



The Lamp Post

New President's Message by Jyl Dupont

Hello, River Oaks Community! I am your President for 2010. I live at 254 Tilden Way, right next to the Tot Lot. I look forward to working with ALL of you as we continue to improve our community. If you see my car in the driveway, please feel free to stop by and say "Hi". I love to make new friends and/or say "hi" to the folks I already know! You may also feel free to email me at jyldupont@yahoo.com and I will get back to you as soon as I can. **Have a great January!**

Past President's Message by Joe Kolb

The opportunity to serve is available to all of us. Giving to others is one attribute that makes us human and separates us from all other creatures on God's earth. Because it is good to do so, it renders unto us a feeling of pleasure, inner happiness and comfort, just knowing life has been made better.

We can give to our church, our synagogue or our mosque. We can donate our time to a charitable cause, our government, a senior citizen program, a youth program, to our schools or to our community.

Donating our labor, our time, our mind or our money gives us an inwardly gratifying experience. This is why we serve on the Board of Directors (BOD), or as a Committee Chair or committee member, deliver newsletters, remove trash from the parks, or whatever we do to make River Oaks a nicer place to live. It is important to give of your talent and time to the betterment of the group.

As I take a step back from the leadership role that I have been allowed to provide to the River Oaks Condominium Association (ROCA), I do so with a feeling of having accomplished some good. However, I could not have done this on my own. I had a lot of help.

I was prodded into running by my bride of 32 years, who got directly to the point by saying "If you don't like the way things are being done, be a part of the solution." I had been on another BOD in another townhome community and knew full well what would be involved.

I was fortunate to be surrounded by four Board members who had similar convictions. Our first BOD meeting consisted of two holdovers from the previous Board, Danny Moreland, and Jyl Dupont, and newcomers Bev Wright and Peggy Summers. Following the election, we met at my home to determine who would operate in what position.

Peggy wanted to be Treasurer. Everybody breathed a sigh of relief because that is the job everyone fears. Danny wanted to stay in charge of Safety and Parking, and if you have not met Danny, you would want him on your side when trouble comes knocking. Jyl indicated that she would help wherever she could. As an executive with the Federal Reserve, she travels quite a bit. That left me and Bev, and two open positions, Secretary and President. I took a personal break and when I came back, I learned that I was the President. (Note to any future BOD members: know when not to leave the room!)

Our first get-together was to determine what we thought were the most pressing needs of the community, how we thought we should/could address them, and to prioritize those decisions. There was a lot to be done. So we split up the problems and gave everyone an area to improve.

Knowing not to leave the room again, I asked to be the Board liaison to the Architectural and Landscape Committee. That should not require a lot of time right? (I should have left the room again.)

January 2010

In this Issue

New & Past President Msgs	Pg 1-3
MARI	Pg 1
Foster Pet Care	Pg 4
Join Email Group	Pg 4
Website URL	Pg 4
Board Members	Pg 4
Committee Members	Pg 4
VMI Info	Pg 4
Snow Removal	Pg 5
Next BOD Meeting	Pg 6
Dec. Meeting Highlights	Pg 6-7
AC&L Report	Pg 6-7
Sound Off	Pg 5
Safety & Security	Pg 8
American Troops	Pg 8

M.A.R.I.

Monthly **A**ssociation **R**esource **I**nformation is a unique Victory Management program developed to assist Association Boards of Directors in communicating information to owners and residents in the community. Each month focuses on a different topic.

JANUARY—Leases

VMI will provide unit lease information to the BOD and "Lease Letters" will be sent to owners.

Next Board Meeting

January 28, 2010

7:00 PM

Anne Arundel County Police
Department Substation
35 Stepneys Lane
Edgewater, MD



The Lamp Post

Past President's Message (cont)

By Joe Kolb

We dubbed our Treasurer "Ms. Money Peggy," a take-off of James Bond's Miss Money Penny; because she was going to make sure we understood the funds and had them under control. Example: She immediately said "no" to Danny when he wanted to build a multi-story parking garage at Braxton Park and "no" to me requesting to put a pool on the top level of that proposed edifice. Just kidding—that urban legend was put forth as an April Fools Day piece of mirth by the newsletter crew of Bev Wright and Peggy Donald, who was, at that time, our newly selected Newsletter Editor. That urban legend has stood the test of time and there are folks in the community that still ask if we are going to do that. As I leave office, I want to assure all that the parking garage was just a joke and Danny had no intention of allowing a pool on the roof!

Bev took control of communications with the community. The new BOD felt that one of the problems we had was not responding quickly enough to the residents when they asked for information or help with a problem. We made it a rule among the Board that we would respond within 24 hours. With Bev's persistence, we all got "on board" with that.

Then Bev went about finding a way to build a website. She came to us and asked for a budget and was told "Free is good." So, with help from Ammie Dover, another owner familiar with website development, they found a website that fit our budget... After one lesson from Ammie, Bev spent an extraordinary number of hours building the website. She designed it, tweaked it, ran it, changed it, and ran it again. You now see she has produced one of the best community websites anywhere. Miss Money Peggy, true to her word, kept the reins tight and eventually gave Bev \$50.00 to pay for a one step upgrade. Bev was ecstatic.

Jyl settled on being the Vice-President as well as heading up the By-Laws Committee. She thought that would be close to the "easy" Landscaping gig I had jumped on. Little did she know that we wanted to revise and clarify the Rules and Regulations, establish Parking Rules and Regs, and amend the By-Laws! Sorry Jyl. Alas, not to be outdone, Jyl would eventually solicit the assistance of Alicia Smollon to help her.

Danny quickly realized that Parking and Safety was interfering with his work and, after all, he had been on the

BOD for over three years. So he decided that it was time for someone else to step up.

Shelly Kemeza did exactly that, and did so very proficiently. She also pulled on Alicia's time strings and made her Chair of Parking and Safety. Both of these ladies worked tirelessly behind the scenes to get the problem youth and their families removed from the community. These problem issues are much like children who are allowed to play with matches. They will flare up from time to time and must be quickly and efficiently controlled. These two ladies arranged a meeting with our County Councilman, Ed Reilly, and Police Commander Captain Bill Krampf, and, before long, order was restored in River Oaks.

After our first year, time restraints led Peggy Summers to resign as Treasurer. She did a terrific job for River Oaks, setting us on a path of Reserve Fund restoration that continues to this day and will into the future. We are in a much greater position money-wise thanks to Peg.

At the next election, Shannon Whaley-Evans volunteered and was elected Treasurer. Sadly, Shannon's tenure was short due to unforeseen personal issues. We quickly looked around and when Shelly left the room to powder her nose, we made her the new Treasurer. As the appointee to finish Danny's one year term and recently elected to her own 3 year term, Shelly was well aware that the road to financial health for ROCA was going to require some very tough number crunching. She would have to present to the community their largest assessment increase in the history of River Oaks. Shelly did that marvelously well. True, it was needed, it had to be done, but everyone must understand it was not Shelly's fault. She was simply the messenger. She has also retained the Parking and Safety hat. She is a busy young lady.

But, if you want something done, ask a busy person to do it and they usually will.

The Architectural Control Committee (ACC) and the Landscape Committee was lumped together. Hillary Frank felt sorry for me, astutely guessing at my limitations and offered to host a meeting of interested folks. Because she did that, we made her Chairperson. Nancy Miller joined along with Pauline Blume and Chuck Grusholt. We had no money, therefore, little to do other than dream about what we would like to do in the future.



The Lamp Post

Past President's Message (cont)

By Joe Kolb

Hillary's dogs were becoming champions and with that came more show competitions. Before long, Hillary ran across the street and asked Ken to hold a meeting at his house for Joe. We now know what that means. Ken became the new Chairperson.

Ken took over, got out his rusty, trusty chainsaw, and along with some guys from Bartlett Tree Service (and some money from Miss Money Peggy) removed trees that were very dangerous. One actually fell before we could get Bartlett out on property and luckily it fell in the opposite direction than what was feared. The tree stood barely ten feet away from the bedroom window of a home on Tilden Way. The house which it did hit was through the tree area separating Tilden and Braxton. The house on Braxton Way suffered only minor damage to the siding. Ken has guided us to a new landscaping company and the grounds are once again looking great. He had to arrange for the clean-out of the sediment pond, removing trees that had grown and brush and brambles that were clogging the overflow. He had new shrubs planted and berms built. Ken has done a great job.

Peggy Donald and Bev began building our newsletter, the **Lamp Post**, to unimaginable heights. They published every month, save one, over the past two years. The monthly periodical has grown in size from one page to, at times, eight pages. Six pages devoted to my prattle and the other two to substantial news. What is amazing was their ability to reduce my drivel to only six pages. "Slicing and dicing" became an art form. What it accomplished was to keep everyone in the community aware of happenings in River Oaks.

Peggy accepted a position with Anne Arundel County as a Spanish interpreter and felt she could no longer edit the newsletter. The new **Lamp Post** "editor and slicer and dicer" is Lynn Harshbarger.

The newest member of the ROCA team must also be mentioned – Victory Management (VMI) and Victoria Burnett, President. In mid-2009, the Board made the call to hire a stronger management company. Selecting a management company is arduous and time-consuming, and a little scary. But the Board felt that every minute spent on this endeavor, including interviews, site visits, and reference calls, would be rewarded later. You've seen that VMI is "all action" and "no nonsense." This is what the community needs and we are pleased to have Vicki's energy, enthusiasm, and management experience on our side.

We have been able to enact a broad array of changes; some have not yet been completed. I truly do recommend that those By-Law amendments be adopted. They are very much needed.

While I receive the credit for the accomplishments of the past two years (and the blame in those times or occasions of judgmental faux pas), I must pass the kudos on to those that made things happen. I hope that I have not left anyone out, but if I did, please understand that I appreciated every bit of help that was rendered.

I do not feel that anyone should serve as President for more than two years. I asked the BOD to look amongst them for another to step up. They did so and selected Jyl Dupont to become our new leader, boss-lady, President. Jyl has been on the Board for many years and was just re-elected to another three-year term. She is an accomplished leader, as her management position at the Federal Reserve Board will attest. She knows the Board members and we have pledged to Jyl that we will continue to help.

Therefore, as Jyl Dupont takes over the reigns of power, I ask that each of you reading this article, if you are not already snoring away, look into your lives and find some time to step up. If there are things about which you have questioned the sanity of the community's decision maker, please put your two cents forward.

Jyl has said from time to time, "Have they ever considered this?" Or "why not do?"

Remember in the words of a very wise woman, (she tells me so all the time), "If you don't like the way things are being done, go be a part of the solution." Offer your community some of your time. You truly will feel better for it. You will learn more that you may have thought possible and meet more neighbors than you ever dreamed of meeting.

The time investment going forward will be much less than in the past. And, as was noted quite often in this article above, if the time gets too much, folks understand. Family, Work, Community in that order!

Thanks to all of you for allowing me the opportunity to serve as your President for the past two years. I have learned a lot, screwed up occasionally, had a lot of fun, and hopefully made River Oaks better than I found it.

Joe Kolb, Past President, River Oaks Condo Association



Urgent Help for Foster Pet Care

There has been an urgent call from one of the animal shelters. A combination of storm issues and animal cruelty seizures have the shelters seeking emergency help. One of the shelters is run by Mary Giollitis, who will accept donations, including crates, food, leashes, collars, and water/food bowls at her restaurant, Giollitis Italian Deli, on Sommerville Road, Parole, MD.

Chesapeake Dogs is asking if anyone will consider fostering a dog, even short term, to help this shelter and the animals in need. There is also a need for volunteers who will bottle feed puppies and kittens abandoned by their mothers. There are various sized dogs from Chihuahuas and Rat Terriers to young Labs. You can tell them what might work for you. If you can make a small bit of room in your home and life for these animals in need, please contact info@chesapeakedogs.org or call Mary at 410-562-1106.

Thank you in advance for any help you can give and we hope you had a Happy Holiday Season.

Join our Email Group!

