

River Oaks Newsletter

Spring Cleaning!

The board has approved a yard sale, **Saturday, May 18, 2002**. If you have things to sell, please plan on this day. We will be placing various signs around the area announcing the date. Our goal will be to have a yard sale every spring and perhaps one more during the year if the residents hold interest.

Unfortunately we were not able to get a dumpster for large articles. Calvert Trash must do a trash survey of the area before allowing this. Hopefully next year we can plan on it.

If you have not yet begun to clean up your yard, please do so soon. We are sensitive to those without a green thumb, however, eliminating weeds and planting some flowers makes an enormous difference with the community's overall appearance.

A few extra tidbits on keeping a clean community

- ◆ Please do not throw Cigarette butts on the ground.
- ◆ Pick up loose trash that you see blowing around.

A Message from Comanco!

Parking is still the biggest concern of the community. If you have a garage, you must use your space. According to the Governing Documents for the River Oaks Community, you have 2.9 spaces for parking. This includes your garage and driveway. So, if you are not using your garage, please do so for the love of thy neighbors!

There has also been some rumors that some residents are voicing their opinions in a negative way to prospective buyers. U.S. Homes has informed us that these comments are affecting the sale of homes. The more you talk negative about your community, the more the value of your home is affected. We ask that you keep your opinions to yourself. Remember that it will take time for the community to prosper.

If you have questions or comments, please feel free to contact me.

Thank you,
Todd Wawrzaniak
Management Agent
(410) 721-7171 ext. 139

River Oaks
Board of Directors
Mel Blume President
Doug Sipe Secretary
Jake Shinn Treasurer
Ken Carlgren
Dan Harshbarger

Board Meeting Dates
Mondays - 7:00 PM @ the Edgewater Library

*May 6	*September 2
*June 10	*October 3
*July 8	*November 11
*August 5	*December 2

CLASSIFIEDS**To Run An Ad**

Contact Doug Sipe at dasipe@msn.com. The cost for a classified ad is \$5 for three lines (approximately 60 characters per line). The cost for display ads are as follows:

Full Page - \$75
 Half page - \$40
 1/4 page - \$25
 Business Card - \$15

The third quarter newsletter will be emailed to the email addresses you provide to dasipe@msn.com. Please include your name and home address.

Friendly Reminders

- Trash pick up is on Mondays and Thursdays. Please remember not to put out your trash out until after 7 pm the night before pick up day.
- Please use a trash can to place your trash on the curb.
- Please replace the bulbs on your lamp posts, it looks much nicer when they are all lit. If your lights simply won't go on, the GFI switch is probably tripped. The switch is located either in your HVAC or Water Heater Closet.

PETS CORNER**Anne Arundel County Codes****§ 9-105. Animals running at large prohibited.**

- (a) An Animal shall be considered to be at large if the animal is:
- (1) not on the property of its owner and not under the control of its owner; or
 - (2) confined or secured by any person not the owner or authorized agent of the owner, at a location other than on the premises of the owner, or an authorized agent of the owner.
- (b) This section does not apply to an animal under control of its owner or an authorized agent of the owner by leash, cord, or chain, or to an animal while actually engaged in the sport of hunting in authorized areas while supervised by a competent individual, or while undergoing training to heel on or off a leash, obey on command to come to its owner, or to sit, lie, or stand until further command.
- (c) An animal may not be at large. An owner of an animal at large is in violation of this section.
- (d) A person who is aware of an animal running at large shall report the condition to the Agency by telephone.
- (e) An animal control officer or the authorized representative of an animal control officer may pursue and animal running at large on public property or on the exterior premises of private property.

(Code 1967, §§ 6-200, 6-241; Bill No. 67-87, § 1; Bill No. 41-01, §§ 2,3)

§ 9-104. Animal disturbance prohibited.

A person who owns, keeps, or has possession of an animal may not permit the animal to disturb the quiet of a person or the neighborhood.

(Code 1967, § 6-243; Bill No. 41-01, §§ 2, 3)

§ 9-103. Creating public nuisance or public nuisance condition prohibited.

The Owner of an animal may not permit the animal to be a public nuisance or to cause a public nuisance condition.

(Code 1967, § 6-240; Bill No. 41-01, §§ 1—3)

§ 9-109. Removal of animal excreta.

A person shall remove excreta deposited by an animal owned by that person on public walks, recreation areas, or private property other than the owner's. (Code 1967, § 6-246; Bill No. 41-01, §§ 2, 3)

River Oaks Survey 2002 Analysis

The following summarizes the results of the survey given in our last newsletter. Fifteen households responded to the survey.

Overall, people were generally satisfied with the appearance of our community, with no voiced dissatisfaction over personal upkeep, but moderate dissatisfaction over the appearance of the common grounds. However, the issue of leaving trash at the curb days in advance of pick-up and trash left out without a container were identified as areas of concern.

One major area of concern was in regard to proper pet care and maintenance, with 12 out of 15 showing some degree of concern. One comment received was that the bylaws state that *Pets are only to be walked in designated areas* and as of now, no areas have been specifically designated by the board. However, the By-laws do state in Article X, section 3(m), that pets are to be "accompanied by an adult and are to be carried or leashed" at all times when outside the home. Moreover our community is subject to the Anne Arundel County Codes that are discussed in detail on page 4 of this newsletter.

Another major area of concern was parking. Nine out of 15 people expressed an interest in obtaining parking identification (with some concern about not using an adhesive sticker). If parking problems persist, especially in regards to cars parked on sidewalks and undesignated areas, then signs can be placed in those areas warning of violations, and cars can subsequently be towed at the owner's expense, as stated in Article XVII of the By-laws. Hopefully the recent painting of lines will also help gain satisfaction in this issue.

Eleven out of the 15 responses expressed an interest in a community-wide recycling program. This is something we will continue to research and follow up with available information.

Several responses also expressed an interest in being part of one of the various committees in our community. If you are still interested but have not yet volunteered, please contact Todd @ Comanco.

Crime Prevention Corner by Marc Carella

Family Travel Safety Tips

Preventing crime during family travel starts with making sure your home is protected while you're away. The key is to make it look like you never left:

- * Keep shades and blinds in their normal positions.
- * Stop mail and newspapers, or ask a neighbor to pick them up every day.
- * Put several household lights on timers so they turn on and off at appropriate times.
- * Arrange to have grass mowed (or snow shoveled) while you are away.
- * Make sure all your door and windows locks are in working order.
- * Activate your home alarm system (if you have one).

You might even leave a radio on—or put it on a timer. Ask a neighbor to park in your driveway overnight, anything that might suggest someone's home. And don't forget to lock all doors and windows when you leave.

Board Notes

The following are highlights from the January through April 2002 meetings of the River Oaks Homeowners Association Board (ROHA).

Architectural Control:

- Several applications were made for decks, fences, retaining walls and sheds.

Common Grounds:

- Street Lights out call Comanco or call BGE
- Entrance community sign will soon be lit
- Speed bumps were discussed for the community. Comanco will get more information
- A bulletin board should be in by spring. It will be approximately midway between Mayo Rd. and the Millhaven Drive entrance. Todd Wawrzeniak is getting bids on the structure.
- Landscaping bid was awarded to Sierra Landscaping
- Parking issues are being looked into
- Homeowners who rent need to be given the association documents. ROHA moves to require all homeowners to provide their tenants with the association documents.

External Affairs:

- Mr. Paul Naas, the developer of the Valvoline Quick Lube, met with the ROHA. The building next to the Quick Lube is designated for office space. Mr. Naas is well aware of the safety concerns regarding the affect additional traffic will have on the community.

Community Relations:

- Community Yard Sale May 18, 2002
- Community directory will be completed by the fall.

Security:

- Officer Don Clime of the Southern District Police Station described his services and how the station can provide service to ROHA. Marc Carella rode around the community with Officer Clime and pointed out "Hot" spots for activity. Officer Clime offered his services for meetings, tours, safety inspections and any concerns residents may have. Officer Clime can be reached at the office Mon-Fri 7-3 at 410-222-1961 or email ofcclime@hotmail.com

Treasury:

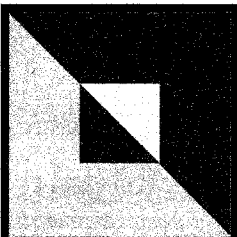
- Comanco submitted a treasury report each month for review.

Board of Directors Status:

- Margaret Schofield and Phil Wilson resigned from ROHA. ROHA appointed two new members to serve, Dan Harshbarger and Ken Carlgren. They will serve until the next election and then they have the option to run for the ROHA again.
- ROHA is interviewing Association Lawyers to enforce the Rules and Regulations of the community including final notice letters and violation application fines.

**ATTENTION ALL
BABYSITTERS/PET SITTERS/ODD JOBS**
If you are interested advertising your services please
submit your name to Doug Sipe at dasipe@msn.com
Please indicate if you are red cross certified for adult
CPR, infant CPR and/or baby sitting.

We Want You!!!
The Board of Directors
Is looking for a few good men
and women to Volunteer for
committees



River Oaks Newsletter

River Oaks Homeowners'
Association

Volume 1, Issue 2

December 2002

Parking Issues-Continued...

Since the last newsletter, the issue of parking has been discussed at several monthly meetings. Here is an up-date. The initial attempt to help with the parking situation involved registering personal vehicles and having stickers issued for the windshields so that the cars of residents of River Oaks could easily be identified. It was also stated that cars which were parked improperly would be towed at the owner's expense and that any damage would be the responsibility of the owner. Some residents complied with the request, but many were upset with the decision.

At the October meeting a committee of resident volunteers was appointed to

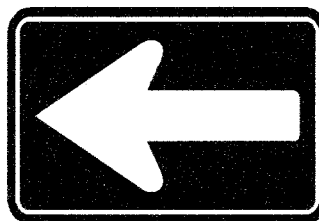
further evaluate the parking situation and report back to the board with recommendations on further resolving the problem. No further action has occurred concerning the parking.

Signs have been posted per Anne Arundel County outlining "No Parking" zones so that emergency vehicles can have unrestricted access to the community. You are again requested not to park in these designated areas and inform your visitors to also park in the proper locations.

We hope that a fair and equitable conclusion can be reached on this issue.

Please obey all parking signs or you will be towed.

Plowing was hampered due to improper parking and this also impedes emergency vehicles from responding to our calls!



New Parking Direction
Signs found in the community

Gutter Cleaning

The contractor that was retained to clean the gutters has completed the work. Initially the cleaning was delayed due to rain and the fact that not all the leaves had fallen. Since then there has been intermittent rainfall which made it much more difficult for the contractor to complete his work. As was initially mentioned, when the work was

done, a notice was to be placed on each door. We have been told that the work was completed, but no notices were placed. The Board is checking into this issue.

Contained in This Issue

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Trash Collection

At the last board meeting "Bea" Poulin, Community Services Specialist from Anne Arundel spoke briefly on issues of trash collection in River Oaks. We currently pay for trash collection in the Homeowner's Association dues. Several homeowners have expressed interest in hav-

ing recycling as part of our current pick-up. Any additional collections are available at an additional fee, as the Christmas tree collection at \$5/tree.

