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THE Villager



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myriverwoods.org

BOARD CORNER

Documentation Needed for Selling Your Unit

Is selling your unit on your mind? You should be aware that there is a lot of documentation involved in selling a River Woods home.

Resale Disclosure Certificates and Association documents are required by Minnesota Statute when units are being resold. The seller must provide these documents to the prospective purchaser, so the buyer knows the Association's legal and financial status, as well as information about the specific unit. Upon an email request from the sellers' listing agent, these documents are provided to the prospective buyer by the Association office.

River Woods is unique in many ways, including our process for providing resale documents. The documents are provided *only* in a binder form, for pick up only. They are not offered as a PDF by email, which many agents/closers are accustomed to.

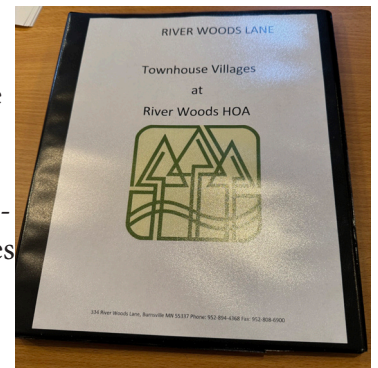
When buyers receive the Resale Disclosure Packet, they have two receipts to sign and return to the Association office. The first is a Resale Disclosure Certificate Receipt, in which buyers acknowledge receipt of the packet, which includes the Declaration of Covenants, Articles of Incorporation, Bylaws, Rules and Regulations, any amendments to these documents and the Resale Disclosure Certificate. The second document that needs to be returned is a Master Policy Insurance Acknowledgment. This explains that the master policy insurance coverage is administered through Kraus Anderson Insurance and describes the extent of coverage as well as the loss assessment deductible the buyers will owe in the event of loss (and should have on their HO6 policy). This informs buyers that the master insurance premium is NOT included in the monthly Association fee (as it is in some other townhouse associations). It is a separate annual premium paid each September, with the buyer responsible for the payment in full.

Upon return of the buyers' signed receipts, two final documents can be released for closing to the title companies: the Dues Current Letter and the Certificate of Insurance.

The turnaround for all packets and documents can be up to two weeks. The cost is \$400, paid by the seller at closing. Should a sale fall through, and the packet comes back for the next buyer, a \$50 charge will be included with the closing fees to cover the clerical costs for review and updating. This additional charge will be added to the Dues Current Letter and paid by the seller at closing. If an entire new packet must be issued for a new potential buyer, the cost will be the usual \$400.

Please contact the office with any questions.

Sarah Moore
Association Administrator



March Dates to Remember

The **Board** meets on March 19 at 5:30 in the HOA office.

The **ACC** meets on March 26 at 5:30 in the HOA office.

The **HOA office** will be closed March 11 (vacation) and March 29 (Good Friday).

Maintenance requests by April 30

The deadline for submitting maintenance requests is April 30. The forms for maintenance requests are available on the Association website. We want the requests in by the end of April so projects can be prioritized, plants and materials can be purchased ahead of time, and work hours allocated up front.

Donation Information for Families of Murdered First Responders

Many of you were wakened on the morning of February 18 by the sound of gunshots just over the hill from River Woods, and by the shelter-in-place calls we all got that morning. The result of the incident was the tragic murder of two Burnsville policeman and one Burnsville firefighter by a felon living just a few hundred yards from the lower-numbered River Woods homes. The tragic death of these brave men not only left a lot of colleagues, neighbors and Burnsville residents grieving, but left three shattered families as well, who will never see their husbands, fathers and loved ones again. The City of Burnsville has listed a donation site for those who want to help the surviving families of these men. You can find the link for donations at burnsvillemn.gov, or send donations by check to;

LELS Benevolent Fund, Inc.

c/o: Law Enforcement Labor Services

2700 Freeway Boulevard, Suite 700

Brooklyn Center, MN 55430

Be sure to mention that the donation is for the “Burnsville Heroes.”

The Name of Our Association

Officially, we're named the *Townhouse Villages At River Woods Homes Association*. (In spite of the fact that the sign at the entrance to River Woods Lane reads “Villages of River Woods”.) We usually shorten that to River Woods HOA. Why not River Woods HA? After all, our official name is “Homes Association” not a Homeowners Association. That's because Homes Association is how Pemtom incorporated us back in 1972, when there were few townhouse associations in the state. But since then, thousands of townhouses and condos have been built in Minnesota, all run by “homeowners associations,” so HOA has become a generic way of referring the legal entity that runs a townhouse association. Beside, who wants a townhouse association whose name sounds like the start of a laugh.

Prowler Spotted in River Woods

Two residents have forwarded videos and still photos of what appears to be the same person prowling through River Woods near midnight February 14 trying to open car doors and trunks.



Please be sure to lock the doors of any car you park in front of your garage, and remove any and all valuables — including your garage door opener — from any car parked overnight.

The videos have been forwarded to the Burnsville Police Department, who are investigating. If you have any information regarding the prowler, please contact the Burnsville Police.

No Cash Payments, Please!

Remember, the HOA office doesn't not accept cash, whether for fees, fines or other charges. We have no place to securely store cash and will return any fees or charges paid in cash. Please pay by personal check, cashier's check, money order, Zego payment via the Association's website or automated payments through ACH from your bank account.

ACC Approval for Any Changes

Remember, you **must** get approval from the Architectural Control Committee before making **any** additions or alterations to the exterior of your townhome. ACC forms are available on the Association's website, and the ACC committee meets regularly on the fourth Tuesday of each month. You are welcome to attend the meeting.

Firewood Available — Free!

The Association has free firewood available (for River Woods homeowners only), dried and cut up from the many trees we remove each year. Email the Grounds Manager with firewood requests.