If you have not sent your email address to Bev Wright, please do so at bev.wright@verizon.net. The email group provides more information than the newsletter. We send out timely security alerts, information about community events, and notices about the River Oaks Condo Association guidelines. This will also help us reduce our printing costs. Use the [Submit/Update Contact Info form](#) on the website. **PLEASE UPDATE YOUR EMAIL ADDRESS IF IT CHANGES!!**

We're on the web at
www.riveroakscondos.webs.com

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett

vickib@victorymgt.com

443-249-0172 or 410-553-9500;

443-249-0011 (fax)

President

Jyl Dupont

jyldupont@yahoo.com

301-261-4843

Vice President

Alicia Smollon

asmollon@aol.com

Secretary

Bev Wright

bev.wright@verizon.net

703-606-2209

Treasurer

Shelly Kemeza

shellykemeza74@gmail.com

Member-at-Large

Joe Kolb

kolbjoe@verizon.net

410-956-1890

CNR Insurance, Inc.

Stacey Nicholson

Stacey@cnrinsurance.com

410-897-9890 x 207

Committees

Architectural Control & Landscaping

Ken Via

dance4673@comcast.net

410-956-2276

Newsletter Editor

Lynn Harshbarger

harshbarger7@verizon.net

410-956-8123

By-Laws/Rules & Regs

Alicia Smollon

asmollon@aol.com

Communications Website/Email Group

Bev Wright

bev.wright@verizon.net

703-606-2209

Safety/Security/Parking

Shelly Kemeza

shelleykemeza74@gmail.com

Activities - New - Vacant

The BOD is seeking one or more residents to form an Activities Committee. Please see article on Page 4.



Snow Removal Guidelines

GENERAL: Tulip Grove, our landscaping company, pushes and removes snow for River Oaks. They do not plow until the snow is at least 2 inches deep. Teams clear sidewalks, intersections, and access ramps in the common areas and push snow to the ends of the streets.

- They work as long as necessary to clear as much from the roadways as possible, starting with a single lane down each street. They push the snow to where the tractors can move it to grassy areas. If the snow becomes rock hard in the areas already shoveled or plowed, they will exercise extra caution before clearing the large "boulders". The Board in consultation with Tulip Grove will decide if tractors are to be used in these areas to help with the clearing. In exceptionally poor general traffic conditions, it is possible that they would have trouble getting to River Oaks and be unable to bring heavy lift tractors if needed.
- If winter storm warnings are issued with considerable accumulation predicted, pre-salting of the roadways may be recommended to minimize the amount of ice formed at the beginning of the storm.
- *We need to work together* when clearing snow from walkways and vehicles. Please consider good neighboring for those not able to get out with their shovels and brooms. *Patience, cooperation, and safety are always the "words of the day."*
- The Board and/or the Architectural Control & Landscaping Committee will do their best to keep the community informed via the community email group. If you have not joined the email group yet, please send your email address to [Bev Wright](#) or submit your full contact information via the [Submit/Update Contact Info](#) form on this website.

SAFETY: *LOOK UP!* When outside around your unit, especially when clearing off upper deck areas and backyard patios, please be aware of what's above you. Our roofs can quickly become covered in snow and mounds of snow and sharp icicles can form on window frames, gutters, and roof edges, just waiting for the right amount of heat to melt. Gravity will bring these in only one direction-down!

- Watch your children and pets during snow clearing. The operators are concentrating on what the machines are doing and may not see everything behind or beside them.

SIDEWALKS: The walkways and (driveway aprons) in front of your unit are your responsibility to clear. Tulip Grove will only clear walkways in the common areas.

STREETS & PARKING: If you or your visitors own a vehicle parked on the street where the crews will be working, please be kind and move the vehicle temporarily to another parking area or to your own or a neighbor's unused driveway while the clean-up is ongoing.



- Tulip Grove is always concerned about working around vehicles parked in the roadway and will exercise care and patience not to create conditions around those vehicles that could potentially inflict any damage.
- If you have an empty driveway, any assistance that you can provide to those with vehicles parked on the street to enable them to put their vehicles in the driveway temporarily, will greatly help the clearing process.
- If you have questions or concerns about snow pushing and/or removal, please contact Ken Via, Architectural Control & Landscaping Chairman, by emailing [Ken Via](#) or calling him at 410-956-2276.



Next Board of Directors Meeting



The next Board of Directors Meeting is
January 28, 2010 in the conference room at the
Police Station 35 Stepneys Lane.

Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board openings every year!

December Board Meeting Highlights

VMI & Committee Reports

- Tulip Grove 2010 Contract: VMI will obtain revised contract from Tulip Grove.
- Addendum to Residential Lease: BOD voted to approve VMI to sign the form instead of the BOD President.
- One owner requested waiver of \$30 (two months) monthly dues late fees. VMI reserves the right to waive one fee but the BOD must approve any additional waivers. The BOD approved the waiver of the second month fee in a vote of 3 in favor, 1 opposed.
- One owner requested a waiver of the rule regarding white window coverings due to having custom natural wood shutters installed throughout the home. The BOD approved the waiver for this home until such time as the unit is sold, in a vote of 3 in favor, 1 opposed.
- VMI will draft a letter to one owner concerning the door color needing to match the shutter color.

Unfinished/Old Business

- Motion was approved to complete tree scaling and root work before the ground freezes, and to put off further work until 2010.
- Ken Via or VMI will contact Bartlett to arrange the work as soon as possible.

Architectural Control & Landscaping

- **Architectural Change Applications**
 - Two were submitted for the month. Both were approved, one for a change-out from concrete to pavers in the front walkway leading to the door, and the second for the installation of a fence.
 - As a reminder to everyone, when documenting what change is being requested, if there is not enough information to show the unit owner understands the details of his or her requested change, and there is not an indication that the Rules and Regulations were consulted and are understood, as evidenced by the detail (description, drawings, etc) in the application, the application will be returned to the unit owner (as many times as needed) for correction or modification prior to getting any approval to make the requested change. The Committee is always available to offer advice, and recommendations on any change requested prior to or during the submission process.



- **Landscaping**

- Tulip Grove finished the new bed formation (Braxton Park, Millhaven Court) and final mulching, new trees along the West Braxton Fence line, and leaf raking for the year. An added bonus just completed was the change-out of the old wood chips in the Tot Lot with a new “carpet” of wood shavings from shredded furniture wood that will improve the durability, safety, and require less maintenance, hopefully. Tulip Grove also filled in the sink hole at the culvert behind 249 Tilden Way.
- Snow pushing service is next on the list for Tulip Grove. A new contract was awarded for the November 2009 to April 2010 period.

- **Tree work**

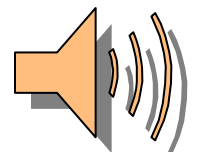
- Because of the very wet weather, plans to grind the (monster) stump between 40 and 50 Millhaven Court were suspended until drier conditions prevail, and the grinding machine would not damage the grounds getting to the stump.
- Bartlett Tree Service toured the property and submitted a proposal which has been placed before the BOD for providing service to our complex in a couple of areas. Bartlett is recommending:
 1. Root cleaning (sculling) on the young trees in and around Braxton Park, and that an application of Boost (growth supporting fertilizer) be injected into the root systems of all of the young trees in the complex.
 2. Supportive cabling be installed in the upper branches of 5 trees for added safety, 4 in the courtyard (middle of the complex), and one behind Braxton even side.
 3. Removing 3 dead or leaning trees in the Courtyard area.
 4. Pruning 5 trees, including one actually on South River Colony property beyond the fences behind Braxton that is actually more of a danger to us than it is to them.
 5. Removing 9 trees along the path in the woods to the east of Tilden beyond the “wall”. Unfortunately our budget was not such this last year to cover much of this work, so some of the tree work will need to be paid for in 2010, if the BOD agrees.

Ken Via recommended that the Board consider at least authorizing item (1) above before the winter freeze prevents the evolution from being helpful to the trees involved. The other items will be looked at for consideration as the budget allows. Please be assured that ANY potential safety item concerning trees or major size limbs possibly harming personnel or property will be attended to with haste.

Sound Off

I support HOA's, rules, and keeping our neighborhood in good order. However, the inspection process has gotten out of control. Focusing on small items takes away from fixing larger ones and from neighborhood unity to correct major problems. There should be significant pressure applied to those who are repetitive or gross violators of the policies and rules. However, this has become a 12-month ordeal with inspections, follow-ups, more follow-ups, undocumented changes, poor recordkeeping, and the continual surprise of learning that things that have not been a problem since purchase are suddenly a problem. If we have clear rules, non-subjective inspections, and consistent documentation, we would know what to expect and not be shocked! To top it off, we now get a 24% increase in our dues during a depressed economy. I appreciate the Board's concerns but I am disappointed in the Board's consideration for homeowners.

--Discouraged Homeowner





Safety & Security Alert

December 26-27, 2009 - GAZEBO VANDALISM.

Sometime during the late night/early morning hours, the gazebo at the Tot Lot was vandalized. The damage was discovered around 11 AM on December 27, 2009 and a police report was filed. In addition, attached pictures including one of a sweatshirt jacket found at the scene. If you have information on this crime, please contact the Anne Arundel County Police and also our property manager, VMI.

*NOTE: The Tot Lot is **CLOSED** from dusk to dawn other than for official community events. Therefore, anyone found there during those hours can be charged with Trespassing. Residents are urged to call the police if they see/hear anything in the Tot Lot after dark.*



[NEW "SAFETY & SECURITY" PAGES](#)

A new page has been developed with substantial information about how and when to contact the police if a crime or suspicious activity has occurred. There are links to the Police Department's Online Reporting System. In addition, there is a link to a subpage listing "[Safety & Security Reports](#)" concerning River Oaks and the surrounding Edgewater area.



American Troops Stationed Out of the Area

There are several articles written in magazines, newspapers and on the web about the fact that our troops love to receive mail.

If you have a relative who is in the military, stationed overseas or out of the area and is a resident of River Oaks please send their email or snail mail address to Bev Wright at bev.wright@verizon.net.

It might be fun for them to stay in touch with the comings and goings of the community and help them to feel closer to home.



The Lamp Post

President's Message *By Jyl Archer Dupont*

February, 2010

In This Issue

Happy Valentine's Month! Yes, it's February and time for hearts, flowers, candy and other gestures of appreciation given to the ones we love and/or admire. Through this column this month, I am sending all of those things to folks in our community who have really given of themselves for River Oaks.

My first Valentine "Thank You" goes to Joe Kolb, our past president and now member-at-large. During his terms as president, Joe worked tirelessly for the overall betterment of our community. Joe attended countless meetings, met with any number of contractors, and helped numerous neighbors understand our community's rules and regulations and then helped/advised them on the repairs or improvements that were needed. In his current role on the Board, Joe continues to be an outstanding asset and adviser.

My second Valentine "Thank You" goes to Bev Wright, our past secretary. During her tenure, Bev used her energy and attention to detail to get our great website up and going, pull our past records into shape, and get our monthly newsletter up to the proper standards. Bev was also a prime mover and facilitator in starting annual community activities like the garage sale, the Halloween parade, and the caroling activities at holiday time. We wish her all the best!

My next Valentine "Thank You" goes to our "Snow Man" Ken Via. For three seasons of the year, we all know him simply as the Chair of the Architectural and Landscaping Committee (ALC) and "he who knows about plants". Who knew that this winter he would be called upon to "morph" into "Snow Man"? Ken works tirelessly with the contractors to get us the best service possible! He is constantly trying to balance the needs of the community with the lack of spaces and places to push all the snow. No easy job, but he handles it with diplomacy and style!

My final Valentine "Thank You" goes out to you - my neighbors and friends. Thank you for stopping by to say "Hi" and for sending me and the Board messages about your concerns. After all, we won't know unless you tell us. But most of all I thank all of you for helping your neighbors in any way you can. After all, our community is only as strong as our weakest link. Enjoy the rest of this month!



BOD Opening	Pg2
BOD information	Pg2
Next BOD Meeting	Pg3
Jan BOD Highlights	Pg3
Community Lighting	Pg4
Community Lighting	Pg5
Comcast Assistance	Pg5
New Refuse Rules	Pg6
Sound Off	Pg6
Join Email Group	Pg7
Web Site Info	Pg7
Mayo Dental	Pg7
Movie Night	Pg7
New Credit Rules	Pg7

The next Board of Directors Meeting is **February 28, 2010** in the conference room at the Police Station 35 Stepneys Lane.



The Lamp Post

Page 2

Board of Director Post Open

I regret to announce that our Board Secretary, Beverly Wright, has resigned from the Board, effective January 27, 2010. Although we will miss her high energy and unselfish efforts to help our community become all it can be, we respect her desire to move on to other endeavors. On behalf of the Board and the River Oaks Community, I want to take this opportunity to publicly thank Bev for her unwavering dedication to the community. We wish her well!