Ms. Poulin informed us that all of this would be included in collection performed by the county and the charge could be included in

The mortgage escrow. This would include recycling of glass/plastic, paper, large items like refrigerators or discarded furniture as well as the Christmas trees. Look for more information in the near future.

Anne Arundel Police Dept. recommends in the event of wallet loss to prevent "identity theft" that you :

1. Cancel credit cards.
2. Notify your bank for checks and debit cards.
3. Notify MVA and replace driver's license.
4. Obtain new Social Security card, if taken.
5. Change locks to car and home, if keys taken.
6. Obtain case number from police department.

Photocopy the contents of your wallet for easy identification!

Community Cleanliness

Keeping the community clean is a benefit to all of us. We have mentioned in the past about cleaning up after your animals and appreciate your cooperation on all these issues. There is a problem with our trash

collectors dropping the cans in the street and the winds that seem to always be present on collection day. Please consider marking your trash cans and lids and retrieving them as soon as possible on

collection day. Take the time to pick any dropped trash that may have fallen out of the cans or blown around the community.

Pet Responsibility

Most of us adhere to the rules of the community and respect our neighbors and their property when it comes to our pets. There have been several complaints about dogs in the community not being on a leash which have threat-

ened some of our homeowners. Animal Control has been made aware of this issue and will make periodic rounds of the area to ensure this situation is rectified. Please do not become part of the problem. It is a law in Anne Arundel county

that animals be on a leash when out of the home. Thank you.

Drainage Problem? Contact Roseanne Russillo at 410-956-5082. She has contacted the Anne Arundel authorities and they will be in the community on Friday, March 28th at 9:30 AM. If you are not available, at least make your problem known.

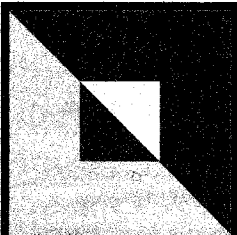
Summary of Anne Arundel County Pet Laws

Article 12. The owner of any animal may not permit the animal to be a public nuisance...

It is unlawful .. To permit the animal to disturb the quiet of a person or neighborhood

"At Large" means off the property of an animal's owner and not leashed and not under the control of a responsible person.

The owner of any animal shall be responsible for the removal of any excreta deposited ...



River Oaks Newsletter

**River Oaks Homeowners'
Association**

Volume 2, Issue 1

March 24, 2003

Parking and Traffic

The parking situation seems to be improving at River Oaks. We appreciate your cooperation working together as a community to make parking a non-issue. Some vehicles have been towed in an effort to keep the streets open to free traffic access and easy access to any emergency vehicle that requires entry. Please continue to follow the instructions on the posted signs. Your neighbors are in the same situation as you, so please be fair so that no one is inconvenienced.

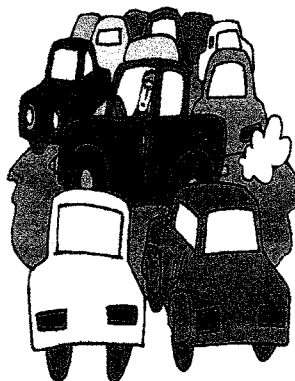
There have been some problems at the intersection of Tilden Way and Millhaven on the north end. Please note that there is a yield sign for the traffic

coming off Tilden way entering Millhaven. Be on the watch for new signage in this and other areas of the community. The stop sign that is down at the south end of Millhaven and Tilden Way will also be replaced.

In an on-going effort to improve the parking situation, we have been in contact with Anne Arundel county to evaluate our area. We hope to have an open meeting with the county in the next one to two months. A bulletin will be sent to each household to inform you in well in advance of the time and place of the meeting.

Thank you all for working together to clear the streets during this last snow. There was a great

show of cooperation and support for each other. As occasionally happens, our contractor for snow-removal had a breakdown of equipment and could not clear our streets. We had to engage the use of another agent, but it was not as timely as we would have liked. Again, thank you all for your patience and hard work!



Gutter Cleaning

The gutter cleaning has taken place. We were told several months ago that the service of Albert Jackson had cleaned the gutters of those signed up. Several residents that are home during the day and were signed up denied that anyone was

in the community cleaning as was stated. Comanco has contacted the contractor and ended any business relationship with him. Another agent was hired and the cleaning has taken place. We are now looking into a deal with a company that

will clean the gutters several times per year at a rate lower than what was previously quoted per each cleaning. The rate for the year would be approximately \$100 per unit.

Board Members

Pres. Mel Blume

VP Doug Sipe

Treas Jake Shinn

Sec Dan Harshbarger

Ken Carlgren

Next Meeting Thursday

May 8th @7:30PM

Edgewater Library

Community Annual Spring

Clean-Up Saturday May 3rd.

See notice on community bulletin board for additional information!

Remember any changes you would like to make on your home need to be authorized by the Architectural Committee. You can contact Todd Wawrzeniak at Comanco for a form to outline your project.

Remember you can advertise your personal skills or jobs in the newsletter. Babysitting, carpentry work, painting, whatever service you provide. Reach all your neighbors!

Board Meeting

A board meeting, was held on October, 14th. A quorum was present and dealt with issues concerning the community.

A unanimous decision was reached to change the meeting dates in 2003 to be every other month. The dates are within the first two weeks of the selected months and will still be in the Edgewater Library. There is a break in the dates over the middle of the summer due to vacations and a board member only meeting

will be held in July. The annual meeting will be held in November.

A bid from Sierra Landscaping was accepted to begin cleaning up the area in and around the playground and between buildings, remove rocks, apply topsoil and over seed areas. This company is a direct contract to the Homeowner's Association and not connected to the landscaping company hired by the builder. This company was also contracted to begin plantings

of shrubs and small trees around the utility boxes and to redo the area at the entrance to the community. They will also care for and water the new plantings through next summer's weather.

Please remember that it is each units responsibility to shovel your own walkways and driveways

The River Oaks' Board of Directors is here to serve you and your community's needs. We must consider the greatest good for all homeowners. We welcome you to come and observe the meetings. It is necessary for the Board to enact certain business items at each of the meetings. A time will be available for hearing your concerns and discussion when "New Business" is reached in the agenda.

Please remember that these meetings are board meetings and not open forums.

Consider making it a New Year's resolution to attend these meetings

Board elections were held at the November meeting. New members for 2003 are:

President Mel Blume
Vice Pres Doug Sipe
Treasurer Jake Shinn
Secretary Dan Harshbarger
 Ken Carlgren

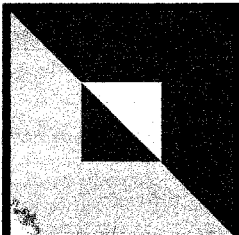
2003 Meeting Dates

All meetings are at 7:00 PM at the Edgewater Library

Thursday January 9th
Tuesday March 4th
Thursday May 8th
Tuesday September 9th
Tuesday November 4th (annual meeting)

Remember to check the dates of the meetings for 2003. Meetings are now every other month!

**HAVE A SAFE
AND HAPPY
HOLIDAY
SEASON**



River Oaks Homeowners' Association Newsletter

River Oaks Homeowners'
Association

Volume 2 Issue 3

August 2003

Change in Trash Collection January 2004

Beginning in January 2004, trash collection will be done by the county. A poll of homeowners indicated greater than 51% wanted to initiate recycling. The new program will be paid by a change in county taxes which will be on your tax bill. We are awaiting more information about the change in current homeowner's dues from Comanco.

We will be receiving much more information toward the end of this year. At this time we are planning to have a central pick up of the recycling containers if the county will allow us to do that. Several of the homeowners with trucks will pick up enough containers to supply those that want them. This will make the transition much easier for all of us.

We are also looking for a printout of the dates of pick-up and when larger items can be collected. As we obtain this information we will disseminate it to all of you.

Thank you for your assistance in this effort!

Drainage Issues

Roseanne Russillo has been researching drainage problems in River Oaks. She had an engineer, Mr. Subijoy Dutta, voluntarily evaluate the drainage problems throughout the complex and make recommendations on the repair. This information will be passed on to U.S. Homes.

The central wooded area has already gotten the work started to solve the drainage issues there. More work still needs to be completed.

Planting in the central area is complete at this time.

Future Construction

It appears that the final phase of construction is underway at River Oaks. The last building is scheduled to be completed by the end of 2003. After the final paving of the roadways, U.S. Homes will be out of the community. The temporary facility on Millhaven Drive will be removed sometime in October, per the front office. There are some repairs to be made on the fence separating River Oaks from South River Colony.

Police Recommendations

1. Check your doors & windows.
2. Shred discarded mail.
3. Avoid identity theft!
4. Notify police of problems.
5. Look after each others property.

- Future board meetings will be held in the Huntington Learning Center at the corner of Millhaven Drive and Mayo Road. This facility was offered to the board, free of charge, with the only stipulation that the meetings begin no earlier than 8:00 PM.



Parking Lines

Parking lines have been added in front of each building since final paving of Tilden Way took place in June.

Hopefully this has helped with some of the parking issues. We are now looking into having at least one number per unit being added to the lines to further aid in the situation.

“Calming bumps” are being considered to slow down some of the traffic through the neighborhood. The incoming corner of Millhaven Drive and Tilden Way has become a risky

area for pedestrians. These “bumps”, which are a variation of speed bumps, should help remind drivers to keep their speeds to a reasonable level in the community to preserve our children’s safety.

Please continue to work together with your neighbors to ensure equality in parking spaces. Stay within the lines and respect your neighbor’s vehicle.

County Pet Laws

Remember your responsibility for your pets when outside your homes. County law requires a leash be used. You must clean up after your pet to maintain the health and safety of others in the community. We have had several instances where neighbors have been or felt threatened by unleashed animals.

Remember the laws protect you also and help to ensure all of us feel safe and comfortable in our community.

Police Warnings

Our local authorities have suggested that we be much more careful in locking our doors and windows and checking each night before bed. Most of the increase in summer crime is related to burglaries, and most of these occur in homes that have easy access due to unlocked doors and windows!



The Lamp Post

River Oaks
Town Home Community
Edgewater, MD

Volume 3, Issue 1
January 2004

Managed by Comanco, Inc.

New Year, New Newsletter

Happy New Year from your Board of Directors!
And thanks to Mike Smollon for giving our newsletter a classy new name and logo.

While this newsletter is first and foremost a communication tool for the Board, it is also your community newsletter—please contribute to it (see back page for details.) And start out the new year by introducing yourself to a neighbor you haven't met yet. Who knows what you may have in common?

Board Elections

Elections were held for two Board members at our recent annual meeting in December. Doug Sipe was elected to another term of two years as Vice President and Rosanne Russillo was voted in as the new Member at Large. There were about 20 residents in attendance.

Doug will continue to use his communication skills as a vital representative of the River Oaks Board of officers and our community residents.

Rosanne looks forward to being an advocate for the needs of the residents of River Oaks. She has been active in our community assisting the Board to accomplish tasks in the past.

2004 Board of Directors

Mel Blume, President
Doug Sipe, Vice President
Dan Harshbarger, Secretary
Ken Carlgren, Architectural Chair
Rosanne Russillo, Member at Large

Recycling Bins

Two hundred recycling bins were left at the playground for our use. If you have been not picked up yours yet, please do so.

