintenance requests form

Save a tree.