Unfortunately, Bev's resignation has created a vacancy on the Board which must be filled as soon as possible. The Board of Directors (BOD) will appoint a new member to complete the remainder of Bev's term, which ends at the end of this year. If you are interested in working with the Board, please let any one of the Board members know as soon as possible. Or, you can send Vicki Burnett of VMI Management Inc. an email message at vickib@victorymgt.com.

Being on the BOD is a fun and rewarding experience. It is also a great way to be involved in the community! Come join us!

Jyl Archer Dupont
President, River Oaks Board of Directors

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett
vickib@victorymgt.com
443-249-0172 or 410-553-9500;
443-249-0011 (fax)
www.victorymgv.com

President

Jyl Archer Dupont
jyldupont@yahoo.com
301-261-4843

Treasurer

Shelly Kemeza
shellykemeza74@gmail.com

Vice President

Alicia Smollon
asmollon@aol.com

Member-at-Large

Joe Kolb
kolbjoe@verizon.net
410-956-1890

Secretary

Open

CNR Insurance, Inc.

Stacey Nicholson
Stacey@cnrinsurance.com
410-897-9890 x 207

Committees

Architectural Control & Landscaping

Ken Via
dance4673@comcast.net
410-956-2276

Newsletter Editor

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

By-Laws/Rules & Regs

Alicia Smollon
asmollon@aol.com

Communications Website/Email Group

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

Safety/Security/Parking

Shelly Kemeza
shelleykemeza74@gmail.com



The Lamp Post

Next Board of Directors Meeting



The next Board of Directors Meeting is
February 28, 2010 in the conference room at the
Police Station 35 Stepneys Lane.

Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board openings every year!

January BOD Meeting Highlights

- North County Towing Company a prospective vendor for the community, presented their materials on their policies and procedures.
- New Anne Arundel County refuse pick-up policies were delineated during the meeting. Please see those policies on page 5 of the newsletter.
- Community lighting issues for personal property and BGE lighting that were submitted by a contractor who consults with Constellation Energy (parent company of BGE) were reviewed with the BOD. Please read those findings on page 4 of this newsletter.
- There are 13 delinquent ROCA dues for a total of \$11,580.62.
- House inspection procedures for this year will include an inspection sheet format change, an inspection announcement letter in April, an initial inspection in June, a re-inspection in August, and a "Show cause" in September.
- Two ACA changes have been reviewed and approved.
- Tulip Grove will be responsible for snow removal this winter season. The community will be updated on their progress via email from Ken Via.
- The new landscaping contract for 2010 is under review by the BOD.
- Bartlett Tree Service is negotiating with River Oaks to remove a tree that is endangering a unit on Braxton Way and to remove dead trees between River Oaks and The Landings.
- Stump removal at Millhaven Court will be performed for no cost to the community.
- Alicia Smollon is re-evaluating the by-Laws for potential additions.
- Door to door proxies will begin again when the weather permits.
- Since the resignation of Bev Wright as BOD Secretary, Lynn Harshbarger will assume her responsibilities for the web site and owner/rental roster.
- New signs have been posted in the community that prohibit door to door solicitation.



The Lamp Post

Page 4

Community Lighting Inspections

By Joe Kolb

During a recent face to face meeting with Victory Management President, Vicki Burnett concerning the spring 2010 Maintenance Inspection, the question was raised by Vicki as to how we were planning to treat various light styles throughout the community. She asked why the light had changed and what if any plans had been considered to unify the lights again. Jyl Dupont and I asserted that the Board had considered this several times and had put it off each time because there were always greater priorities. We asked if she knew someone who could do an analysis for us at a price we could afford. Vicki indicated there is someone that she has used in the past and that the price was in our range...FREE.

Sure enough, within a day I received a call from Mark Heckhaus of Energy Savings Solutions. His company does energy analysis for businesses as a subcontractor of BGE. These analyses are done in an effort to minimize those firm's energy costs and reducing BGE's need for increased production. He offered to come out and do an analysis for us free. It was a price we could afford, so I agreed.

Mark actually came out twice, once during the day, and then came back later that night. The night time inspection took place after 9 pm so all the lights should have been working. His phone call, two days later, followed by a more extensive email, revealed the following. First, he said there are four BGE lamp posts that are not working properly and they have already been reported. BGE should be attending those in the shortly.

He went on to report that there are 12 River Oaks homes/Units that have their lamppost on 24/7. They are 204 Tilden Way; 221, 227, 250, 256, and 285 Braxton Way; and 2129, 2131, 2132, 2133, 2140, and 2152 Millhaven Drive. This is for your individual information because it costs money to run the light all day and all night. Most likely, the cause is a defective sensor which can be found at Home Depot, Lowes or your local Hardware store for under \$25.00. You could also contact someone to replace it, perhaps Energy Savings Solutions or some other electrical contractor.

He went on to say there were homes with no light on at all. While Mark stated there are numerous possibilities for this the most likely cause is a burned out bulb. He went on to say that the best way to check is to first find and make sure the GFI (ground Fault Interrupter) has not been tripped.

The GFI works like a mini circuit breaker. They are required on all circuits that may come in contact with water. If water is detected the circuit will short, and the GFI will trip, interrupting any additional electric power going through the line, a safety feature.

After checking the GFI, try replacing the light bulb to see if that is burned out. If the new bulb will not work, your problem is in one of two sources. A defective light sensor or the wire running through the soil has been breached causing a short. For this an electrician is most likely required.

There were 20 units on Millhaven Court with no lights working; they are 6, 8, 10, 14, 18, 22, 24, 26, 28, 30, 38, 40, 44, 46, 48, 50, 52, 54, 62, and 68. There were 20 on Braxton Way, 208, 210, 211, 212, 213, 229, 245, 249, 251, 252, 253, 260, 262, 265, 271, 273, 276, 279, 280, and 283. On Millhaven Drive there were 15 not working. They are 2100, 2112, 2113, 2115, 2116, 2119, 2121, 2123, 2125, 2134, 2136, 2142, 2144, 2149, and 2150. Tilden Way had 34 that were not functioning at the time of the inspection. They are 157, 164, 165, 167, 170, 173, 174, 176, 179, 180, 181, 182, 184, 186, 192, 202, 206, 208, 210, 211, 212, 213, 214, 218, 220, 226, 228, 234, 238, 240, 241, 242, 250, and finally 253.

What does this all mean to us? It is part of the aesthetics and ambiance of River Oaks. It is first and foremost a safety factor, as the police have advised us in every conversation we have had with them regarding what we can do to minimize neighborhood vandalism and crime. The Fire Department advises that the extra light helps them locate houses quicker. And, it makes it safer and easier for all of us to see when out at night taking advantage of a neighborly stroll.



The Lamp Post

Community Lighting Inspections

By Joe Kolb

When asked if there were any programs available from BGE, Mark's response was negative, due to the fact that in River Oaks, each unit owner is responsible for their own lights. Probing further, I asked if there would be any value to solar powered lighting. He reported that solar lamps would take the lamp posts off the BGE grid and could generate a savings to the unit owner. How much? That would depend on how much wattage the unit was lighting. On average he estimated roughly between \$40 and \$60 per year based on whether the unit had the single bulb black or the three bulb brass fixture. With savings of that level the project could be amortized over three to four years from the individual unit owner's reduced electric consumption. From there on, the savings would simply stay in your own pocket rather than Baltimore Gas & Electric's.

I asked him to research for us the cost and effectiveness of solar lighting. He did so and reported back that there are several lights available from differing suppliers. Those that he spoke with recommended that the community buy a couple and install them to see how they illuminated and to judge their physical appearance in our community, prior to purchasing a quantity of them. I assured Mr. Heckhaus we were not at that point. The manufacturer would allow us to return them after the trial.

We would need to determine the amount of light provided, and the amount of battery charging that would take place during the day. It was mentioned that if there were three to four days without sunlight (heavy clouds or snow storms, did someone say snow storm?) that the battery recharge might be diminished and provide less than dusk to dawn light. These are some of the many issues that require more information gathering.

If anyone is interested in helping with the inquiry, please get in touch with me via email, kolbjoe@verizon.net. I might add that none of the pole lamps that I have seen have the crossing T-bars for flag hanging and eye poking when passing by them.

In the meantime take advantage of the information provided and check your light to make sure that your light is lit at night.



Comcast Assistance

I work for Comcast at the Millersville office and wanted to let the community residents know of my services that I can offer as a Comcast representative. If anyone in the community needs any assistance with their Comcast service, updating service or ordering new service, I would be delighted to help them in any way that I can.

Quite a few residents are switching back to Comcast but are not going through me to do so. I can save them more money if they go through me than if they order it over the phone or online. PLUS, it's always nice to work with someone face-to-face instead of being tied up on the phone.

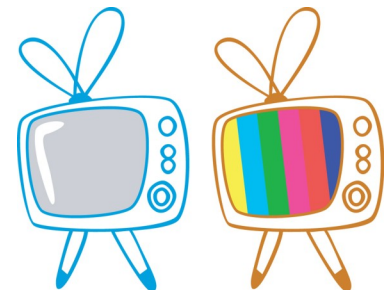
For anyone considering changing to Comcast, now is a great time to cash in on the savings. Comcast is offering all 3 services, phone, cable and internet for \$79 for a month for 12 months. No contracts EVER! Plus you will receive \$200 cash! Internet speed at a blazing 50 mbps! And many more bonuses.

Please call me if you should need new service or assistance with existing service.

[Paige Baker](#)

410-726-4734

250 Tilden Way





The Lamp Post

TELL ME AGAIN WHERE MY TRASH GOES

By Alicia Smollon

Even if you think you know the answer, please keep reading. As the dreaded pre-recorded voice on the phone often says, "Our menu options have changed." The BOD has discussed trash collection in River Oaks with personnel from Anne Arundel County, who have advised that trash will no longer be collected from the landscaping islands. Trash and recycling left on the landscaping islands will be left behind by the trash and recycling haulers.

Instead trash will be collected from the sidewalks in front of each Unit

On Monday and Thursday evening when you are depositing your trash and recycling, what does that really mean? If your Unit has a garage and driveway, you should leave your trash and recycling at the end of your driveway. This is the part that is not new. But, what new is:

IF YOU DO NOT HAVE A GARAGE AND DRIVEWAY, YOU SHOULD LEAVE YOUR TRASH AND RECYCLING AT THE CURB IN FRONT OF YOUR INDIVIDUAL UNIT.

But what if my Unit does not have a curb in front of it? Those residents are asked to leave their trash and recycling at the curb nearest to their Unit.

What does it mean to leave your trash and recycling at the curb? Please place trash bags, boxes, cans, recycling bins, and any other refuse you want collected on the sidewalks; not on the grassy areas. Leaving piles of trash on the landscaped areas, including grassy areas, have damaged the grass and landscaping. Both Sierra and Tulip Grove have made efforts to repair the damage to no avail because trash is continually piled on the same spots twice a week. It is not just a matter of appearance; repairs cost every Unit Owner.

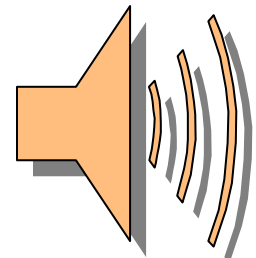
Both the BOD and Anne Arundel County personnel are hopeful that within a matter of weeks, the new guidelines will become a new habit and folks will like saving a few steps while hauling trash and recycling out for pick-up, especially in foul weather.



Sound Off

I am tired of seeing vehicles parked in mailbox areas and on "No Parking" curbs, trash put out days in advance of pickup, empty trash cans sitting in front yards or floating in the street or on the curb all week long, pets running loose, and dog poop left in the General Common Elements or someone's yard. Guilty individuals claim "everyone does it" so it must be OK. No, everyone doesn't do these things and it's not OK – ever. If you do these things or think this, please stop. If it is too difficult for you to obey our parking/trash/pet rules, to care about your neighbor's rights as much as your own, or to take pride in this community, please move someplace else where you can do whatever you want. Otherwise, you are harming *my* great community of River Oaks.