The bins can be used to recycle glass, paper, aluminum cans, and other items. A list of recycling guidelines is provided at the end of this newsletter.

New Trash/Recyclables Collection Days and Guidelines

As of January 2, 2004, trash pick up in our community is being handled by Anne Arundel County.

TRASH will be collected two times a week on Tuesdays and Fridays, and RECYCLING will be picked once a week on Tuesdays. Pick-up can be any time between 6 a.m. and 6 p.m. on the day of a pickup, so have your trash/recyclables out before 6 a.m. However, in the interests of keeping up the appearance of the community, please do not put your trash out before 7 pm the night before a trash/recyclables pickup.



Depending on the holiday, there may or may not be a trash/recycling pickup. Call Anne Arundel County at (410) 222-6100 or go to the following web address for information about specific holidays:

<http://www.aacounty.org/Holidays/index.cfm>

Residents are encouraged to identify trash cans and lids with their unit numbers and retrieve them as soon as possible after trash collection so they do not get lost due to heavy winds.

In accordance with Anne Arundel County trash collection policies, each resident is asked to abide by the following regulations:

- Use watertight containers equipped with handles and tight-fitting covers for trash. Plastic waste bags (not paper bags or boxes) are also acceptable. If you use cardboard boxes, they will be collected as a recyclable. **Loose trash will not be accepted.**
- Leave a **maximum of four bags** of trash weighing up to **40 pounds each**;
- In general, **no building materials** will be collected;
- Emptied or dried out LATEX paint cans will be accepted in your trash. Latex paint is not hazardous, but leaves a sticky mess on employees, equipment, and your streets. If you cannot dry it out, take it to any convenience center (limit 5 gallons per visit). Oil-base paint is hazardous must be taken to a county facility only on Household Hazardous Waste Drop-off Days.

Dumpsters

On a related note, **please refrain** from using construction dumpsters in the adjacent community under construction, *The Enclave at River Oaks*.

The Big Freeze

The winter season has already brought us some pretty chilly weather which could be damaging to your home's water pipes. Please be advised to drain your outside faucets by shutting off the water supply to those locations. This will help to prevent frozen water pipes.

Shut off valves are located near the hot water heater in the garage or elsewhere on the first floor of your home. Turn off water to the two small lines, open the outside faucets, and then open the air vent valves at the turn off handles.

Lamp Posts

The lamp posts that shed light in front of each of our homes are an integral part of community safety and security. Residents are asked to be vigilant in keeping them lit by changing light bulbs when necessary and/or checking circuit breakers to make sure they are in proper working condition. Bulbs of approximately 15 watts are recommended for use, as they tend to last longer.

Dog Owners

Please be considerate of your neighbors:

- Keep your dog on a leash when in a public area
- Clean up your dog's mess so residents don't step in it
- Keep your dog from relieving himself/herself on other residents' grass or plants—keep River Oaks beautiful!
- Keep your dog from getting into the trash cans of other residents.

We have had several complaints with regard to these issues and would all appreciate your cooperation.

Community Gripes

This column will provide a place to air your community gripes. To start the column, here is an excerpt from our very first newsletter in 2001. In the future we'll include more current input from you.

As was noted then, "...please feel free to share your gripes. If you can do anything to help reduce these complaints, please do what you feel is appropriate. By using some humor we also hope to avoid offending anyone and to lighten the seriousness of the following:

Trash- Give a HOOT, don't pollute – don't litter!!

Smokers-Yes, time to get picked on again...please don't throw your butts down on the ground once you're done.

Joggers- Slow down, you are making us lazy people look even lazier...

Speeders—I know that we are all still grieving the loss of Dale Earnhardt, but ... please don't drive like him around the neighborhood..oh yes and the RED SIGN means stop...not roll and go!!! “

Architectural Changes

Residents wishing to make any architectural changes to their homes should submit an application to the Board through Todd Wawrzeniak, our representative at Comanco, Inc. Please consult the box on the right for his address and telephone number. He can send you an application to fill out.

Trouble-free Recycling Tips

These guidelines were taken from the AA County recycling website:

Sort recyclables into 3 types of materials

1. all paper and cardboard
2. recyclable cans, bottles and jars
3. yard waste

- * Use separate bins or bags for each type.

- * Use a yellow bin or a reusable and durable container of your choice, marked with a large "X" visible to the collection crew. The "X" lets the collection crew know it's recycling.

- * Recycle all your paper in one container, and your cans, bottles, and jars in a separate container. Never mix the two.

- * Recycle every week so your recycling containers won't be too heavy for you or the collectors (no more than 40 lbs. each).

- * Use containers that one person can lift from the curb to the recycling truck.

- * Please don't use dark trash bags for recyclables, except for yard waste. The collectors can't see what's inside.

- * There is no limit on the amount of recyclables you can put out for collection.

- * You can use a cardboard box for recyclables, but it will be taken by the collectors for recycling.

- * Keep your yard and street clean by securing papers and plastic bottles in their containers so they won't blow around before the recycling truck arrives.

- * If paper gets wet, it's okay. We can still recycle it.

- * When shredding paper, place in a paper bag and staple it shut.

Tips for a Tidy Home

- * Empty and rinse cans, bottles and jars.

- * Flatten boxes, plastic bottles and jugs, and beverage cans.

- * Stack bins to save space.

The following materials are not accepted in the County's recycling program because currently no market exists in this region.

Aerosol cans

Aluminum foil plates

Carbon paper

Drinking glasses

Glass mirrors

Milk or juice cartons (waxed paper kind)

Motor oil containers

Paper towel and tissues

Plastic or waxy coated paper

Plastic flower pots

Plastic grocery bags

Plastic food tubs

Plastic or metal lids and caps

Plastic salad containers

Plastic wrap

Styrofoam peanuts

Styrofoam blocks

Tinfoil

Waxed paper

Wide-mouth plastic containers

Window glass

For further information on recycling in general or specific recycling topics like disposal of video components, computers, etc. **go to the website:**
<http://www.aacounty.org/DPW/WasteManagement/curbside.cfm> or call : (410) 222-6103.

Useful Phone Numbers:

Edgewater Library (410) 222-1538
Edgewater Post Office (410) 956-0480

Edgewater Elementary
School (410) 222-1660
Central Middle School (410) 956-5800
South River H.S. (410) 956-5600

Anne Arundel County Government:
Animal Control (410) 222-8900
County Executive (410) 222-1821
Permits (410) 222-7700
Recycling (410) 222-6103
Curbside Trash
Collection (410) 222-6100

State Board of elections:
1-800-222-8683

Newsletter Staff:

Mike Smollen
Rosanne Russillo

NEXT ISSUE:**Classifieds:**

Residents may advertise babysitting, car washing, snow-shoveling, pet-sitting, merchandise for sale etc. Limit your ad to 30 words or less.

Babysitters, please indicate if you are Red Cross certified for Adult CPR, infant CPR and/or babysitting.

Announcements:

Announce that graduation, new baby, wedding, anniversary, new community resident, or other community news here.

Recipes:

Residents who want to share recipes with their neighbors can publish them here.

Articles:

Do you have an idea for an article or would you like to submit an article for consideration?

Would you like to write a regular column or interview a fellow resident who wouldn't mind being introduced to the community here in the newsletter?

Referrals:

Have you worked with a contractor or received services from a vendor that you would recommend to your neighbors? List his/her/its name here in this column and do your community a favor!

Please make all newsletter requests or submissions in writing to Todd Wawrzeziak at Comanco, Inc. at:

2139 Defense Highway
P. O. Box 3637
Crofton, MD 21114
Phone: (410) 721-7171

Newsletter submissions may also be made via EMAIL to Rosanne at rose_russ@yahoo.com.



The Lamp Post

RIVER OAKS • TOWN HOME COMMUNITY • EDGEWATER, MD

1st Annual Halloween Community Event *My neighborhood: A safe and Friendly Place* Saturday October 30th – 2:00pm to 3:30pm

For the first year ever, Halloween will be celebrated at River Oaks! How a great opportunity to get to know our friendly neighbors and meet with other families.

Why not learn about safety around your neighborhood? Officer Shawkey from the AA Police Department will talk to us about the great benefits of the **Neighborhood Watch Program** for our Community. He will also share important Halloween Safety Tips for our Trick-Or-Treaters plus each kids will get a fun gift for a safe Halloween night!

About winning some great prizes? Just drop by and put your name on the ballot. You could win one of the following:

**Dinner for two at Adam's Ribs
(169 Mayo Road)
\$70 Gift Certificate from AAMC
Wellness Services***

The drawing will be held around 3:15pm. And kids! Don't forget to put on your costume! There will be a Barnes And Noble gift certificate for best dressed as well!!!

In case of rain, the event will be canceled and the drawing will be held at the HOA Annual Meeting on November 11th. Hope to see you there! With your participation, this will be a frightfully successful event

in our neighborhood!!!

Karina Duchastel
River Oak Halloween Event Coordinator

PS: You would like to volunteer? We really need the help! Please contact me at: karina@duchastel.com

**(*) Choice of: Full-Body Massage,
Acupuncture, Nutritional Counseling
and more**



Inside this issue:

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Annual Meeting	2
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Trick or Treat Time

- Sidewalks are for people
- Please keep your cars parked in their spaces or along the curb NOT on it
- Leave the sidewalks for our children to have a safe place to walk when trick or treating



Annual Meeting November 11, 2004

The annual meeting will be held on Thursday, November 11 at 7:00 PM at South River High School.

Four positions are open for election:

President

Secretary

Treasurer

Board Member at Large

While nominations for board positions were to have been submitted by October 11th, additional nominations will be taken from the floor at the Annual Meeting. If you'd like to give something back to your community, consider running for the board.

Homeowners are asked to attend and vote for the election of your Board officials.

If you have any issues you'd like the board to consider at the next meeting, please mail or email a brief summary of your concerns to Todd Wawrzeniak by October 31st.

Thanks in advance for your cooperation in helping your board to address community concerns more effectively.



October 7, 2004 Board Meeting Minutes

A proposal for clearing a section of the land bordered by Braxton Way and Millhaven Drive was passed by the Board. This will provide a picnic area with tables and a permanent grill for use by all.

Clearance on funds for the Halloween event on October 30th from 2 to 4:30 PM in the playground area. See article.

Probable increase in homeowner's dues for 2005 in the range of 5% to fund the community maintenance needs.

Gate between River Oaks and South River Colony permanently removed.

Clarification of "Parking Rules" to be studied by the Board.

Karina Duchastel to Chair the Social Committee

Karina Duschastel, the creative energy behind the upcoming Halloween Event here at River Oaks, has graciously agreed to be the Social Committee chairperson for the River Oaks community. Thank you, Karina, for stepping up to the plate!

Roseanne Russillo To Leave Board

With much regret, Rosanne Russillo will be stepping down from her positions as Board Member At Large and Newsletter Editor. Work commitments have forced her to give up these responsibilities for the time being. But as time permits, she hopes to continue to contribute to the community on an ad-hoc basis.

