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THE Villager



November 2023

Great Fun at Karaoke Party



On September 22, the Association held a karaoke party/potluck in the Sports Court. Though it was a cold day, over a dozen people showed up to sing along, eat plenty, and have a good time

Private Property Signs Installed

Private Property signs were recently installed on all roads entering River Woods property. We installed these on the advice of the Burnsville Police Department, who had been called some months ago to investigate an occupied car parked on one of our roads. It turned out the car belonged to a bounty hunter who was looking for someone. He protested being removed from the road, claiming it was a “public” road. The police advised him otherwise, and suggested to post our entrances as private property so intruders would realize that our streets, as well as our grounds, are private property.



ANNA'S CORNER

I think I have the winter personality of a bear. I like to hibernate! I find myself looking at fall as a time of ‘nesting’. Summer ends and the daylight hours lessen. I can ‘feel’ winter in the air.

This year, I found myself ahead of my WINTER PREP of home and auto! To my chagrin, my car needed more than an oil change. A new battery, electrical fixes and wheel bearings added up to more than I anticipated but now it is ready for winter. Then I turned on my FURNACE! I could hear the motor, but it never engaged! I had NO HEAT! Unfortunately, I could not fix the problem, and due to the age of the furnace, I was pushed to replace it. I was grateful that there were some wonderful deals to be looked at that HVAC suppliers had for both heating and AC. It took a couple of cooler days to work out the details and install, but I kept thinking how miserable I would have been had I waited to check later in the season. The moral of my story is:

- Prepare your home and car for winter.
- Clean your Gutters Cleaned (or email the RW Office to hire the River Woods crew to do it)
- Check that your furnace filters are clean, and it runs smoothly

Sign up for the COLD WEATHER ASSISTANCE PROGRAM if you qualify (Contact CenterPoint Energy 1-800-245-2377).

- Winterize your car. Check your tires, battery, fluids and fix small problems to keep the BIG ones away.

All I have left to fix is my electric fireplace! Maybe by next month I will have found a solution to that problem. One day and one problem at a time! Happy November!

Til next time!

Anna Goyette

President, River Woods HOA

Prepping for Winter at River Woods

Turn off your outside water line from inside your house; open outside faucet to let water drain. A burst water pipe is no fun.

The office does not accept packages for unit owners. If a delivery service tries to drop them at the office, they will be refused. Also, please do not have your packages directly addressed to the River Woods office. We cannot be responsible for your deliveries.

Vacant Units: Please be sure to notify the office if you know a unit is vacant. It is extremely important we maintain heat so the water pipes for the whole building do not freeze.

Leaves: Please do not rake the leaves. The grounds crew clears leaves multiple times throughout the month of November.

Fireplaces should be cleaned to prevent injury, fire or even death due to carbon monoxide. Check to ensure the flue is open and the draft is going out. Change the batteries in your smoke/fire detectors as well as carbon monoxide detector. **No exterior plastic or coverings can be put on windows or doors.**

Shoveling Reminder: Owners who have deck shoveling done by the Association will need to move all deck items to one side, and all breakables removed. Please complete by **November 10**.

Unit Numbers: Please be sure to add your unit number to any items delivered to the association office: Correspondence, payments – including checks sent directly from owner's banks – money orders, cashier's checks, and personal checks.

Items on the common grounds – All items outside your townhome, such as solar lights, statuary, bird baths etc., need to be stored inside for the winter. Items by driveways, garage doors, and sidewalks, such as solar lights, lawn ornaments, planters etc., need to be removed, so they don't get damaged during snow removal. This should also be completed by **November 10**.

Roof, Deck and Patios: You may hire the grounds crew to clear your roof, deck and or patio. This will be completed as the crew has time between snowfalls. You may email the winter maintenance form from the website. You will be billed \$30/hr. for decks and patio clearing and \$60/hr. for clearing roofs. Please do not call, this needs to be in writing.

Automatic Withdrawal of Fees: If you do not want to write a check for your fees each month, please sign up for River Woods' free ACH and we will withdraw your fees on the 1st of each month. For any questions, please call the office. You may also escrow (pre-pay) your insurance premium for the upcoming year via ACH.

Ice Dams: No contractor is allowed on the roofs for any reason without prior approval from the office. No contractor will be allowed to roof rake or clear ice dams due to liabilities and potential roof damage. You can have removal of snow and ice done by the River Woods crew at \$60/hr. If any unit reports water damage from a neighboring unit's ice dam, that ice dam will be cleared and the unit causing the damage will be billed.

Downspout extensions in driveways: Please remove extensions from the downspout. The Association does not replace any that are damaged due to snow removal.

Gutters: Homeowners are responsible for keeping gutters clear. Gutters are not effective when filled with leaves. If you prefer not to clean your gutters yourself, use the form on the website (or call the office) to be put on the list for November's gutter cleaning at \$30/hr. The usual cost of gutter cleaning is \$15-\$30. If a neighbor is having water issues because of your filled gutters, your gutters will be cleaned, and you will be billed for it, whether you've signed up for cleaning or not.

Pets: Grounds crew will not perform fall cleanup for any unit that has dog defecation remaining on the lawn. **Dog defecation is to be picked up immediately, per city ordinance and Association regulation.** Fines will be charged per day and will be added to your account for each day an owner fails to clean up their yard.

Paint: If you received paint for a project this spring/summer, please return any leftovers to the River Woods Office as soon as possible. Frozen paint in the winter will not be accepted back.

Awnings: The only awnings that are approved by the Association are the SunSetter retractable type awnings. The crew will be removing planter boxes, wood awnings and anything else that is not approved after fall clean up and expense will be billed to the owner. The deadline for removal is **November 15**.

Free/Sale Items and Toys: Should you have free items you'd like to get rid of or items to sell, you may notify the office via email with the description, pricing (or free) and your contact information. Items should not be left outside units or curbside. **Children's toys should be picked up daily and not left on grounds or in the roadways.** If left, the crew will remove them, and they will be brought back to the office area to be stored until claimed or the next recycling day.

Main Road: The main road that runs through River Woods – "River Woods Lane" – is a city road. The City of Burnsville is responsible for maintaining and plowing this road. If you have complaints about the snowplowing of the main road, do not contact the office, contact the City of Burnsville. Parking on this street is at your own risk. It is monitored by the city; you must follow their parking guidelines.