A concerned Citizen





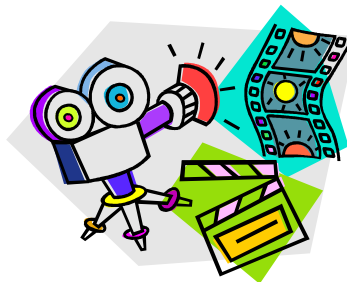
The Lamp Post

Movie Night

The Blind Side

OK, it's a "chick flick" but there was a lot of football in it, just to keep the guys happy. This film is based on the story of Michael Oher, who currently plays on the Ravens football team. As described by some movie critic I overheard on TV or radio, it's the story of how a Republican family took him in and then adopted him. The word "Republican" clicked with the image of the blonde southern wife as played by Sandra Bullock, but until I saw the movie, I didn't realize that the descriptor wasn't casual or joking. Another character in the movie whisperingly confesses to being a . . . democrat! . . . Shhhhhh! The upbeat story makes a perfect happy-ending evening on a dark, cold winter night. But since it ran two hours, we opted to skip snacks and drinks at the Yellow Fin afterwards.

There was talk among the five of us of seeing either "It's Complicated" (rated R, currently showing at 7:20 p.m.) or "Up in the Air" (rated R, currently showing at 6:20 or 8 p.m.) next, if either of those is still here February 9th. Want to go? E-mail me at Peggy.Donald@gmail.com.



Join our Email Group!

If you have not sent your email address to Lynn Harshbarger, please do so at harshbarger7@verizon.net. The email group provides so much more information than just the newsletter. For example, we send out timely security alerts, information about community events, and notices about the River Oaks Condo Association guidelines. This will also help us reduce our printing costs.

PLEASE UPDATE YOUR EMAIL ADDRESS IF IT CHANGES!!

Use the [Submit/Update Contact Info form](#) on the website.

**We're on the
web at [http://
riveroakscondos
.webs.com/](http://riveroakscondos.webs.com/)**

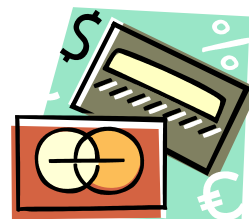
New Neighborhood Dentist

MAYO DENTAL: Dr. Puneeta Keer, D.M.D., 55 Mayo Road, Edgewater, MD. 410-956-6626, email info@mayo-dental.com, or visit the web site www.mayo-dental.com. The practice opened on January 4, 2009. Dr. Keer enjoys working with patients of all ages and also has worked in a pediatric office for more than one year. There's even a pediatric play area in the office! Dr. Keer graduated from Tufts University in 2004 and, prior to that, was an accomplished dentist in India for 2 years.



NEW CREDIT CARD RULES

The Federal Reserve's new credit card rules mean some new credit card protections for you. Some of the key changes you should expect February 22, 2010 include: easier to read monthly statements, information on how long it will take you to pay off your balance if you only make minimum payments, and standard dates and times for bill payments. For more information, please visit the Federal Reserve's consumer information website: www.federalreserve.gov/consumerinfo/wyntk/creditcardrules.htm





The Lamp Post

President's Message *By Jyl Archer Dupont*

March, 2010

Finally, finally, March is here and we survived the February snows! Our region - and our neighborhood - had never seen anything like that before. The good news is that we pulled together, helped each other and learned something in the process. Our good work has not gone unnoticed. The community has received a citation from John R. Leopold, our County Executive. It is quoted below.

Anne Arundel County
Executive Citation

The Citizens of Anne Arundel County, Maryland salute River Oaks Condominium Association Board and Committee Members

In Recognition of your community spirit and special caring for your neighbors during the blizzards of 2010.

We honor you for your thoughtful assistance on behalf of your neighbors in this time of need.

John R. Leopold
County Executive
February 23, 2010

CONGRATULATIONS ALL!.

Hope you had a Happy St. Patrick's Day!!!

Jyl



In This Issue

Nest BOD Meeting	Pg2
BOD Meeting Highlights	Pg2
Board of Directors	Pg2
Committee Chairs	Pg2
BOD Open Post	Pg3
By-Law Amendments	Pg3
By-Law amendments	Pg4
A.C. & L. Tips	Pg5
HOA Insurance	Pg6
HOA Insurance	Pg7
Refuse Disposal	Pg7
Join Email Group	Pg8
Sound Off	Pg8
RMMDesigns	Pg8

The next Board of Directors Meeting is March 25, 2010 in the conference room at the Police Station 35 Stepneys Lane.



The Lamp Post

Page 2

Next Board of Directors Meeting



The next Board of Directors Meeting is
March 25, 2010 in the conference room at the
Police Station 35 Stepneys Lane.

Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board and committee member openings every year!

February BOD Meeting Highlights

- Newsletter was mailed to all off-site owners and to any resident for whom we do not have an email address.
- January budget is on target.
- There has been a Bus Stop pick-up change for the children of the community. The bus will stop in the parking lot between Mayo Dental Clinic and Valvoline.
- Please refer to article by Joe Kolb on page 4 of this newsletter about changes in the community insurance coverage.

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett
vickib@victorymgt.com
443-249-0172 or 410-553-9500;
443-249-0011 (fax)
www.victorymgv.com

President

Jyl Archer Dupont
jyldupont@yahoo.com
301-261-4843

Treasurer

Shelly Kemeza
shellykemeza74@gmail.com

Vice President

Alicia Smollon
asmollon@aol.com

Member-at-Large

Joe Kolb
kolbjoe@verizon.net
410-956-1890

Secretary

Open

CNR Insurance, Inc.

Stacey Nicholson
Stacey@cnrinsurance.com
410-897-9890 x 207

Committees

Architectural Control & Landscaping

Ken Via
dance4673@comcast.net
410-956-2276

Newsletter Editor

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

By-Laws/Rules & Regs

Alicia Smollon
asmollon@aol.com

Communications Website/Email Group

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

Safety/Security/Parking

Shelly Kemeza
shellykemeza74@gmail.com



Board of Director Post Open

There currently is a vacancy on the Board which must be filled as soon as possible. The Board of Directors (BOD) would like to find a unit resident to complete the remainder of the former secretary's term, which ends at the end of this year. If you are interested in working with the Board, please let any one of the Board members know as soon as possible. Or, you can send Vicki Burnett of VMI Management Inc. an email message at vickib@victorymgt.com.

Being on the BOD is a fun and rewarding experience. It is also a great way to be involved in the community! Come join us!

Why Vote for By-Law Amendments?

By Alicia Smollon

When do you, a unit owner, get a say in what happens in River Oaks? When you cast your vote for members of the Board of Directors (BOD) at the Annual Meeting; when you voice your opinions, thoughts, and concerns to the BOD via telephone, letter, or e-mail correspondence through Victory Management; and when you cast your vote in the By-Laws Amendment process.

During the summer of 2009, the BOD asked attorney Sara Arthur to review our By-Laws. They had never been reviewed by an attorney since they were originally drafted at the request of US Homes at least ten years ago. As indicated in the article written by Joe Kolb, the initiative for the review originated because the BOD was grappling with the recent changes in Maryland law regarding the master insurance policies. Sara Arthur is not the original drafting attorney and is not associated with him. Thus, her suggestions are not borne out of any need to cover up drafting mistakes, errors, or short-sightedness and her suggestions are devoid of any involvement by the builder, who had their own motivations which all too frequently had nothing to do with the needs of residents and unit owners.

After reviewing the By-Laws, Sara Arthur suggested and drafted three (3) By-Laws Amendments. She advised the BOD that the By-Laws need to be amended to be sure that our documents more closely mirror the language of the Maryland Condominium Act. The BOD has the ability to levy fines for violations of the By-Laws and Declarations. Currently, our documents are drafted in such a way that they are at odds with revised Maryland law. The drafting of our By-Laws appears as though the original drafter simply neglected to include a phrase as opposed to deliberately leaving the provision murky.

The possibility of fining encourages all owners to take necessary steps to comply with the provisions of the By-Laws and Declarations. In the past the BOD has used the specter of the fining provisions to ensure that safety and security is preserved in the community. In the most extreme and notorious case in River Oaks' history, at the request of the Anne Arundel County Police Department, we were able to rid ourselves of a renter whose teenaged child and friends were guilty of serious criminal behavior in River Oaks. In that case the BOD learned all too well that we cannot always depend on the police department to solve such problems. Sometimes they need our help through enforcement of our By-Laws.

Sara Arthur also suggested that we amend the By-Laws to increase the maximum deductible for the Master Insurance Policy. Again, as the By-Laws are currently written, they are out of sync with Maryland law. The Maryland court decided that the unit owner and/or the tenant must be held responsible for the maintenance and upkeep of their respective homes; therefore, if the damage originates in their unit, they will be held accountable for the first \$5,000.00 of damage. Their own HO6 policy is to cover this, not the Master Policy of the Association.



Why Vote for By-Law Amendments?(cont)

The maximum deductible allowed by Maryland law is now \$5,000. But our By-Laws still indicate a maximum deductible of \$1,000. Sara Arthur has advised that the By-Laws should not contain a specific number. Instead, the By-Laws should be amended to allow the maximum deductible to “float” on Maryland law. Thus, if the law changes in the future, we will not be required to again amend our By-Laws to be sure they mirror the most up to the minute Maryland laws.

Don't let the maximum deductible of \$5,000, in the Maryland law scare you into voting against it. There are several benefits to the proposed amendment: 1) the ability to adjust as Maryland law and conditions within River Oaks change; 2) the ability to save a significant amount of community money on Master Insurance policy premiums - the savings amounts to approximately \$1,000/month (our \$1000.00 policy is costing us \$67,000.00 per year vs. a \$5000.00 master policy which will cost \$52,000.00 per year); 3) the ability to keep the monthly ROCA fee as low as possible; 4) the ability to direct community revenue toward other expenses and community improvement projects, i.e. snow removal, reserve fund replenishment; and 5) assuring the responsibility remains directed at the parties causing the claim. For a minimal cost, your HO6 policy can be set up to pay a large portion, if not all, of the master insurance policy deductible.

Sara Arthur suggested that we amend the By-Laws to increase the minimum duration of a lease of a unit in River Oaks. Currently, our By-Laws will permit a unit to be leased for as little as 30 days. Ms. Arthur suggested that units should not be leased for a period any shorter than 6 months. Ms Arthur explained that an increase in the minimum lease period will ensure that homes are not rented to transients, a situation which could minimize the value of our homes.

Generally speaking, people living in a home with a short-term lease do not make good neighbors. Why should anyone other than the landlord care about the interior maintenance? Our homes share walls, and maintenance issues inside the next unit could lead to serious, expensive damage to neighboring units. Yes, it's true that the master insurance policy and the HO6 insurance policy can be called on to repair the damage. But, the insurance will not compensate the honest, hardworking River Oaks families residing in a unit damaged by a neighboring unit for the aggravation of having the damage occur and having to endure the clean-up and repair. Longer-term renters generally treat the rented unit as their home and have a genuine interest in respecting the rented unit, their neighbors, and their neighbor's property.

Finally, while the proposed By-Laws amendments may appear to be a significant departure from the By-Laws as currently written, they are an attempt to place our documents into compliance with Maryland State Law. All of the proposed amendments are policies which are frequently embodied in the By-Laws of other hybrid condominium communities. Should future BOD make decisions based on these flaws that currently exist there would be the possibility of expensive lawsuits draining the association coffers. We are working hard to eliminate these potential and unnecessary pitfalls. All of the proposed By-Laws amendments are more akin to corrections of flawed drafting aimed to bring the community in compliance with Maryland law, and they are needed.

The BOD will be going door to door in the next several weeks. Please cooperate and cast your vote.





Winter's Wrath Reminders

By Ken Via

Now that Spring has finally arrived (can you believe just a month ago we were literally staring Old Man Winter in the face), there may be some areas of your townhouse structure that have received winter storm damage that may not be evident at first glance.