We are also pleased that Kay Patterson has agreed to help Karina in the planning of some events, as well. Why not lend your creative talents and social skills to this group in the interests of fostering community spirit and getting to know your neighbors? Email Karina at karina@duchastel.com to become a part of a fun and rewarding experience that will give back a great deal to your community.



Next Issue

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 Recycling (410) 222-6103

website: <http://www.aacounty.org/DPW/WasteManagement/curbside.cfm>

Curbside Trash (410) 222-6100

State

Board of Elections 1-800-222-8683

Street Light Replacement

Call BG&E at 410-685-0123, then 1, then 5. You will be asked for address and location of street light that is out

Management Company:

Comanco, Inc.
 Todd Wawrzeniak
 2139 Defense Highway
 P. O. Box 3637
 Crofton, MD 21114
 (410) 721-7171
 Email: 139@comancoinc.com

2004 River Oaks Board

Mel Blume, President
 Doug Sipe, Vice President
 Dan Harshbarger, Secretary
 Rosanne Russillo, Member at Large

Architectural Changes

Residents wishing to make any architectural changes to their homes should submit an application to the Board through Todd Wawrzeniak at Comanco, Inc. (He'll send you an application to fill out.)



The Lamp Post

RIVER OAKS • TOWN HOME COMMUNITY • EDGEWATER, MD

Volume 4, Issue 1

January 2005

River Oaks Board of Director's Wishlist for Year 2005

- ★ Maintain a safe and enjoyable environment to live in for everyone;
- ★ Strengthen Community Bond through Social Events;
- ★ Start the *Neighborhood Watch Program*;
- ★ Create a Community Phone Directory;
- ★ Build a Community Website.

2004 Achievements

- ★ US Homes Final Phase was completed;
- ★ Speed Bumps were added to ensure Children's Safety;
- ★ Dog Waste Cans were added to keep parks sanitary;
- ★ Water Storm Drains were installed to prevent flooding;
- ★ A Picnic Area was created and a BBQ Grill installed off Braxton Way;
- ★ The First Social Event was held to celebrate Halloween;
- ★ A permanent Toddler's Playgroup was established.

Next Board Meeting

Date: February 8th 2005

Time: 8:00 PM

Place: Huntington Center

And always remember that most of these initiatives are being done by volunteers living in River Oaks with the assistance of Comanco. Your contribution is always welcome.

Peace, Love and Prosperity to all our Neighbors and Friends

Highlights from Annual Meetings

November 2004

The Annual Meeting was held on November 22nd but attendance failed to meet the quorum in order to hold the elections. Therefore, the vote was done on December 16th. The following members were elected to the Board of Directors:

Mel Blume, President (3 years)
Dan Harshbarger, VP (3 years)
Karina Duchastel (3 years)

Doug Sipe will hold the position of Secretary for two more years.

We cannot stress enough the importance of participating in these meetings. This is YOUR community and your contribution greatly enhances our neighborhood.

Here's a list of issues that were addressed at the Annual meeting:

- ★ There have been several complaints from Braxton Way Unit Owners concerning the Dog Waste Trash Cans frequently overflowing. The Association will setup a contract with *Scoops*, a dog waste removal service, to empty those bins (Please see article for more info);

- ★ The Bulletin Board will be moved to the corner of Millhaven Drive and Tilden Way for better visibility;

- ★ Parking issues on Millhaven Drive were once again raised. USPS regulations prohibit parking in front of mailboxes. Therefore, the board had to eliminate those 4 parking spots. A resident proposed to move the two problematic mailboxes but multiple requests to the postmaster were denied;

- ★ The Board and Comanco Inc. are discussing with US Homes to have street lamp posts installed on Braxton Way.

Next Board Meeting

Date: Tuesday February 8th 2005

Time: 8:00 PM

Place: Huntington Learning
Center (Mayo/Millhaven Dr)

Info: Todd (Comanco) 410-721-7171

Safety Updates at River Oaks

Neighborhood Watch Program

River Oaks is looking for Block Captains to start the *Neighborhood Watch Program*. If you live on either **Millhaven Ct, Millhaven Dr. or Tilden Way** and wish to lead this initiative on your block, please contact Comanco or **s e n d e m a i l t o EdgewaterRiverOaks@comcast.net** to offer your help. Thank you to Luke Davis for serving as Block Captain on Braxton Way.

Teens Climbing Common Fence

The Board was recently informed that teenagers are often climbing the fence backing South River Colony on Braxton Way as a shortcut to Mitchell's Chance Road. The section of the fence behind units in the 250's number is also frequently vandalized. The Board of Directors obtained pictures of teenagers climbing and ripping apart the boards. These kids could not be identified but appear to be living in River Oaks. Please let your teenagers know that it is dangerous to climb the fence as they could get hurt. Also, inform them that South River Colony has a NO TRESPASSING policy and therefore it is illegal to cross their ground.

Reaching the AAPD

If you have some safety concerns or issues you would like to discuss with the Anne Arundel Police Department, you can contact **Officer Shawky** from the Southern District at: 410-222-1960. His working hours are from 7:00AM to 3:00PM Monday through Friday.

Vandalism at River Oaks

Other cases of vandalism have been reported to the Board. The Christmas decorations were unfortunately torn apart as were the Halloween ones last October. The gazebo is also damaged by acts of vandalism. Once again, it appears that teenagers are responsible for these incidents. Please bear in mind that damaging or destroying common Community properties intentionally is a CRIMINAL act and will be reported to the local authorities. The Board plans to vote on the advisability of a curfew on the playgroup in order to cut down on vandalism.

Also please help reduce these type of events in our community by keeping a watchful eye out and reporting any suspicious activity to the proper authorities. And consider volunteering for our Neighborhood Watch program.

Dogs are River Oaks' Best Friend But...

At the last annual meeting of the River Oaks HOA, there were a number of concerns expressed regarding dogs in our neighborhood. We thought we would just remind all of the dog owners of some of the relevant county laws.

According to Article 12 of the Anne Arundel Animal Control Laws:

- *An animal owner shall be responsible for the removal of any excreta deposited by his/her animal on public walks and recreation area;*
- *An animal may not be "at large". "At large" means off the property of an animal's owner and not leashed and not under the control of a responsible person;*

Anyone who violates the above rules could be subject to a fine by the county.

Please be considerate of your neighbors by cleaning up your dog's mess. Not only is it unpleasant, smelly, and could end up on the bottom of someone's shoe, but it can pose some serious health risks to the individuals in our neighborhood. Consider this:

- It takes six months under normal weather conditions for dog feces to disintegrate;

- A number of common parasites are transmitted via dog feces. When infected dog droppings are left on the ground, the parasites can linger in the soil for years posing a serious risk to dogs and humans, especially children who play in the area;

- Dog feces contain bacteria that pollute our waterways when it is carried into storm drains, creeks, and rivers during storms. This not only contaminates our recreational water, but it kills the aquatic life;

- One untreated dog dropping is equal to that from about 20 sewage-plant treated people.

To make cleaning up after your dog easier, several trash cans are located throughout the neighborhood. Plastic bags are available at the trash stations and should never be left on the ground if the can is overflowing. So carry a plastic bag and scoop with you when you walk your dog or grab one from these trash stations. YOU don't like to step in dog excrement or have your children play in it.

In order to alleviate the problem of overflowing trash stations, the HOA has arranged for a local company, SCOOP Dog Waste Removal Service, to empty trash cans once a week. The company will come either on Mondays or Tuesdays. This should help keep the trash stations more sanitary, but we still need all dog owners to pick up after their pets and dispose waste in the trash stations.

One final note - dogs should be on a leash **at all times**. Remember that some kids and adults are afraid of dogs.

THANK YOU

Pauline Blume for setting up the Christmas Wreaths around Mayo Road's Front Entrance. It makes our Community a great neighborhood to live in.

The people of River Oaks who once again truly expressed their Holiday spirit with lights and Christmas decorations all around the neighborhood.

Mel Blume, Susan Bluni, Katie Davis, Luke Davis and Dan Harshbarger for helping with the newsletter.

Also, leashed dogs are kept safely out of traffic and protected from other dangers of the road.

By doing your part, you can help make our neighborhood cleaner and safer for everyone.

Comments should be sent to Todd from Comanco 139@comancoinc.com

Easter Egg Hunt

Hey! Kids! The Easter Bunny will come to River Oaks this spring to hide delicious eggs around the tot park for you to find. Tell mom and dad to mark their calendar for this fun Spring activity.

SATURDAY MARCH 19th

3:00 PM

At the TOTLOT

And please, don't forget to bring your basket or a bag to collect your goody findings.

Hope to meet you there!



Halloween Event Recap

My Neighborhood: A Safe and Friendly Place

The 1st Halloween Event held at River Oaks attracted people and families from 23 units. Officer Shawkey from the Anne Arundel Police Department offered useful information on safety as well as the *Neighborhood Watch Program*.

A costume contest was held where a sweet Baby Pumpkin and a lovely Halloween Witch each won a \$10 gift certificate to Barnes And Noble.

A drawing was also held and the following people won great prizes from our sponsors:

1st Prize: Adam's Ribs Dinner For Two
Jessica Jerome

2nd Prize: AAMC Wellness Services Certificate
Whitney Host

3rd Prize: Comanco Voucher (\$44.30)
Jennifer Mercurio

4th Prize: Comanco Voucher (\$44.30)
Tina Lipscomb

Thank you once again to those businesses for contributing to this year's Halloween event and congratulation to our neighbors who won.

But our warmest thanks go to the volunteers who made this event possible. To **Roseanne Russillo, Dan Harshbarger, Karina Duchastel, Kay Patterson and Mel Blume**, your help and sense of community were a great contribution.



Do you have an idea for an article or would you like to help out with the newsletter? Please contact:

Karina Duchastel
phone: 410-956-1748
email: EdgewaterRiverOaks@comcast.net

If you are a **business owner** and would like to advertise in the next issue, please contact:

Todd Wawrzaniak
phone: (410) 721-7171
email: 139@comancoinc.com

We would like to hear from you!

Classifieds

For Sale

Mongoose Crossway 625 Road Bike. Champagne Color, 21-speed, Ridden Once. Asking \$250. Donna Varner 443-398-5165.

Natural Color Wood Crib bought in late 1999. Very nice, clean and working condition. Mattress Included. Asking \$120.
MacLaren OPUS Double Stroller, Navy Blue bought in late 2002. Clean and works very well. Asking \$230. Karina 410-956-1748.

Free For A Good Home

Your old stuff could be good stuff for your neighbor!

26" Racing Bike and 24" mountain Bike. Both need new tires but ride well. Cover Included. einie4@comcast.net or 225 Tilden Way.

Community

A **MOM'S GROUP** is meeting every Friday around 9:30-10:00AM. If you wish to join us with your toddler(s), please contact Susan Bluni at: 410-956-8856 or via e-mail at: sbluni@comcast.net

Referrals

Have you received services from a vendor that you would recommend to your neighbors? List it here and do your community a favor!

Annapolis Painting Services
410-974-6768

Premier Fence and Deck Co.
410-969-1600

Babysitters

Would you like to offer your babysitting services? Please send your name, age and telephone number. Also indicate if you are CPR Certified.

Send email to:
EdgewaterRiverOaks@comcast.net

All Classifieds are free of charge.