1. For units that have Gutter Helmet, or some other gutter covering product installed, I am noticing the large build up of snow overhanging the roof for many days can possible damage the covering itself, to where it may not be effective without repair. I recommend that if you suspect anything is amiss, or at spots you are used to seeing the covering, you can no longer see, that a roof or gutter inspection may be in order.
2. Speaking of gutters, the run out lines on the bottom of the downspouts should be checked for crimps or bends caused by snow and ice build up.
3. Icicles are beautiful in the winter sunlight, but as water freezes, it also expands the volume originally filled. This expansion sometimes makes things larger than intended, especially if the expansion is restricted in any manner. Gutters, alcoves, corner gable boards, etc are usually the victims of ice formation and expansion. Similarly, ice buildup in downspouts may cause the downspouts to show signs of expansion at the section connection joints or at the elbows.
4. Finally, many of our outside hose connections, or hose "bibs" as they are called in the plumbing business, may have been buried by drifting or piling snow during the blizzards. Care should be taken when turning the water supply back on to ensure the valves still hold and the piping has not cracked due to water freezing at the exit point from the brick structure.

A. Damaged shrubs and trees

As you get out into the warmer weather and inspect the results of the hard winter on shrubs and trees within your property lines, you will undoubtedly find broken branches, wilting limbs, split stems, many indications of the affects of two major blizzards and snow shovel deposits. Limbs that are bowed, especially on the evergreens, will tend to right themselves when warmer weather abounds. Unfortunately, cracked and broken branches and stems don't heal themselves. If you desire to retain the plant, make a clean cut as close to the break as possible, to allow for a new bud to eventually appear nearby. Your neighborhood hardware store should offer suggestions on what to "paint" over the cut ends, if anything, to keep bugs and disease out while the plant "heals" the cut. If you desire advice on what to do with a plant or shrub, or desire options on a replacement, just ask, and if I cannot answer, I will be glad to have our landscaping contractor take a look and offer suggestions or options.

B. The Rush to Springtime

The first of the warmer spring weather always makes us feel like we are already behind the power curve when it comes to new grass, new plants, flowers, etc, and the local gardening centers would like nothing better than for us to empty their shelves of newly flowering and greening plants as soon as they put them out! I know, I do it too! I have to force myself to remember the key to plant and grass growth is the ability of the seeds to germinate and plant roots to take hold in their new environments, and that means warmer soil consistently above 50 degrees, as what most experts will tell you. Bulb plants like tulips, daffodils, and crocus, of course can't wait to see the light of day when the snow melts and don't follow those same rules, so don't be fooled. Patience will bring you the best results.





The Lamp Post

Page 6

HOME OWNERS INSURANCE RESPONSIBILITY

By Joe Kolb

The Master Policy (**MP**) for home owner insurance covers the parts of the dwelling that would not fall out were you able to turn the house upside down and shake it. In essence if you turned the house upside down and shook it, the things that would come out would be your clothes, dishes, TV's, furniture, etc.

This was the position that Comanco took for quite a long time. Every time something happened, the unit owner would send a claim in and Comanco would order the claim to be paid by State Farm, **provided** the claim **exceeded** the amount of the deductible. While this was not exactly what our By-Laws required, this was what was being done. The By-Laws state that the entire unit inside and out is the responsibility of the unit owner up to and including one foot above the peak of the roof.

Roughly two years ago the Court made a decision that insurance companies believed they knew, management companies thought they understood and associations were baffled. To further complicate the issue, the Maryland Legislature passed a law that they hoped would clarify the situation. Eventually, the legislators and the Court came together and clarified changes.

In summary, it was stated that the unit owner is responsible for whatever damage occurs, up to the amount of the MP insurance deductible, provided the cause of the damage originated on the property of the unit owner. It also provided for the deductible amount to be \$5,000.00 by stating that the HO-6 carrier (your own insurance) would be responsible for covering that portion once you have met the lower deductible on your HO-6 policy (as long as your coverage allows for that).

What does that mean? If your water heater springs a leak and floods your house, that is your responsibility and your personal policy (your HO-6 policy) would pay for the damage, **not the MP**. However, if your leaky water heater also flooded your neighbor's unit, the MP **would cover your neighbor's damage**.

Victory Management Inc. (VMI) is advising you to first contact your HO-6 provider to file your claim. If the damage exceeds \$5,000.00, our MP will then come into play and pay the overage. If the snow falls off your neighbor's roof and damages your house and deck that would be different and the MP would be the point of contact. VMI would then direct you to Erie Insurance.

Your HO-6 carrier will attempt to deflect your claim to the MP because they believe, in error, that we are a true condominium. In a true condominium, the unit owner only owns the interior walls of the structure and the exterior is owned by the condominium. That is not what we are. We are a hybrid condominium. This means that we, as unit owners, own the interior and the exterior of our unit, comparable to a townhouse.

We are responsible for the siding, the roof, the wood trim, the deck, the garage door etc., the same as if you had a home that stood alone. The condominium comes in to play when a major catastrophe occurs. For instance, the house across the street burns to the ground. You look out and see a charred ruin and a big gap between two homes. The person who owns that home does not have the money to re-build it, and they walk away.

Our MP will step in and rebuild that home, putting it back to the way it was before the fire. It will not cover the personal belongings of the previous owner. It will replace the appliances, the carpeting, the hardwood floors if any, the light fixtures, the heating, the plumbing and so forth. Your property values are protected by not having that charred ruin visible.





HOME OWNERS INSURANCE RESPONSIBILITY (cont)

By Joe Kolb

Let us assume that a very bad storm rips the roof off your unit. You would be responsible for the first \$5,000 and the MP would pay the rest to have your roof repaired. But you must keep your roof properly maintained. That is your maintenance requirement. If you do not keep your roof properly maintained and the shingles fall off, then rain pours in because you did not keep the roof in good repair, it is your loss and responsibility.

One of the reasons that we conduct our annual inspections is to alert the various unit owners of these types of issues. This way the unit resident knows what is needed to repair. If the fascia boards are not painted, they will rot. This brings termites and water damage. It makes the property look bad and lowers the property values for everyone in the community. Even though we try to spot those faults for the unit owner, it is their own responsibility to keep their unit well maintained. The fact that they were not told, is not the fault or liability of the inspecting teams. Inspecting the properties and units is our way helping you to defer the possibility of further costs.

ANNE ARUNDEL COUNTY REFUSE DISPOSAL POLICIES

By Alicia Smollon

The BOD has discussed trash collection in River Oaks with personnel from Anne Arundel County, who have advised that trash will no longer be collected from the landscaping islands or in front of mailboxes. Trash and recycling left in those areas will be left behind by trash and recycling haulers.

TRASH will be collected from the sidewalks in front of each unit

If your unit has a garage and driveway, leave your trash and recycling at the end of your driveway. But, what is new is:

IF YOU DO NOT HAVE A GARAGE AND DRIVEWAY, LEAVE YOUR TRASH AND RECYCLING AT THE CURB IN FRONT OF YOUR INDIVIDUAL UNIT.

Those residents who do not have a curb must leave their trash and recycling at the curb nearest their unit.

Place trash bags, boxes, cans, recycling bins, and any other refuse you want collected on the sidewalks; not on the grassy areas. Leaving piles of trash on the landscaped areas, including grassy areas, have damaged the grass and landscaping. Both Sierra and Tulip Grove have made efforts to repair the damage to no avail because trash is continually piled on the same spots twice a week. It is not just a matter of appearance; repairs cost every unit owner.

Both the BOD and Anne Arundel County personnel are hopeful that within a matter of weeks, the new guidelines will become a new habit and folks will like saving a few steps while hauling trash and recycling out for pick-up, especially in foul weather.





Join Our Email Group

If you have not sent your email address to Lynn Harshbarger, please do so at harshbarger7@verizon.net. The email group provides so much more information than just the newsletter. For example, we send out timely security alerts, information about community events, and notices about the River Oaks Condo Association guidelines. This will also help us reduce our printing costs. **PLEASE UPDATE YOUR EMAIL ADDRESS IF IT CHANGES!!**

Use the [Submit/Update Contact Info form](#) on the website.

We're on the web at

<http://riveroakscondos.webs.com/>

Sound Off

This is not a sound off but praise for the snow removal in the community after the record snow falls that we received since December 19, 2009. The process was coordinated by Ken Via, who not only kept the community up to date on the removal progress but coordinated the snow removal.

I also want to commend the residents who banded together to help out neighbors who were locked into their parking spots due to the plowing. In all parts of the neighborhood, residents dug out driveways, sidewalks and cars to help neighbors who had been away or confined to their homes.

With Ken's coordination and the residents' willingness to help, I am proud of this community.

A Proud Citizen



RMMDesigns will:

"Custom home improvement and designs.

We will make your vision into a reality!

We specialize in custom design build-home improvements.

We are a dedicated company that pays special attention to detail in a proficient and professional manner.

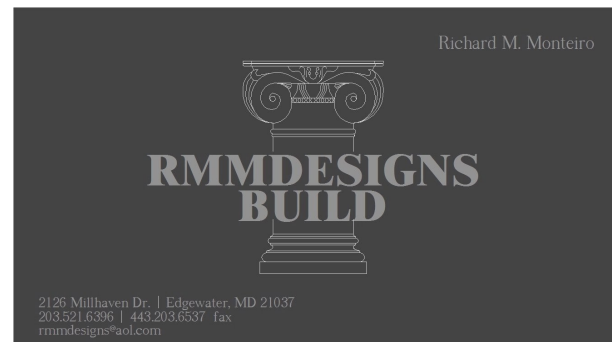
Custom design and build all residential exterior and interior aspects of your project.

Our scope of work includes but is not limited to: Porticos, decks, bathrooms, kitchens, closets, coffered ceilings, moldings/trim, libraries, tile, painting and finishes.

Please contact us at 203-521-6376 or estimates or further inquiries

Thank You,

rmmdesigns@aol.com "





The Lamp Post

President's Message *By Jyl Archer Dupont*

April, 2010

Dear Neighbors:

Welcome to spring in River Oaks! As we all know, with this great weather come chances to do all sorts of things. This weekend I saw lots of folks outside washing cars, washing decks, doing repairs around the house or just taking a moment to reflect on how great the days have been! Well, guess what? We need some of that spring help and energy channeled towards our community. Folks, it's time to get involved! The Board - and your community— need your assistance as we continue to maintain and improve upon the style of living that is enjoyed here at River Oaks. Listed below are a few of the ways that you can help.

As a result of the huge snow removal efforts forced on us by unprecedented snowfalls, the community budget has taken a hit. The Board is looking for ways to stretch our remaining funds. One way to maximize our remaining dollars is for community members to voluntarily undertake some projects that need to be done, rather than paying contractors to do the work. Two benefits to this approach come to mind immediately - we save money----and we have fun! A project for this month is:

Mailbox Repair and Repainting - The community needs someone to organize this project. The mail boxes are not the property of the U.S. Postal Service. The boxes belong to our community and are starting to look decidedly shabby! The paint, brushes, drop cloths, etc. will be provided, as well as snacks!

The community has other needs as well. Please take a moment to review the list below to see where you might be able to lend a hand.

Board of Director Post Open - The community needs someone to join the Board to complete the remainder of the former secretary's term., which ends in November of this year. That person is responsible for taking the minutes at the Board's monthly meeting, as well as managing and maintaining the community roster.

Annual Community Yard Sale - The community needs someone to organize this event. In the past, the sale has been a lot of fun and the Board believes that the community would like to see that tradition continued.

I am sure that there will be other challenges as the spring and summer unfold. The Board will continue to let you know as they arise. Pulling together to get things done raises community morale, increases the "curb appeal" and subsequent value of our homes, allows us to channel savings toward other projects best done by professionals, and may even result in savings in monthly HOA fee increases. It is my hope that you will pitch in as much as you can.

Please contact any Board member to volunteer your time and ideas. Thanks in advance for your help!

In This Issue

Meeting Highlights	Pg 2
Shout Out	Pg 2
Ken's Tips	Pg 2
Police Meeting	Pg 3
Police Meeting	Pg 4
Towing Guidelines	Pg 4
Cigarette Disposal	Pg 5
Next BOD Meeting	Pg 6
Board of Directors	Pg 6
Committee Chairs	Pg 6



**We're on the web
at:**

<http://riveroakscondos.webs.com/>





March BOD Meeting Highlights

- Alicia Smollon reported on the monthly meeting of the Southern District Communities at the AAPC Southern District Police Station.
- The treasurer reported that the community budget is on target for the month of February.
- The Gazebo in the "Tot Lot" has been repaired.
- There is a new "Lost & Found" category on the website.
- VMI presented a "Welcome Packet" to be distributed to all new unit owners. The packet will contain information relating to the community and gifts from VMI and preferred vendors. The BOD approved the packet for use in the community.
- North County Towing has been selected as the new towing company in River Oaks. The BOD accepted the bid and the contract has been signed.