Useful Information

2004 River Oaks Board

Mel Blume	President
Dan Harshbarger	Vice President
Doug Sipe	Secretary
Karina Duchastel	Member
VACANT	Member

EdgewaterRiverOaks@comcast.net

Community:

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Edgewater Elementary	(410) 222-1660
Central Middle School	(410) 956-5800
South River H.S.	(410) 956-5600
AAPD - Edgewater	(410) 222-1960

AA County Government:

Animal Control	(410) 222-8900
County Executive	(410) 222-1821
Permits	(410) 222-7700
Recycling	(410) 222-6103
Curbside Trash	(410) 222-6100

<http://www.aacounty.org/DPW/WasteManagement/curbside.cfm>

State:

Board of Elections	1-800-222-8683
Office of the Governor	
Robert L. Ehrlich, Jr.	(410) 974-3901
email:	<u>governor@gov.state.md.us</u>
MVA	1-800-950-1682

Architectural Changes

Unit Owner's wishing to make any architectural changes to their homes should get and submit an application to the Board through Todd Wawrzeniak at Comanco, Inc.

Comanco, Inc.

Manager: Todd Wawrzeniak

2139 Defense Highway
P. O. Box 3637
Crofton, MD 21114

phone: (410) 721-7171 x139
email: **139@comancoinc.com**

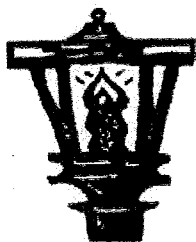
2005 Newsletter Article Submission Deadlines

By 1:00PM Please

JANUARY	Wednesday, 12th
MARCH	Wednesday, 9th
JUNE	Wednesday, 15th
OCTOBER	Wednesday, 11th

Newsletter will be printed out and distributed 7-10 days after deadline.

EdgewaterRiverOaks@comcast.net



The Lamp Post

RIVER OAKS • TOWN HOME COMMUNITY • EDGEWATER, MD

Volume 4, Issue 2

March 2005

What Not To Miss in River Oaks This Springtime

Next Monthly Board Meeting

(Page 2)

Date: April 5th 2005

Time: 8:00 PM

Place: Huntington Learning Center

Next Neighborhood Watch Program Meeting

(Centerfold)

Date: April 12th 2005

Time: 8:00 PM

Place: Edgewater Public Library

Next Community Event

(Page 3)

Date: March 19th 2005

Time: 3:00 PM

Place: Gazebo at the Tot Lot Park

Highlights From Monthly Board Meeting

February 8th 2005

The Monthly Meeting was held on February 8th at Huntington Learning Center.

Susan Allen from Millhaven Dr. was appointed Board Member. At this time, all seats for the Board of Directors have been filled. Welcome aboard Susan!

Here's a list of issues that were addressed at the Annual meeting:

1. There are some unreserved parking misuses on Millhaven Ct. Please refer to the article for further details. Board will take immediate action to ease problem;
2. There have been complaints about rental units in which the landscaping and front yard are not being taken care of properly by tenants. The Board will follow-up with Landlords and will encourage Professional Landscaping although it is not mandatory;
3. There have been several complaints about the snow removal this year. The Board is not satisfied with the work being done either. Comanco will discuss this matter with the plowing company to rectify the situation. The Board wishes to remind Homeowners not to push the snow in the street after it's been plowed and to always clear the

sidewalks in front of units as required by County Law;

4. There are still too many unleashed dogs walking around the parks. Refer to the article for more info.
5. The NO PARKING area on Millhaven Dr. is to remain free of cars at ALL TIMES. These spots are Federal Property and can only be used by USPS;
6. There has been a request for a Dog Run. The Board has denied this request because common ground space is limited. and public dog runs are available in the area;
7. Untagged cars will not be permitted in the Community unless they are parked inside units' garages.

Don't forget that you cannot only voice your concerns at the Board Meetings but also be a participant in your community.

Next Board Meeting

Date: Tuesday April 5th 2005

Time: 8:00 PM

**Place: Huntington Learning
Center (Mayo/Millhaven Dr)**

Info: Todd (Comanco) 410-721-7171

Easter Egg Hunt

Kids! The Easter Bunny will soon come to River Oaks to hide delicious eggs around the tot park for you to find. Tell mom and dad to mark their calendar for this fun Spring activity.

SATURDAY MARCH 19th

3:00 PM

Gazebo at the Tot Lot Park

Don't forget to bring your basket or a bag to collect your goody findings. There will also be games and a prize to win!

In case of rain, the event will be held on Sunday at 3:00PM (weather permitting).

Hope to see you there!

Karina Duchastel

<p>NOTE: The egg hunt is reserved only for kids aged 0 to 10 years old. But we will gladly give away eggs to those older kids who help out with the event.</p>

Update On Parking Around River Oaks

The most problematic issue in River Oaks is nonetheless **parking**. Many factors such as garageless units, visitors or un-typical amount of vehicles for certain units (average is two) make parking around River Oaks a very difficult situation to manage.

We ask Homeowners to use their garage as much as possible to store their vehicle. Shelving units and hooks help clear up the space to park your car, truck or bike. We also ask that ALL UNTAGGED vehicles be removed from the property as County regulation prohibits untagged vehicles to be parked in residential neighborhoods. These vehicles are to be kept in units' garage or it will be towed away at owner's expense.

Finally, we would like to remind ALL residents that UN-ASSIGNED parking is to remain UN-RESERVED. It was brought to the Board's attention that some people have been putting warning notes on cars parking in front of their property on Millhaven Dr. Common spaces are for everyone to use regardless if the spot is in front of your house or not. Please instruct your guests to park in the middle section. If you are unsatisfied with the Board's decision, please join us at the next meeting to bring your concerns and solutions to the table. We would like to hear from you.

River Oaks Neighborhood Watch Program

At River Oaks, we have already begun to feel the effects of crime! As a result, portions of our monthly assessment have been used to pay repairs rather than other community services or activities. The fence between River Oaks and South River Colony off of Braxton Way has been repaired several times. The Holiday decorations at the entrance to River Oaks were torn down again this year. The gazebo in our park has been vandalized and the decorations we placed for Halloween did not last overnight. These are just a few examples of unfortunate events going on in our neighborhood.

In order to help maintain the peace and quiet in River Oaks, a team of neighborhood watchers was created in January. The Neighborhood Watch Programs have been in existence throughout the United States for three decades. The idea originated from the National Sheriff's Association to have community members monitor activity in their own neighborhoods. The coordination of these average citizens multiplies the presence of law enforcement many times. Who better to know when something is not right in our areas than us?

For example, this past Holiday season a series of thefts was taking place in and around this area. United Parcel Service deliveries were being stolen in what appeared to be a random pattern. The case was broken when a watchful member of the community noticed a car following the delivery truck. The thieves were watching the deliveries. When the packages were left at the door and no one

picked them up after a few minutes, the perpetrators would pick up the package and leave. The list of items stolen was two computer pages in length. A single phone call solved the crime!

In River Oaks, we are currently at the early stage of the Neighborhood Watch Program. Dan Harshbarger is our program coordinator and his role is to interface with both the Police Department and the Community. Every month, Dan attends the Police Department's meeting and will be updating the Neighborhood Watch Program participants about what's been going on in and around our community. We also have a few "Block Captains" serving Millhaven Court, Millhaven Drive, Tilden Way and Braxton Way. These people are volunteers that are available to inform you about the program and safety issues. The team of Neighborhood Watchers is seeking your assistance in making the program work for all of us. Please keep your eyes open for anything unusual. Make your Block Captain aware of suspicious activities or call the local authorities to report it sooner rather than later. The things you see everyday, but don't usually give a second thought to, are the very things that can help prevent crime.

In the summertime, some Block Captains will be out visiting you and talking about the new program. Please welcome them and their efforts to help each and every one of us make our community a better and safer place for all. Better yet! Get involved as a Block Captain or a Watcher to make this initiative

really work. Or just attend the Neighborhood Watch Program meetings to be better informed. We need all the help we can get for a stronger and peaceful community.

For more information on the Neighborhood Watch Program and how you can participate, please contact your Block Captain by sending an email to:

EdgewaterRiverOaks@comcast.net
(Please put Block Captain's name in subject line)
or

Contact Todd at Comanco to leave your name and number so she/he can call you back.

Reaching the AAPD

If you have some safety concerns or issues you would like to discuss with the Anne Arundel Police Department, you can contact **Officer Shawky** from the Southern District at: 410-222-1960. His working hours are from 7:00AM to 3:00PM Monday through Friday.

PROGRAM COORDINATOR

Dan Harshbarger

BLOCK CAPTAINS

Millhaven Court:	Michelle Stutheit
Millhaven Drive:	Susan Allen
Tilden Way:	Royce & Kim West
Braxton Way:	
(West End)	Luke Davis
(East End)	Christina Winton

Neighborhood Watch Program Meeting

Tuesday April 12th
8:00PM
Edgewater Public Library

Hello Friend...

***Please allow me to assist you in finding a lender
to meet your financial goals.***

****Home Purchase... *Refinance... *Home Equity...
or the popular money saving Interest Only loan!***

Please call me...

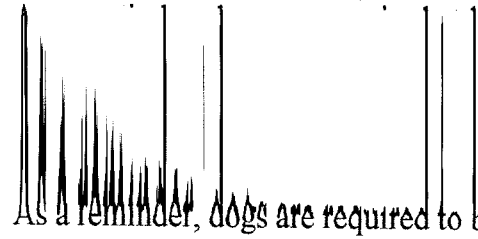
I'm right here in your neighborhood!

Rich_410-279-9715

Universal Mortgage & Finance, Inc.

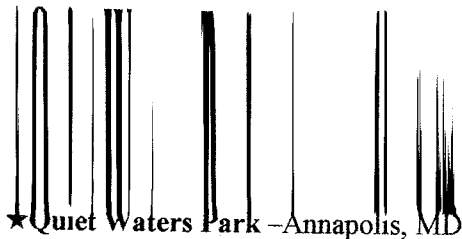
***Stop paying someone else's mortgage. Let's
see where you qualify.***

Dogs are River Oaks' Best Friend Update



As a reminder, dogs are required to be on a leash **at all times**. Not only is this a community policy and a common courtesy to your neighbors, but it is the law. Remember that some people are afraid of dogs and a leash will keep your dog from jumping up on or frightening your neighbors. Also, by keeping them on a leash, you will be keeping your dog safely out of traffic.

The HOA Board will not implement a Dog Run due to limited space in the community. However, we understand the need to exercise your dog in an open environment. Here are a few public dog parks that are available in the local area:



★ **Quiet Waters Park** – Annapolis, MD
Open 7am to dusk - closed on Tuesdays
(410) 222-1777

★ **Broadneck Park** – Arnold, MD
Open dawn to dusk (410) 222-7317

★ **Downs Park** – Pasadena, MD
Closed on Tuesday (410) 222-6230

These parks have set aside off-leash dog parks and/or dog beaches. Please utilize these areas to exercise your dog. More information can also be found on the Anne Arundel County Recreation & Parks website:
(http://www.aacounty.org/RecParks/Parks/dog_parks.cfm).