Shout Out/Sound Off

A thumbs up to:

- To **Didi Bailey** for nominating River Oaks Condominiums for a citation regarding community involvement during the snow storms.
- To **Peggy Donald** for organizing the monthly Movie Night.
- To **Dana Springs** for organizing last Christmas' caroling throughout the neighborhood.
- To **Ricky Waters** for lending advice and explanations on the community's drainage issues.
- To **Armando Santos** for assisting and guiding with the repair of the sink hole beside 2130 Millhaven Drive. He also assisted with various projects regarding the "General Common Element" (GCE) around the neighborhood.



Ken's Blooming Tips

By Ken Via

The bright yellow blooming Forsythia are one of the more beautiful signs of spring, but also a silent reminder that seeds from crabgrass and other uninvited lawn guests are busy germinating as the soil has warmed up. It's time to take care of the springtime "weed and feed". Pre-emergent preventer applications come in both chemical form and the more popular organic and environmentally friendly Corn Gluten Meal product, available at most reputable garden centers.





March Meeting of the Southern District Communities at AAPD Southern District Police Station

Submitted by Alicia Smollon

Captain William Krampf spoke at length about new plans for the Southern District in 2010. There will be quarterly reports by the Lieutenants on progress of the various programs. The overall goal of the 2010 plan is to 1) reduce the fear of crime and 2) reduce the number of quality of life crimes being committed. The Southern District has added a detective to both the PAC Unit and the Patrol Units. The patrolmen are now encouraged to get out of their cars and talk to the people they are charged with protecting. The purpose is for the patrolmen to know the community leaders, know the principal problem children and their parents, etc. The object is to make it a more problem-oriented policing.

For the summer, Lt. Witlow will be increasing patrols at the waterfronts because of the high incidents of skip parties and alcohol distribution to minors.

If a community wants an area to be designated as a "Hotspot" to receive increased police attention, there will be a need to have the area identified with an increase in crime and habitual offenders. That can be accomplished through frequent calls to 911. Again, Lt. Witlow asked for the communities to help by placing the 911 calls to help the police identify and stay on top of the "Hotspots".

The Southern District has also ramped-up its attention to habitual addresses. An address becomes a "Habitual Address" when the police are called to the address three times in a 28-day period. Usually, domestic violence is the cause of the designation. Currently, there is only one such address in the Southern District and it was caused by a domestic violence problem. To better deal with the situation, the plan is that once the address becomes "habitual", an officer will go out without anyone calling 911, knock on the door, and visit with the residents to ask what's going on and attempt to get a handle on the situation before someone is killed or injured.

In 2009, booking increased significantly (no percentage was provided), and arrests increased by 14% in 2009. The other 3 districts in the county did not have an increase in '09.

Also in 2009, the Southern District had a large concentration of fatal auto accidents. The accidents were not always alcohol-related. Most were related to inattentive driving habits, failure to obey the rules of the road, and medical issues, i.e. heart attack while driving. Most of the fatal accidents and serious injury accidents on Rt. 2 occur at intersections like the one with Muddy Creek Rd where people ignore the solid white line and illegally pass on the right. Drivers also pass on the left when it is not safe to do so. Traffic is more of a focus this year than in years past. The 2009 data shows that there are two major problem areas: 1) Rt. 2 from West Street to the Calvert County line and 2) the 4-5 mile stretch of Rt.4 which actually crosses into AACO. They are hitting those areas hard in what they are calling Operation RIGHT. During the 1st two months of 2009, on Rt. 2 AAPD wrote 54 speeding tickets, three tickets for aggressive driving and 19 other tickets. If you change lanes 3 times in a row, weaving in and out of traffic, the police will deem that to be aggressive driving and ticket you. Thus far in 2010 the police have written 54 tickets, of which four were deadly. In 2009, 5 people died in accidents on the 4-5 miles of Rt. 4 and numerous others were seriously injured. The police are working in multiple cars in tandem; they will have one car sitting in one area and have another car one mile away to make the stop after the first car observes a violation.

Capt. Krampf predicts that on July 1st when the new fiscal year begins, there will be symptoms of the budget crisis. However, at the moment he does not know what those will be. Or, at least, at the moment, he was unwilling to share that information.

The Southern District has been expanded slightly to include Herald Harbor/Crownsville up to Rt. 97. Capt. Krampf reminds everyone that CID (criminal Investigations Division) is at the old Crownsville Hospital Center complex and able to render assistance and presence in the area. The area is a low call-for-service area and gaining



The Southern District sectors (the old A, B, & C) has been reconfigured to get better coverage. Because it was not its own sector, there has been a problem in the past with Annapolis Mall draining manpower and resources from other areas in the district. With the additional officers and the reconfiguration, The Mall now has its own sector. Detective Shawkey is also assigned to the Mall.

The problematic traffic patterns along Rt. 2 from Forest Drive north to West Street have been hampering officers in response time when traveling through the area. Thus, traffic engineers will be riding along with officers to get a birds-eye view of what the officers are dealing with and determine what, if any, adjustments can be made to improve the situation.

Response time in the River Oaks sector of the Southern District is usually about three minutes. The response time in the southern-most sectors is double that, at six minutes. Those sectors are geographically larger and have a much lower instance of calls for service.

It appeared that Marc Camm is Capt. Krampf's go-to guy for brainstorming programs and approaches to problem issues. I left with the impression that, if a community would like their thoughts and input to be implemented, Marc Camm's ear



Reminder of Towing Guidelines

The Board of Directors has entered into an agreement with North County Towing. That company will be responsible for towing vehicles as stated below.

Violations Subject to Immediate Towing. Any vehicle, which is in violation of these rules in the following manner shall be towed immediately without any advance notice to the vehicle's owner or the Unit Owner. Contact **VMI at 443-249-0172** to report a vehicle parked in violation of the following rules. In order for any action to be taken, you must provide the make, model, color, and license plate of the vehicle, and the location of the vehicle.

1. Parked in a fire lane;
2. In violation of the same Rule on more than three (3) occasions;
3. Preventing the normal flow of traffic on the streets;
4. Preventing entrance or exit from a parking space, driveway, or garage;
5. Preventing an emergency response vehicle from responding to an emergency within the Condominium;
6. Constituting a safety hazard as determined by the Board of Directors in its sole discretion;
7. Unregistered or unlicensed and parked in a driveway, parking space, or on a common element;
8. Security alarm allowed to sound for more than fifteen (15) consecutive minutes;
9. Parked in an assigned parking space without authorization by the Unit Owner to whom the parking space has been assigned.

Removal of vehicles shall be at the risk, cost, and expense of the owner of the vehicle. When removed, the vehicle may be impounded and is subject to a lien for the costs of towing, storage, and other charges incurred in connection with the removal and impoundment of the vehicle.

The Association property is posted with the name and number of the towing company. If your vehicle is not where you left it, contact the **Anne Arundel County police at 410-222-8050 EXT. 0** and they will advise if the vehicle has been towed. You must provide the make, model, color, and license plate of the vehicle, and the location where the vehicle was last seen.





Careful Disposal of Cigarettes

By Joe Kolb

What great weather! Looking back at the record breaking harsh snow filled winter, we can now look at 80 degree spring sunshine and breathe a great sigh of "Thank You!" This beautiful weather does however bring with it some tales of caution. As a former smoker, I can understand the addiction and the undeniable cravings generated by cigarettes. But cigarettes are legal and in my opinion should remain legal.

What someone wants to do in the privacy of their home is their business. Where we need to be cautious is in how the smoking of cigarettes can cause damage to others. I am NOT referring to second hand smoke, the fragrances emitted or any of that stuff. The following is a brief history here in River Oaks.

About three years ago, I responded to a banging on my door. A neighbor had alerted another neighbor's deck fully engulfed in flames and she was gathering additional help to contain the blaze. That neighbor, Shirley Arico, was returning home when she saw the flames. She acted quickly and encouraged other neighbors to get hoses going onto the flames. Her quick action definitely saved those houses and possibly a life. What was the cause of the fire? A cigarette left unattended had fallen onto a greasy grill and then onto a greasy deck. The fire department responded and by the time they arrived the neighbors had the fire under control and smoldering. The firemen were able to arouse the resident who had been asleep inside and had not heard our calls, door banging and window tapping.

During the annual inspection in 2008, it was noticed that a resident of Millhaven Court was tossing cigarette butts out of their mid level slider door onto the ground below. What is the problem with that? Arguably not a whole lot maybe, unless you notice that this same resident had discarded their Christmas tree the same way, and in the same place. The inspection team dragged the dried tree carcass away from the house, only to realize later that the resident pulled it back. They missed having something to aim at while pitching out their finished nicotine stick. A letter convinced them that there is inherent danger from Christmas trees and cigarettes.

Just this week another back yard was noticed to be ablaze on Millhaven Court. Again a discarded cigarette butt was tossed away, subsequently igniting the back yard. Had not an alert neighbor made the resident aware, more damage could have been caused to several nearby houses. Out smoking on your patio or deck? Have a water can or ashtray available to extinguish the smoldering embers!

"If you got 'em, smoke 'em." That is what we always heard in the military. And, while it may still be your "right" to smoke 'em, how you discard them is very important. It is especially so in a town home community. Your neighbor's home is attached to yours. Be courteous. Do not throw the butts out onto the ground hoping someone else will want to pick them up for you. You are paying "Collectible" prices for cigarettes, that is true. But the last time I checked, the only folks who were interested in discarded cigarette butts were on CSI, FBI and Police Shows. Put the extinguished butts in your own trash safely. We really do like you and want you to stay alive and healthy. We need your assessment fees every month and can ill afford a fire destroying your home and those of your neighbors, simply because of a careless flick of your cigarette butts.





**The next Board of Directors Meeting is
April 22, 2010 in the conference room at the
Police Station 35 Stepneys Lane.**

**Owners and tenants are welcome and encouraged to attend. We hope that
you will see possibilities for yourself to join a committee or to seek election to
the Board. There are Board and committee member openings every year!**

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett
vickib@victorymgt.com
443-249-0172 or 410-553-9500;
443-249-0011 (fax)
www.victorymgt.com

President

Jyl Archer Dupont
jyldupont@yahoo.com
301-261-4843

Vice President

Alicia Smollon
asmollon@aol.com

Secretary

Open

Treasurer

Shelly Kemeza
shellykemeza74@gmail.com

Member-at-Large

Joe Kolb
kolbjoe@verizon.net
410-956-1890

CNR Insurance, Inc.

Stacey Nicholson
Stacey@cnrinsurance.com
410-897-9890 x 207

Committees

Architectural Control & Landscaping

Ken Via
dance4673@comcast.net
410-956-2276

Newsletter Editor

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

By-Laws/Rules & Regs

Alicia Smollon
asmollon@aol.com

Communications Website/Email Group

Lynn Harshbarger
harshbarger7@verizon.net
410-956-8123

Safety/Security/Parking

Shelly Kemeza
shelleykemeza74@gmail.com



The Lamp Post

River Oaks Condos

The Lamp Post
May & June 2010

President's Message By Jyl Archer Dupont

Happy Belated Mother's Day to all the lovely ladies I see out with their families! I hope that your special day was celebrated with as much joy as you bring to others! Happy father's Day to all the devoted dads in the community. I know that you will have a wonderful day as your families show you how much your continued devotion means to them!

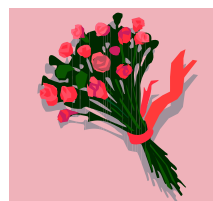
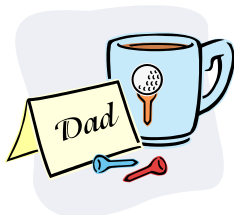
Would you believe that it's already June? Yikes, I haven't even finished (read that as "begun") my spring cleaning and it's almost summer! Well, as we all know, with this warmer weather comes the annual neighborhood inspection which will be conducted by our management company sometime during the next few weeks. This inspection will give all of us an opportunity to have an impartial review of our property and find out what may need to be done to improve the overall appearance of our community. If you do get a few "dings" as a result of the inspection, please realize that it is nothing personal. It is everyone's responsibility to maintain their property in accordance with the community's governing documents so the community will look its very best at all times.

Moving on to governing documents, many unit owners have still not returned the ballots that were mailed out to them in May. If you did not receive a ballot, it is because the proxy containing your vote is still valid. If you DID receive a ballot, it is because the proxy with your vote is no longer valid and we need a new one from you as soon as possible. PLEASE take a moment to complete your ballot and return it in the stamped, self-addressed envelope that was included in the mailing.

Finally, the Board has voted to adopt a practice that is being done in other communities in our area. Starting with this edition of the newsletter, the unit address, BUT NOT THE NAME, of any owner who is more than 60 days behind in any monies owed, including regular monthly assessments (HOA fees), fines, late fees and collection accounts with attorneys will be published in the newsletter. The total amount owed by that group will also be published. We realize that this new data may be a "shocker" for some owners, but the BOD believes that it is information that all unit owners should have.

In This Issue

HOA Collections	Pg. 2
Delinquent Accts	Pg. 2
Police Meeting	Pg. 3
Police Meeting	Pg. 4
Duct Work	Pg. 5
Ken's Tips	Pg. 6
Shout Out	Pg. 6
BOD Meeting	Pg. 6
VMI	Pg. 7
BOD	Pg. 7
Committees	Pg. 7



**We're on the
web at:**
[http://riveroaksco
n dos.webs.com/](http://riveroakscondos.webs.com/)



The Lamp Post

COLLECTION POLICY RESOLUTION FOR River Oaks Condominium Association, Inc.

If a unit owner fails to pay his or her assessment when due, Victory Management Inc. (VMI) will send a brief reminder notice to the unit owner explaining that his or her payment was not received and that a late fee has been assessed to the account. The notice will instruct the unit owner to mail the amount due upon receipt of the notice. Any assessment which is not paid within fifteen days of the due date shall be subject to an immediate late fee.

If the account remains delinquent on the forty fifth day, VMI will send a formal demand for payment. This demand for payment will include the amount due and a statement that the total balance must be paid by the end of that month or the account will be referred to the Condominium's attorney for immediate collection. The notice will provide a statement that the unit owner will be responsible for the costs of collection and attorney's fees. If the unit owner fails to pay within the grace period provided, the account will be turned over for immediate collection.

To avoid violating any automatic stay or discharge injunction, the attorney will examine the civil docket for the county in which the property is located to determine if there is an appending foreclosure scheduled against the property.

Once the attorney has verified all of the information above, the unit owner will be served with a **"Notice of Intent to Create a Lien"** in accordance with the Condominium Association's governing documents and the Maryland Contract Lien Act. If the unit owner does not pay or propose an acceptable repayment plan, the lien will be recorded to secure the delinquent assessments. If the governing documents allow, the lien will also include an acceleration of the remaining annual assessment.

After recording the lien, the attorney will take into consideration all information obtained as a result of the collection action and prepare an evaluation of the available collection alternatives. The attorney will send a final warning to the debtor explaining that the lien has been recorded and that the Condominium Association may proceed with a foreclosure action or a civil lawsuit to collect the debt if the debt is not paid (or if a reasonable payment plan is not reached) within ten days. The attorney will forward his or her recommendation based upon the previous evaluation and request that the Board of Directors respond with its decision as soon as possible.

The attorney will then proceed with additional collection actions as instructed by the Board of Directors.

It is the goal of this policy to collect the delinquent assessments as efficiently as possible. Therefore, the Board of Directors and the Condominium Association's attorney shall be permitted to deviate from the above regimen. Failure to follow the exact procedures outlined above shall in no way prejudice the rights of the Condominium Association or impair its right to collect delinquent accounts.

As of May 27, 2010 the owners of the units listed below have been deemed out of compliance with the above payment policy. This list includes those in collections and dues later than sixty (60) days. The total amount owed to the Association is \$16,860.67. The BOD is making every effort to collect the monies owed.

202 Braxton Way
233 Braxton Way
235 Braxton Way
236 Braxton Way
241 Braxton Way
249 Braxton Way
271 Braxton Way
280 Braxton Way
283 Braxton Way
285 Braxton Way
10 Millhaven Court
26 Millhaven Court

30 Millhaven Court
48 Millhaven Court
46 Millhaven Court
48 Millhaven Court.
52 Millhaven Court
2100 Millhaven Dr.
2106 Millhaven Dr.
2108 Millhaven Dr.
2111 Millhaven Dr.
2125 Millhaven Dr.
2129 Millhaven Dr.
2130 Millhaven Dr.

167 Tilden Way
173 Tilden Way
176 Tilden Way
186 Tilden Way
190 Tilden Way
217 Tilden Way
238 Tilden Way
244 Tilden Way
247 Tilden Way
251 Tilden Way
259 Tilden Way



May Committee Meeting of the Southern District Communities at AAPD Southern District Police Station

By Alicia Smollon

On Thursday, May 20, 2010 I attended the Southern District AAPD Community Meeting. There were two topics discussed:

- 1) Domestic Terrorism and;
- 2) Identity Theft. Identity Theft will be discussed in the July Newsletter.

DOMESTIC TERRORISM

- Darrel Hagman of the AAPD spoke about domestic terrorism. Contained in this article are some important concepts to consider. Edgewater lies close to Interstate 95 which is a major pipeline along the East Coast that runs through or very near most major cities in the Eastern half of the United States.
- Edgewater is also near Baltimore-Washington (Thurgood Marshall) International Airport. It's not only a very busy international airport but it also serves as a major hub for American troop movements in and out of the U.S. on their way to and from the Middle East or other parts of the world. Terrorists could make it a target. Plus, it is in our backyard.
- Our area of Maryland is approximately 20 miles from Washington, DC. It is a widely believed and accepted theory that one of the planes hijacked on September 11, 2001 was targeting the White House. One of the four planes actually hit the Pentagon.
- The National Security Agency, also known as ground zero for US Intelligence, is an even closer neighbor. It is also near Fort Meade, which is a growing military target in light of Base Realignment and Closures (BRAC).
- While we are watching for terrorists from other countries, we also have terrorists originating from the US, living among us but conspiring against us for a myriad of reasons, not just jihadist. Adam Perlman, the Chief Propagandist for Al Qaeda is a U.S.-born citizen. He was born and raised in a Jewish family; not an Arab or Muslim family. Yet he has called on other U.S. citizens to attack and collapse our economy. By the way, Mr. Perlman is so dangerous he's under a kill order. If federal, state, or local law enforcement finds him, they are instructed to kill; not arrest him.
- Several lone-wolf terrorists have also lived among us and wreaked their havoc. Consider McVeigh & Nichols in Oklahoma City. They spent less than \$1000.00 to build the bomb that destroyed a federal building and countless lives. Also consider Klebold and Harrison at Columbine High School in Colorado, the D.C. Snipers and the Virginia Tech shooter. The Virginia Tech shooter had family in Anne Arundel County and was known to visit. The Holocaust Memorial killer once lived two blocks behind the Annapolis Mall.
- Recently, a bomber attempted to set off a bomb in Times Square. It received a little press, but not nearly as much as the oil spill in the Gulf of Mexico. Nonetheless, the questions remain: Was the Times Square Bomber a sacrificial lamb here to test us? If so, how did we do? Were we being alert enough to make the bomber think twice? Did we respond fast and effectively enough?
- In recent years, there have been five workplace shootings in Anne Arundel County. I can personally tell you that it was a nerve-racking feeling to discover that the perpetrator of the shootings at H.M. Wagner in Glen Burnie delivered items to my husband's business on a weekly basis prior to committing the crime.
- Now that I have your undivided attention, what should you be doing? Are you supposed to be shaking in your shoes, afraid to leave your homes and participate in our society and economy? Absolutely not! Get out there and live your lives, but do it safely and do it with awareness of your surroundings.



May Committee Meeting of the Southern District Communities at AAPD Southern District Police Station continued

- The AAPD advises us to watch out for people whose behavior becomes uncharacteristically erratic. If you notice this behavior, give the police a quick call and let them know. There is one common denominator investigators find in the aftermath of a domestic terrorism incident. There were friends, family, and neighbors commenting that the person was behaving strangely. If this behavior had been reported, it may have made a difference.
- Be aware of your surroundings. If you see someone behaving as though they are pacing off distances, measuring distances, and/or acting strangely in any way, report the behavior. Terrorists (and other criminals) are counting on you to be too complacent and not notice their odd behaviors or too embarrassed to report it.
- **SEE SOMETHING, SAY SOMETHING.** Make sure your children know this saying as well. It is as important as looking both ways before crossing the street.
- Preparation is the key; don't be complacent. Just because we are fast-approaching the nine year anniversary of the September 11, 2001 attacks, doesn't mean that the coast is clear. In the event violent or domestic terrorism occurs, take cover, call 911 and stay on the line with the operator - the information you can provide is invaluable. If you can barricade yourself in a separate room from the perpetrator, lock the door and pile furniture in front of it. Once you take cover, stay where you are. Keep your hands empty and in plain sight - don't let the police mistake you as a criminal. Follow police instructions - it may not make sense to you, but the police are trained for these types of situations.
- Educate yourself. We now live in a world where respectable, law-abiding citizens should know what pipe and bottle bombs look like. Searching the Web can help with terrorist information. The AAPD asks citizens to look information up and know what these bombs look like. This information may show videos of people, including children, building and setting off pipe bombs. These types of bombs are very common among terrorists as well as children playing pranks, carelessly blowing things up. Pipe bombs can be built from items cheaply and easily purchased at any home improvement store. These days they come complete with items attached to the outside, like sharp screws, nails, razor blades, etc. that fly through the air on detonation and add to the danger and destruction in the blast area (this is called shrapnel).
- Similarly, it appears that people are mixing Drain-O and tin foil in discarded plastic soda bottles. The gases inside the bottle mix, heat to boiling and explode with enough force to sever fingers and cause severe chemical burns. The full article complete with pictures of a bottle bomb appears on Snopes.com and has been verified as true. Take a good look before you pick up someone else's discarded plastic soda bottle. Make sure it is truly empty and that the plastic is not beginning to melt.
- Remember that there are reports of children playing pranks. Many may build and test out a pipe or bottle bomb to see if they can do it and what really happens when it detonates.
- River Oaks has no history of a domestic terrorism event and no history of so much as a bomb threat and we'd like to keep it that way. Go ahead; enjoy your lives and your community, but be safe and be alert.





The Lamp Post

Controlling Household Temperature Using Dampers in Ductwork By Bev Wright

Each unit in River Oaks is equipped with two control levers that open and close “dampers” inside the ductwork to regulate the air flow throughout the house. One damper controls air flow to the 1st-2nd floors, the other to the 3rd floor. To regulate the temperature in your house, you can either adjust the dampers seasonally and leave the registers one-quarter to three-quarters open to maintain positive air flow or you can leave the dampers in the OPEN position and adjust individual registers. It may be more energy efficient to adjust the dampers because your system will run less often by pushing all your heated air in the winter to the colder 1st floor and letting it rise naturally to the 2nd and 3rd floors, and in the summer, pushing all your cold air to the hotter 3rd floor and letting it fall naturally to the 1st-2nd floors. Whichever method you choose, stick with that as it takes at least 24 hours for an HVAC system to balance itself.

- Locate your dampers in the utility closet on each side of the upper ducts. One will be easier to find than the other so you may have to look behind pipes or ductwork. The dampers are supposed to be marked as to which floor they control and which position is OPEN and CLOSE. If they are *only* marked OPEN and CLOSE with no indication as to which floor they control, you can test the air flow by turning on your AC, closing one damper and opening the other, then opening a 1st floor ceiling register all the way and determining if a lot of air is coming out. If so, the current damper positions are for WINTER/HEAT. If very little air is coming out, this is the SUMMER/COOL position. MARK THE DAMPER CONTROLS on the ductwork so you don't have to guess again when the seasons change.
- If you decide to leave the dampers in one position year-round, make sure that they are both OPEN.
- If you decide to use the dampers seasonally and the controls are already marked WINTER or HEAT and SUMMER or COOL, you are in luck. Just put them into the desired position. If only one is marked, then use that position to put the other one in the opposite direction. If they are marked OPEN and CLOSE and also to which floor they control, then you know that in the summer, the 3rd floor damper should be OPEN and the 1st-2nd floor damper CLOSED. In the winter, the 1st-2nd floor should be open and the 3rd floor CLOSED. To see a video demonstration by an HVAC technician, go to this link: <http://www.monkeysee.com/play/6845-controlling-temperature-using-dampers-in-duct-work>.