River Oaks Board of Director's Email EdgewaterRiverOaks@comcast.net

There is now a simple and easy way of reaching your Board of Directors. Every email submitted through this new electronic address will be viewed and handled appropriately by the Board Members themselves with Comanco's support. We also have created two mailing lists to reach you better. From the ***River Oaks social list***, all residents will receive updates on upcoming social events. Homeowners will receive all Board related issues from the

Homeowners mailing list. If you wish to be added to these lists, please let us know if you are a unit owner or a tenant. If you rather not be contacted by email, please inform us as soon as possible so that we can remove your name. Although you have a choice of participating to these lists or not, we would like to encourage you to at least receive the Board's related issues and meeting reminders in order to be better informed.

Community

Meetings

A **MOTHER'S GROUP** is meeting every Friday around 9:30-10:00AM. If you wish to join us with your **infant(s)** or **toddler(s)**, please contact Susan Bluni at: 410-956-8856 or via e-mail at: sbluni@comcast.net

Babysitters

Would you like to offer your babysitting services? Please send your name, age and telephone number. Also indicate if you are CPR Certified.

Publicity

Publicity advertised in the Newsletter is to be submitted by email or sent to Todd from Comanco at 410-721-7171. There is a fee of \$25 for business owners residing in River Oaks and \$40 to all others. **Please limit the space to a business card size.**

Free For A Good Home

25" Magnavox Color TV, Floor Model Console, Cable Ready, Remote, Excellent Condition. Pick-Up @ 2117 Millhaven.

Email: dance4673@comcast.net

THANK YOU

Pauline and Mel Blume, Susan Bluni, Katie and Luke Davis, Dan Harshbarger and Christina Winton for helping with the newsletter.

Send email to:

EdgewaterRiverOaks@comcast.net

Is Your Lamppost damaged?

It is the Homeowner's responsibility to replace and/or fix it!

Replacement parts are available at www.progresslighting.com

The Part Number is P5432-10
(Candlebra Polished Brass)

Thanks for your cooperation!

PS: And remember to change the burned light bulbs as well.

Useful Information

2005 River Oaks Board

Mel Blume	President
Dan Harshbarger	Vice President
Doug Sipe	Secretary
Karina Duchastel	Member
Susan Allen	Member

EdgewaterRiverOaks@comcast.net

Community:

Edgewater Library	(410) 222-1538
Edgewater Post Office	(410) 956-0480
Edgewater Elementary	(410) 222-1660
Central Middle School	(410) 956-5800
South River H.S.	(410) 956-5600
AAPD - Edgewater	(410) 222-1960

AA County Government:

Animal Control	(410) 222-8900
County Executive	(410) 222-1821
Permits	(410) 222-7700
Recycling	(410) 222-6103
Curbside Trash	(410) 222-6100

<http://www.aacounty.org/DPW/WasteManagement/curbside.cfm>

State:

Board of Elections	1-800-222-8683
Office of the Governor	
Robert L. Ehrlich, Jr.	(410) 974-3901
email:	governor@gov.state.md.us
MVA	1-800-950-1682

Architectural Changes

Unit Owner's wishing to make any architectural changes to their homes (Fence, Deck, etc...) need to get and submit an application to the Board through Todd Wawrzeniak at Comanco, Inc.

Comanco, Inc.

Manager: Todd Wawrzeniak

2139 Defense Highway

P. O. Box 3637

Crofton, MD 21114

phone: (410) 721-7171 x139

email: 139@comancoinc.com

2005 Newsletter Article Submission Deadlines

By 1:00PM Please

~~JANUARY~~ ~~Wednesday, 12th~~

~~MARCH~~ ~~Wednesday, 9th~~

~~JUNE~~ ~~Wednesday, 8th~~

~~OCTOBER~~ ~~Wednesday, 11th~~

*Newsletter will be printed and
distributed 7-10 days after deadline.*

EdgewaterRiverOaks@comcast.net

2nd Annual River Oaks Halloween Party will be held Saturday, October 29th from 3 PM until...

Rain date Sunday, October 30th at 3 PM. The party will be held at the playground area and is sure to be fun for all!

There will be snack foods, games and prizes for the funniest, scariest and most original costumes.

The coordinator is Aimee Spagnolo, 410-956-4481. Anyone that would like to lend a hand, be a set-up person, judge the costumes, please give Aimee a call.

Board Changes

Dan Moreland was unanimously chosen by the Board for a 1 year term to replace Karina Duchastel who moved in June. Dan has been present at many of the homeowners' meetings and has offered outstanding suggestions and comments for the benefit of the community. The Board looks forward to working with Dan as the Member-at-Large, this year.

Board president, Mel Blume, has replaced Todd Wawrzeniak, as site coordinator for Comanco. Todd left earlier this summer to seek new opportunities.

Mel currently provides many daily contacts with contractors, residents and coordinates interactions with our legal representative. Now, as the Comanco coordinator, he will also be able to have a direct line to our community's management company.

The remaining Board members include Dan Harshbarger, Vice President and Doug Sipe, Secretary.

Christmas Decorations

We need volunteers the first week of December, to put up our community Christmas decorations. The same few people have been doing the decorating for the past 3 years and its now time for new ideas.

All the decorations are in storage at Comanco and can be delivered and ready for hanging. Step up and have some fun while you beautify the area. Get a few of your friends and neighbors together and have an old-fashioned party while you're at it.

For more information, please contact Pauline Blume at 410-956-0882.

Miscellaneous Items

Remember to drain your outside water faucet pipes before the freezing winter weather sets in. Shut off the outside supply near the hot water heater in the garage, downstairs closet or utility room. Open the outside faucet to drain the water in the line. Finally, open the small vent valve near the shut off valve to allow air into the line so all the water will

drain out. The entire process takes about 15 to 20 minutes and can save a lot of headaches this winter if the lines freeze.

Please remember not to put your trash cans or bags out for pick up before 7 PM the night before collection. Work with us to keep the community looking great!

The winter winds will soon be blowing trash cans and lids all over the place. Take a few minutes and put your address on the cans and lids. It makes it a lot easier for your neighbors to get the items back to the proper owners. If this is your first season at River Oaks, you will appreciate not having to buy a new trash can each month. Pitch in and help each other.

Water Connections

It was brought to the Board's attention recently, that there is a potential construction flaw in some of the units where the water connector comes from the main supply into the sink. There is not a definite set of units involved, but it is to the benefit of each homeowner to check out the situation.

The problem is that the connector hose has an O-ring that is made of metal. Each time the water is turned off and back on, it crimps the metal ring until it causes a rupture in the hose. This has resulted in at least one unit developing a leak that ran down inside the sheetrock wall and flooded the downstairs room. This event cost thousands of dollars in repair and untold aggravation to the owner.

The repair process can be done by a do-it-yourselfer, or you can call in a plumber to check and make any repairs that may be necessary. If you do-it-yourself, the cost is less than \$10. The replacement hose is about \$1 a piece and needs to be installed on each involved sink.

Annual Meeting

The Annual Meeting of River Oaks Condominium Association will be held Tuesday evening November 29th at the Edgewater Library in the large meeting room. It will begin at 7 PM and will be over by at least 9 PM.

Many items of concern and interest have been raised during the Board meetings this year and the Annual Meeting is your chance to voice your opinion and hear the opinions of your friends and neighbors.

Try to make a special effort to attend this year.



The Lamp Post

RIVER OAKS • TOWN HOME COMMUNITY • EDGEWATER, MD

2nd Annual Halloween Community Event *My neighborhood: A safe and Friendly Place* Saturday October 29th – 3:00pm to 4:30pm

The second annual River Oaks Halloween Party will be held at the playground area. Another great opportunity to get to know our friendly neighbors and meet with other families. Rain date October 30th at 3:00 PM. There will be snack foods, games and prizes for the funniest, scariest and most original costumes. The coordinator this year is Aimee Spagnoto. If anyone would like to lend a hand setting up, judging costumes, etc, please give Aimee a call at 410-956-4481.



Board Changes

Dan Moreland was chosen unanimously by the Board for a 1 year term to replace Karina Duchastel, who moved out of State in June. Dan has been present at many of the homeowners' meetings and has offered outstanding suggestions and comments for the benefit of the community. The Board looks forward to working with Dan as the Member-at-Large, this year.

Board President, Mel Blume, has

replaced Todd Wawrzeniak, as site coordinator for Comanco. Todd left earlier in the summer to seek new opportunities. Mel Blume currently provides many daily contacts with contractors, residents, and coordinates interactions with our legal representative. Now, as the Comanco coordinator, he will also be able to have a direct line on our communities management company. The remaining Board members include Dan Harshbarger, Vice President and Doug Sipe, Secretary. Susan Allen, Member-at-Large.

Holiday Decorations

Volunteers are needed the first week of December, to put up our community holiday decorations. The same few people have been decorating for the past 3 years and they would enjoy some new, fresh ideas.

All of the decorations are in storage at Comanco and will be delivered and ready for hanging. Please step up and have some fun while you light up the community to celebrate the season. Gather a few of your friends and neighbors together and have an old-fashioned party while you're at it.

For more information, please contact Pauline Blume at 410-956-0881.

Inside this issue:

2nd Annual Community Event 1

Board Changes 1

Holiday Decorations 1

Community Regulations 1

Annual Meeting 2

Miscellaneous 2

Water Connections 2

Community Regulations

Please remember not to put your trash cans or bags for trash pick up before 7:00 PM the night before the collection, Collection days are Tuesdays and Fridays. Work with your neighbors to keep YOUR community looking great

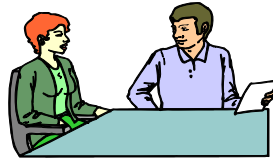
Annual Meeting November 29, 2004

The Annual Meeting of River Oaks Condominium Association will be held Tuesday evening November 29th at the Edgewater Library in the large meeting room. It will begin at 7:00 PM and end at 9:00 PM.

Many items of concern and interest have been

raised during previous Boards meetings this year and the Annual Meeting is your chance to voice your opinion, as well as, hear the opinions, concerns and issues of your friends and neighbors.

Please try to make a special effort to attend this year



**Have a safe
and Happy
Holiday
Season**

Miscellaneous Items

Remember to drain your outside water faucet pipes before the winter freeze sets in. Shut off the outside supply near the hot water heater in the garage, down stairs closet or utility room. Open the outside faucet to drain the water in the line. Finally, open the small

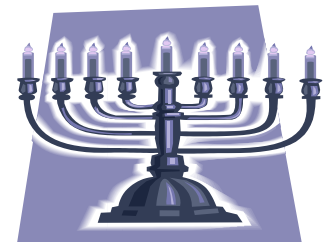
vent valve near the shut off valve to allow air into the line so all of the water will drain out. The entire process takes about 15 to 20 minutes and can save you money if this winter the lines freeze.

The winter winds will soon be blowing trash

cans & lids all over the place. If you take a few minutes and put your address on the cans and lid It makes it easier for your neighbors to return the items to their proper owners. Pitch in and help each other, it is the neighborly thing to do

Water Connections

It was brought to the Board's attention recently, that there is a potential construction flaw in some of the units where the water connector comes from the main supply into the sinks. There is not a definite set of units involved, but it is to the benefit of each homeowner to investigate. The problem is that the connector hose has an O-ring that is made of metal. Each time the water is turned off and back on, it crimps the metal ring until it causes a rupture in the hose. This has resulted in at least one unit developing a leak that ran down inside of the sheetrock wall and flooded a downstairs room. This event could be costly to repair not to mention aggravation to the owner. The repair process can be a do-it-yourself project for less the \$10.00 or you can call a plumber to evaluate and repair if necessary. If you decide to fix it yourself the replacement hose should be installed on each sink involved





Trash blowing around the community is a nuisance and an eyesore. Winter winds are going to be here soon and it is nasty having to pick up someone else's debris out of our yards and driveways. Remember to store trash in the proper containers, do not put out at the curb before 7 PM the night before and follow the guidelines from the Anne Arundel Waste Management program listed below:

Household trash is collected twice a week Monday through Saturday by private haulers under contract to Anne Arundel County and transported for disposal at the Millersville Landfill and Resource Recovery Facility or another acceptable disposal facility in the region.

General Guidelines For All Weekly Curbside Collections

- Containers must not weigh more than 40 pounds each.
- Please have your trash and recyclables at the curb before 6 a.m.
- Trash and recyclables will be picked up anytime between 6 a.m. and 6 p.m.
- Containers may be placed at the curb the night before.
- To find out what day(s) collection occurs, ask a neighbor or call (410) 222-6100 for your collection schedule.
- Your material will be collected on the assigned days unless that day falls on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day. If one of these holidays falls on a Sunday, there will be no collection on the following Monday.
- If your collection day falls on one of these holidays, or is skipped because of a storm or snow emergency, you may put double the amount of trash for collection on your next scheduled day. You may also bring your trash and recyclables to any convenience center.
- There is no limit to the amount of recyclables or yard waste you can put out for collection.
- Trash collectors will not remove dead animals. When such removal is required, please call Anne Arundel County Animal Control at (410) 222-8900.
- The following materials are not collected at your home because of special handling requirements.
 - Explosives
 - Ashes
 - Poisons/acids/caustics
 - Firearms
 - Ammunition
 - Compressed gas tanks such as propane tanks/helium tanks/oxygen tanks
 - Liquids including paint
 - Asbestos
 - Drum containers/fuel tanks/oil tanks
 - Tires
 - Building and construction materials
 - Sawdust
- Residential medical waste including needles should be placed in heavy plastic containers, covered with lids and put in your trash.
- Bulky and hard-to-handle items will not be collected. However, the County does provide separate collection for bulky items. Please see section on [Bulk Item Collection](#) or consider donating items to a [charitable organization](#).

- Use watertight containers equipped with handles and tight-fitting covers for trash. Plastic waste bags (not paper bags or boxes) are also acceptable. Do not use cardboard boxes since they are recyclable and will be collected on your recycling day.
- No more than four, 32-gallon containers of trash will be collected on your collection day.
- Emptied or dried out paint cans will be accepted in your trash. Oil-base paint is hazardous and is accepted at Household Hazardous Waste Drop-off Days. Latex paint is not hazardous, but leaves a sticky mess on employees, equipment, and your streets. If you can not dry it out, latex paint may be taken to any convenience center (limit 5 gallons per visit). Please consolidate multiple cans of paint into one can.

Trouble-free Recycling guidelines

Requesting Collection For Your Home

New Residents in a Community Currently on Public Collection:

If you have moved into a community currently served by the curbside program, you do not need to contact the County to start service at your new residence. Place your trash and recyclable items at the curb on the same days as your neighbors and it will be collected. If for some reason you are not serviced, please call (410) 222-6100.

Communities not Served by Public Service but Located in a Public Collection Service Area

If you live in a community of single family units (attached or detached units) that are not served by public waste collection, but are within one hour of our collection service areas, you may petition for service. A majority of the residents must agree to accept curbside service. Residents who fully petition and receive curbside service will be charged an annual residential rate. For more information on the petition process and the curbside collection fee call (410) 222-6108.

Individual Properties Abutting a Collection Route

If your property directly abuts a collection route and you would like the curbside program extended to your property, please call (410) 222-6108 for assistance.

Apartment/Condo Recycling

While the County does not provide collection services, Condominium and Apartment residents are welcome to use any of the County's Convenience Centers for their recycling needs.

Apartment buildings and condominiums make up 15% of the total housing units in Anne Arundel County. Currently, few property managers provide recycling services to their residents. The multi-family recycling program is designed to encourage property managers to include recycling as a component of their private trash collection programs for apartment and condominium residents.

Technical and practical assistance is available to property managers who would like to start a recycling program or need help expanding one. A recycling specialist will visit a work site to help start a program, as well as provide commercial recycling guides, information on local recycling companies, finding markets, and access to other types of resources. For more information, call the Recycling Division at (410) 222-7951.

Board Meeting Newsletter 9-28-06

Another auto theft occurred in the community on 9-23-06. A vehicle was burglarized in the driveway. The owner had not secured the windows or locked the doors. The theft took place in broad daylight.

Please remember to lock your vehicles and secure all personal property that is outside your home. We also need any information any of you can supply to apprehend the individuals that are behind these robberies. The police have been notified also and are aware of these problems.

Mel Blume informed all present that Verizon will be installing fiber optic cable throughout our community in the next few months. The process to bring the cable into each unit with the minimum of disruption to existing sidewalks, driveways and property will provide an option to existing Comcast Cable. The planned procedure will bring the main cable into the common areas behind units and then in to each area where the phone/cable hookups already exist. This was determined to be the best method to not interfere with electricity and gas lines already in place. More information as it is learned.

The Board approved a plan to put up another community bulletin board at the corner of Braxton and Millhaven. The Board minutes will also be displayed in each of the community bulletin boards to keep all homeowners up-to-date on future meetings and current events.

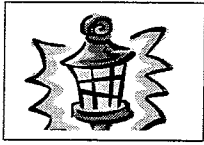
A homeowner attending the meeting suggested a notice go out to all in the community several weeks before each Board meeting to remind people that might want to attend the meetings.

A concern was brought up that the area around the picnic bench at the corner of Braxton & Millhaven floods with heavy rains. The president will have

Sierra Landscaping look into the problem and give an estimate of cost to repair the issue.

Due to multiple repairs that have been necessary due to wind and rain, the 'Reserve Funds' of the community are being depleted. Each insurance claim made costs the community \$2500 in a deductible charge. Last year the monthly homeowners' cost was raised 5%, or \$2.50. Another increase is proposed this year and more information will be sent out with the 2007 budget proposal.

The yearly meeting will take place the end of November and these and other issues will be dealt with at that time. Hope to see you there. Date and time will be forthcoming.



THE LAMP POST

JAN 2007

RIVER OAKS - TOWN HOME COMMUNITY - EDGEWATER, MD

ANNUAL MEETING



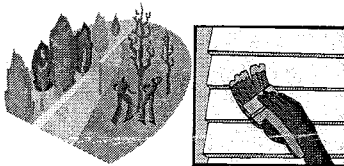
The Annual Meeting of the River Oaks Homeowners Association was held on November 30, 2006. The topics discussed at the meeting are outlined, as well as some issues of change for the community.

STREET LIGHTS



Streetlights have been added to Braxton Way. This will help with safety at night. Please, also consider keeping on your outside lights at night to further assist in the prevention of crime.

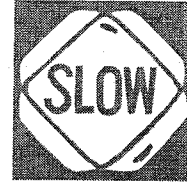
WIND DAMAGE



Dead trees have been removed from various parts of the neighborhood. There were several that fell against dwellings during some of the late summer windstorms. Some of the smaller trees were replaced, free of charge, by Sierra. The Association paid for replacements of the remainder.

Along with the damage to trees, the window also caused some **siding to come lose**. This has also been taken care of by the Association. Because of these problems, the budgetary reserves have dwindled considerably. This is the reason for the increase in the homeowner's dues. The Board hopes we will be able to maintain a monetary buffer with the reserve fund for the future well being of the community.

SPEED BUMPS



Due to complaints by homeowners, the height of the speed bumps has been lowered and widened to prevent damage to vehicles. The Board reminds you to keep your speed down while driving in the community and to remind others of the same.

CURB PAINTING



The curbs in the area have been repainted and many were marked with "NO PARKING ZONE" signs. Parking is no longer as much of a problem because of adherence to the signs. Thank you!

TRAFFIC CIRCLE



The traffic circle put in on Millhaven Drive was a construction by the Enclave at River Oaks. When skateboarding became an issue, the two communities planted a tree in the center of the circle. This spring, Sierra will undertake planting of flowerbeds around the circle to make it more attractive for all. So far, the cost to our community has been \$600.00.

DOD WALKING



Dog-walking signs were added because of many cases of larger dogs being allowed to "roam free" within the community. Please remember to keep your dogs leashed at all times.

VERIZON



Verizon will be putting high-speed cable in the community. There is not a definite date for starting this project at this time. All homeowners should have gotten a notice in their doors from Verizon about this issue. The information the Board received indicates the cable will be ran in the back of the houses to minimize damage to existing utilities. The cables will then be routed through the homes. Members present expressed some concern. Remember, you have a right to see what will be done before you opt to have the cable installed. You also have the option of not having it installed in your unit at all.

STOP SIGNS



The stop signs that were added to Braxton Way and Millhaven Drive are too low to the ground and on the wrong side of the street per several of the residents present. This issue will be looked into and changes made as necessary.

VANDALISM



Vandalism has become an issue in our community. The bulletin board at the playground has been vandalized three times in the past few months. Each time this occurred it cost \$150-\$200 for the repair. If this continues, the bulletin board will probably be removed permanently. Another resident complained about noise created in the playground during the evenings and later at night by gathering youth. There has also been broken glass in the gazebo area, presumably also from the same grounds. Although the local police have been called several times, the response has been slow and the problem continues. Some of these children live in our community, but others have been seen walking into the playground from outside our area. The Board agreed to put up signs stating "Park Closed After Dark" as a first step. This should also give the residents more leverage when contacting the police. Another suggestion was to increase the lighting around the walkway and the gazebo. The Board will look into the costs. As of the end of December, the lighting project has been handed over to BGE for pricing proposal.

Cars have also been broken into and, in one case, vandalized, while they were parked in front of the homes.

Please make sure to lock your vehicles even if parked in your own driveway.

The above issues brought up the topic of neighborhood security patrols. This has been researched in the past and would cost the community an additional \$25,000.00 to \$30,000.00 per year and was considered too expensive at this time. An alternative to this was to keep your outside lights on at night, as was already mentioned.

COMMUNITY UPKEEP



The lamppost in front of each residence belongs to the homeowners. Upkeep also is the responsibility of each homeowner as is keeping the lights replaced. Because of the inability to polish the current lanterns and because it is difficult to keep the lights lit, a proposal was made to look into changing the lantern to a black, cast aluminum lantern. The Board appointed a resident to research the project and report back. The initial report indicates that the lantern would cost each homeowner about \$22.00 plus installation cost. No final decision has been made at this time and will probably be deferred until March or April due to weather constraints.

Re-mulching is required in the playground. The Board will have Sierra handle this issue. As of the end of December, this issue has been completed.

Be aware of possibility of leakage around the frames of windows and sliding glass doors in your units. You may need to caulk outside to prevent significant damage if you notice this problem.

Remember to turn off outside water before it becomes much colder. The turn-offs are in various places in the units, but usually near the hot water heaters. Open the outside faucet, turn off the outside valves and then open the bleeder valve next to the handle to allow air into the piping.

One Board position was open this year. No additional nominations were made from the floor. Jyl Dupont was elected to a one-year term as Secretary. Jyl will be completing the term of the past secretary that had to resign due to family issues.

The Board would still like to have volunteers to maintain the community website. There is also a need for support of the newsletter. Anyone who would like to volunteer can contact Mel Blume at COMANCO, extension 123.

OUT WITH THE OLD AND IN WITH THE NEW



Tired of those tarnished wobbly lampposts and front porch lights?

You're not alone, and help is on the way!

At the Annual Meeting several homeowners agreed we need a change that's aesthetically pleasing, each AND economical.

We searched Home Depot and found a black post light that better fits our posts, and are you ready for this... had only "one" bulb to replace, not three! AND, if you use a 60-watt spiral bulb, it only uses 7 watts of power.

So instead of fumbling with the 3 candlestick bulbs, it's one easy bulb. The other plus is the cost is only \$21.97!!!

We're working on trying to get a contractor price to make it even more affordable.

The matching Coach Style front porch lamp is the same price.

It would only need a 40-watt spiral bulb as that's plenty bright, plus it would help deter theft and vandalism in the community.

Please contact Mel Blume, our Association President, at COMANCO, Inc. for details. He can be reached at 410/721-7171, extension 123.

BB&T



As a former resident of the River Oaks community, most of you likely passed me on the road or saw me jogging by your house. It seems like yesterday, I would start in front of the swing-set and make the winding 1/3 a mile loop around the community, ending back where I started. I normally could start fast and eventually slow by loop 4 or 5.

The same can be said for your local Real Estate market: a fast start with a recent slowing. Our local market experienced close to 35% appreciation annually in some areas, River Oaks being very near that figure. While growth is still strong, it has slowed drastically. What does this mean for our local homeowners? For some, not much. However, to some it means a financial review may not be a bad idea.

Mortgages may need to be refinanced or at the very least reviewed. Those with "specialty" products such as arms, balloons or interest only loans will have some decisions to make. Such as when should we take a look at our current finances?

The Federal Reserve has recently backed off its rate hikes, translating into a leveling off of bank rates. BB&T happens to be one of those banks. Our Mortgage rates have recently fallen and our Home Equity products have offered promotional features since late summer. However, at BB&T we don't pride ourselves on being the cheapest bank in town. Truth is that we're probably not offering the absolute lowest rate in town. However, we are very competitive in our rates and fees. More importantly what you will get is the guaranteed finest service and quickest results of any financial company in the area. I really mean that! We have local loans officers who know the area and make the underwriting decisions themselves. With over 100 mortgage products, investment options and insurance services, we are a full service institution.

Please feel free to visit your local BB&T branch on Route 2 in Edgewater for a free financial check up. If you would like to schedule an appointment feel free to call Bob McConnell, Retail loan officer, at 410/956-7015 or Chad Coward, Mortgage loan specialist, at 410/956-1976 or 410/980-7643. Thanks and we look forward to working with you.

RIVER OAKS CONDOMINIUM ASSOCIATION, INC.

LAMP REPLACEMENT ORDER FORM

- ☐ YES, I want to order a New Post Lamp @ \$22.00
- ☐ YES, I want to order a New Door Lamp @ \$22.00
- ☐ YES, I want to have them Installed @ \$15.00 each

TOTAL; \$

NAME: _____

ADDRESS: _____

TELE. #: _____

If you are interested in ordering a lamp, please fill out the form and send your check in the proper amount c/o Mel Blume, COMANCO, Inc., P.O. Box 3637, Crofton, MD 21114.

PLEASE NOTE: If enough ordered are not placed, we will not be able to order them and your check will be returned.



THE LAMP POST

June 2007

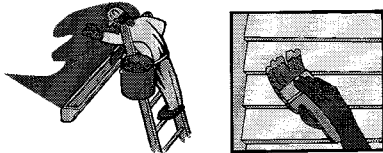
RIVER OAKS – TOWN HOME COMMUNITY – EDGEWATER, MD

COMMUNITY YARD SALE: FOR THOSE ITEMS YOU JUST CAN NOT PITCH



The bulletin with all the information was distributed to all homeowners early in May. Hopefully many people did participate and we had a grand sale..

SPRING CLEAN-UP



Along with Spring Clean-up comes the yearly housing inspections. You can expect to either see someone out looking at your units or neighboring units over the next month. A representative from COMANCO, Inc. will be inspecting the community to ensure proper upkeep of the property and dwellings. Painting is the easiest deficiency to spot, but improper storage sheds, debris in the yards and unkempt lawns are other items that will be evaluated.

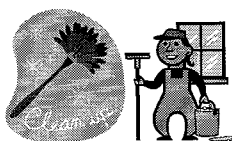
Individuals will be notified of the issues that need to be corrected, and a reasonable amount of time will be allowed for correction. Please work with COMANCO to keep our community neat, tidy and looking good!

Tired of painting the fascia boards? Or are your shutters falling off the house? If you don't want to tempt the climb of that big ladder or are scared of heights, call North Arundel Contracting Incorporated. They will send out someone to give you a quote. Many homeowners in our community have used their services and were extremely happy with the work. Their information is as follows:

North Arundel Contracting
101 Holsum Way
Glen Burnie, MD 21060
410/766-2855

Some homeowners have gone the extra step to have the painted surfaces "wrapped" and will never have to worry about painting again. Although this is a more expensive option, it will save you money over the long run.

SWEEP & KEEP!



Doesn't it feel wonderful to have a fresh, clean home...inside and out? May and June are great months to

do that spring cleaning and the River Oaks Community Homeowners Association is here to help!

Many people have been asking the question: "What are the colors of my house?" Unfortunately the original builder did not supply the HOA with this information. If you are an original owner, the colors are listed on your paperwork provided by U.S. Homes. If you are not an original owner and do not have this paperwork, here is some information that will help:

McCormick Paint
#6 Old Solomon's Island Road
Annapolis, MD 21401
410/266-5272

The outside colors (doors/shutters) of the homes are in the category of **Colonial or Chesapeake** from the **State House Exterior Color Collection**. McCormick Paint's hours are Monday through Friday from 7:00 a.m. to 4:30 p.m. and Saturdays from 7:30 a.m. to 12:00 noon.

The most common colors are as follows:

Georgetown Green (220) – This is the deeper/darker green (Example house: 14 Millhaven Court)
Harpers Ferry (441) – The lighter of the green family (Example house: 68 Millhaven Court)
Williamsburg (227) – A medium blue
Old Colonial Red (225) – The burgundy (Example house: 10 Millhaven Court)
Richmond (233) – The Red (Example house: 6 Millhaven Court's front door – shutters are Putty Hill)
Drum Hill Grey (472) – This is the blue/grey color (Example house: 8 Millhaven Court)
Putty Hill (442) – A neutral off/white or cream color
Annapolis Grey (228) – Grey

The color used on every unit's outside door trim, bump outs, sliding glass doors and window trim is **Wheat (108)**.

PLEASE NOTE: THE LIST ABOVE IS NOT 100% COMPLETE, PLEASE CHOOSE YOUR COLORS CAREFULLY

If you are not sure of the exact colors of your home, as stated above, pick up a booklet at McCormick and use the color pallet to match your home. Or if you simply need to freshen up the paint, but have no time to do the research your home colors, Shelly Kemeza will be happy to do the research for you. Just email her your address, name and telephone number and she will be happy to get back to you with the appropriate colors for your house. ShellyKemeza74@gmail.com .

LAMP POST LIGHTS



Still have not ordered your new lamp post light or porch light? For only \$22.00 each, plus \$15.00 to have it installed (\$0.00 to install yourself), you can have a new fresh light that only requires one light bulb. Please contact Mel. Blume at COMANCO, Inc. 410/793-0034, extension 132.

PAINT THE POST



Some homeowners have pole to freshen it up from We recommend Rustoleum, purchased at Home Depot dealers. It looks GREAT!

Painted the lamp post the fading of the sun. flat black. It can be or other Rustoleum

COMMUNITY DUMPSTER



On June 2nd and 3rd there will be a large dumpster at the back end of Braxton Way for everyone's use to purge. Looks like the perfect time to clean out that garage.

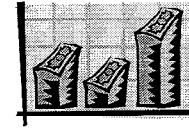
PARKING PROBLEMS



Parking is a problem in several areas of the community. The Board is going to have the curbs re-painted so that there will be no questions about where you can or cannot park. Cars will be ticketed if not properly parked and will then be towed if the warnings are not enough. We also request that you do not park commercial vehicles in spaces created for personal cars. You know how much of an irritation it is when someone is parked in your place or over your driveway. Remember to have the same respect for others that you would like for yourself!

One of the Board members is doing a survey of the parking spaces on Braxton Way in an attempt to create additional spaces. Work with us to help us help you. Consider when you are parking at the curb in front of your units to park up on the lip of the sidewalk, but do not block the sidewalk with your vehicles. We would like to have the sidewalk to walk on, allow the kids to ride their bikes on and not have to swerve out into the streets to get around vehicles.

BUDGET/DEDUCTIBLES FOR INSURANCE CLAIMS



This past winter was not as severe as in previous years and the cost of snow removal was covered by the budget.

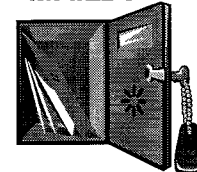
Some areas you may not be aware of are in siding repair and tree removal. These have emerged as two of the larger items in the budget. In order to keep down costs, we have opted for a \$2,500.00 deductible on community repair insurance through State Farm. With the high winds we have had and the siding repairs required, it may cost the community up to \$2,500.00 per case to repair the siding. One tree removal earlier this year cost \$5,600.00. We are attempting to keep the homeowner association dues as low as possible, but still be able to cover routine and emergency expenses. Compare our dues with those in the Enclave, which are several times larger than ours, and see if you don't agree! At times it seems like everything that happens to your units are your responsibility, but between the Board's decisions and COMANCO's oversight, we are being as uniform as possible in what is covered and what is not covered by the Association.

HEARING FOR FINING



You will be notified by mail in the next few weeks, if not already so, about the fine system being instituted in the community. A few rare instances in the past have led us to this drastic approach to deal with unresponsive individuals. There will be Board meeting at the Edgewater library on July 26, 2007 to answer any questions about this issue. Look at the community bulletin board on the playground lawn to find out if there are any changes in the final date and time.

MAILBOXES



We have some complaints about the condition of the mailboxes by residents. When brought up with the local postal authorities, it seems that part of the problem is created by vandalism of the mailboxes. The boxes, set aside for delivery of packages, are consistently having the key broken off in the lock and the post office is not going to continue to routinely replace the locks. Although no one wants to get involved in "ratting" on a neighbor, these careless acts of some are hurting us all. Step forward and let us know if you see any senseless vandalism!