Below are pictures of the damper controls in one unit.



Damper Control 1st & 2nd Floor



Damper Control 3rd Floor



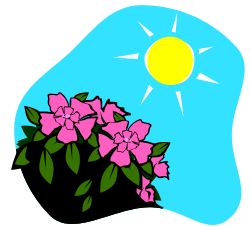
Ken's Gardening Tips

By Ken Via

With many past their full bloom state, now is the time to take a good look at your Azaleas. Is the leafy foliage still a vibrant green with full leaves and an obviously healthy look? Or do the real effects of a harsh winter show through with thinning leaves or thin and scattered leaf patterns with bare spots and uneven growth.

Azaleas (along with Hollies) are acid loving plants. If you want to restore them or keep them abundantly green and fully blooming each year, now is a good feeding time. Products such as Holly-Tone are especially formulated for acid loving plants (Azaleas, Hollies, Boxwoods, etc.), providing nourishment and nutrients. Dig a small trough (2-3 inches deep is recommended), away from the base and around the shrub, place the Holly-Tone or similar product in the trough and cover it over. Water normally. The nourishment dissolves through soil and into the roots of the plant. It never hurts as well to place a couple of inches of shredded leaf mulch around the plant (pine straw is also good) to keep out pests and weeds and provide nourishment for the soil as well.

FYI—There used to be a huge Gum tree stump, nearly 3 feet in diameter, along the fence line between 48 and 50 Millhaven Court. Now the stump is a pile of wood mulch, and the mulch is free to the taker! Please help yourself to what's there, any quantity, big or small. The only restriction is that you have to come get the mulch with whatever you can carry it in. After a couple of weeks, if there is any remaining, I will ask Tulip Grove to remove what's left and give the mulch a good home somewhere in our general common element.



Shout Out

This month's "Shout Out" goes to Hilliary Franks who took the initiative to paint the mailbox in front of her units. Painting the mailboxes is a project conceived and supported by the Board of Directors. Supplies such as paint, brushes and anything else you may need will be paid for by the BOD. Please get involved with your community and help out by painting the mailbox on your block.



An additional congratulations to Hillary and her whippet Lacey who won best of show at the United Kennel Club (UKC) competition.

Board Meeting Highlights

- Information on the AAPD Community Meeting for the Southern Districts has been added to the website under "Police Resource Info".
- March budget is on target, but the snow removal payment for the storms in February has not yet been posted.
- David Woodside, a new community resident, will be working with the treasurer.
- Nine ACAs were submitted. Seven have been approved and two are still pending.
- Tulip Grove has completed the spring clean-up, along with some additional landscaping.
- The new amendment voting is at 67%. Members of the BOD will be canvassing the neighborhood for additional votes.
- The State of Maryland has passed legislation banning cell phone use while driving. The law will go into effect on July 1, 2010.
- All work-related vehicles will be towed if found parked in the community after work hours.



The Lamp Post



The next Board of Directors Meeting is June 24, 2010 in the conference room at the Police Station located at 35 Stepneys Lane.

Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board and committee member openings every year!

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett

vickib@victorymgt.com

443-249-0172 or 410-553-9500;

443-249-0011 (fax)

www.victorymgt.com

Board of Directors

President

Jyl Archer Dupont

jyldupont@yahoo.com

301-261-4843

Vice President

Alicia Smollon

asmollon@aol.com

Secretary

Open

Treasurer

Shelly Kemeza

shellykemeza74@gmail.com

Member-at-Large

Joe Kolb

kolbjoe@verizon.net

CNR Insurance, Inc.

Stacey Nicholson

Stacey@crninsurance.com

Committees

Architectural Control & Landscaping

Ken Via

dance4673@comcast.net

410-956-2276

Newsletter editor

Lynn Harshbarger

harshbarger7@verizon.net

410-956-8123

By-Laws/Rules & Regs

Alicia Smollon

asmollon@aol.com

Communications

Website/Email Group

Lynn Harshbarger

harshbarger7@verizon.net

410-956-8123

Safety/Security/Parking

Shelly Kemeza

shellykemeza74@gmail.com



The Lamp Post

River Oaks Condos

The Lamp Post
July 2010

President's Message By Jyl Archer Dupont

Summer has arrived and with it, the "dog days". Please remember to keep yourself, your families and your pets well hydrated and shaded as you enjoy the outdoors. In order to enjoy the season a bit, the Board will not be meeting in July, but will be back in session in August.

Here are some "heads up" items that you may want to think about/be on the look out for in River Oaks over the next few weeks.

1. We are publishing the addresses of those unit owners who are behind in their obligations to the community. The list is updated monthly.
2. The annual inspection has been completed by Victory Management and notices have been sent out to those owners who have a bit of work to do like me! I remind you to let our management company know your plans for getting your work completed on time. If we do not hear from you, you may be subject to a fine.
3. Some curb repainting work is being done throughout the community to "spruce up" what was damaged by the snow removal process. This work will also give us a few more parking spaces. Joe Kolb's article in this issue of the newsletter gives you a very detailed description of the work being done.

Have a great July! See you in August!



In This Issue

AAPD Meeting	Pg 2
AAPD Meeting	Pg . 3
AAPD Meeting	Pg. 4
Delinquent Accts	Pg. 4
Ken's Tips	Pg. 4
Parking Changes	Pg. 5
BOD Members	Pg. 6
Committees	Pg. 6



**We're on the
web at:**
[http://riveroaksco
n dos.webs.com/](http://riveroakscondos.webs.com/)



June Committee Meeting of the Southern District Communities at AAPD Southern District Police Station

By Alicia Smollon

On Thursday, June 17, 2010 I attended the Southern District AAPD Community Meeting. Captain Krampf was not available for the meeting and Lieutenant Fredericks stood-in for him. The monitoring of the waterfront areas for illegal activities and the traffic safety initiatives continue.

This year the Click-It or Ticket Program netted the fewest number of citations for seatbelt violations ever, and the program is expected to be phased-out statewide over the next several years. Since the mandatory seatbelt laws have been in effect for more than a decade and people have generally gotten into the habit of using their seatbelt. In addition, there are actually drivers who cannot remember a time when seatbelt use was optional.

The new computer aided dispatch system is still scheduled to go live in July 2010.

Overall, the Southern District has remained stable for the past month as far as the Anne Arundel County Police Department is concerned. There are no new outbreaks or clusters of serious or nuisance criminal activity.

As you may recall during the May 2010 meeting there were two topics discussed: 1) Domestic Terrorism and 2) Identity Theft. Since the domestic terrorism topic was a heavy one, I decided to provide the information regarding identity theft in this month's newsletter.

IDENTITY THEFT

Identity theft is a close cousin to check forgery. As everyone who does not live under a rock has come to know, it happens daily at a cost of billions of dollars. We are reaching the point where most people have either been the victim of identity theft or know someone who has.

AAPD has a guy who like Handraddy is equally as knowledgeable about identity theft. He had some interesting tips - some of which are surprising. If you are still paying your bills the old fashioned way, you are putting yourself at a higher risk of having your identity stolen and abused. I had no idea that I am safer from identity theft if I pay bills online or via telephone rather than writing out a check and mailing it. The average check passes through the hands of 13 different people, and anyone of those people could perpetrate the crime.

If one of those 13 people has the desire and a few commonly available tools, they are in business. What tools? Blank check stock, a computer, a printer like the ones many of us have in our homes, and QuickBooks or similar software with check writing capability. Bing, bang, boom! Checks can be manufactured.

Manufacturers of forged checks are not usually the person actually passing them. Manufacturers employ average people off the streets, called mules, to go to a bank and pass the manufactured checks. The mules are usually the police department's first point of contact with the bad guys. The manufacturer will drive the mule from bank to bank for the purpose of passing the checks. The mule will go into the bank while the manufacturer waits in the parking lot with the car still running. If anything goes wrong, the manufacturer drives away leaving the mule behind.

There are also the criminals who intercept mail and steal account numbers. There are also those criminals who steal credit cards from purses, cars, homes, and businesses. There are also those who steal via the internet by hacking into corporate files.

The best protection is to minimize your exposure. Pay as many bills as you can via internet or telephone. Use cash or your ATM card for purchases. Shred all paper containing sensitive and personal information on it.



June Committee Meeting of the Southern District Communities at AAPD Southern District Police Station continued

Never, ever under any circumstances send money or personal information to someone who calls you on the telephone, knocks on your door, or contacts you via the internet claiming that you have won something but in order to collect your winnings you must send money to them. It is known as a Nigerian 419 scam, named after the Nigerian Criminal Code Section 419 which makes it illegal to charge a fee for a winning in Nigeria where the scam is believed to have originated. A lot of Nigerian 419 scams are still flowing out of Africa. However, the Caribbean has an up and coming system like the Nigerian 419 industry. Feel free to Google Nigerian 419 and see the myriad of information which pops up.

There are also scams circulating from foreign countries where the criminal takes control of someone's e-mail account and sends a message to every email address in the contacts list pleading for money as though the person has traveled to another country and is in distress. If you've ever received such a message, it sounds horrible by design. It is designed to play on your heart strings such that you lose your head and act without thinking so they can victimize you. Don't do it. If you receive such a message and you believe your relative, friend, colleague, acquaintance may be in trouble, make some calls to determine whether or not the person is even out of town. You can always contact the police for assistance. But don't give money or personal information. Remember, if you send them a check, they've won and they're in a foreign country. Thus, you'll probably never recoup your money.

Beware of suspicious e-mail messages. Many of them originate from outside of the country and local law enforcement cannot chase them down.

The Lamp Post

Page 4



As of May 27, 2010 the owners of the units listed below have been deemed out of compliance with Community Associations By-Laws payment policy. This list includes those in collections and dues later than sixty (60) days or in arrears of fines and late fees. The total amount owed to the Association is \$16,245.59. The BOD is making every effort to collect the monies owed.

Braxton Way	Millhaven Court	Millhaven Drive	Tilden Way
202	10	2100	163
235	26	2106	167
249	30	2108	173
271	46	2111	176
283	48	2125	186
285	52	2129	190
			217
			240
			241
			244
			247
			249
			251

Ken's Tips

Cool Plant Tips for Hot Weather

Planters on decks and patios, and next to the foundations in our front, side, and back yards, bring a relaxing, enjoyable and positive aesthetic look to our homes, but in the heat of summer need extra care to stay that way. Nothing new to you, I'm sure, that the vinyl siding acts like an oven in sunlit enclosed kitchen decks, and just try to walk across a brick or stone patio in bare feet on a hot sunny day. Your potted plants feel the same way, so some cool tips from some experts:

- Keep moisture in the soil. Compost mulch, shredded leaves, pine straw works best, or any non-wood or non-bark mulch.
- Water in the mornings, plants like it most. If evenings are your only choice, water the base only, avoid wetting the leaves.
- Water lawns deeply once, maybe twice per week, more than may inhibit good root growth deep in the soil.

Feeding the grass is not recommended during the hot summer. Fertilizers can literally burn up fescue, rye, and bluegrasses. Don't fret if areas of the lawn turn brown, it's only sending energy down to the root system, and will green up when the weather breaks.

Yes, plants are "people" too. What, you've never talked to them?





Curb Changes to Increase Parking Areas in the Community

By Joe Kolb

Please be aware that the curbs are being re-painted; additional curb space will be changed in an effort to make more parking available. The painting will begin late in the week of July 5th through 9th and the following week weather permitting. If it is too hot or there is stormy weather the painting will be delayed. The [snow removal](#) and general wear and tear has incentivized the BOD to authorize this work. In addition some changes will be made to increase and better define our parking throughout the community.

Starting on **Millhaven Drive** the mailbox indents (between 2114, 2116, 2128 and 2130) will be temporarily removed from our parking inventory. The “No Parking 9 AM – 6 PM” will be blackened and signs erected to state simply “No Parking” The BOD has found the existing condition to be untenable. Folks still park there during the day when mail delivery is being attempted. Additionally, there have been complaints that clothes are getting soiled and torn because the cars are parking there. Other areas impacted are:

- **Millhaven Drive** alongside 157 the yellow curbing will be partially painted over grey and lined for parallel parking spaces.
- **Millhaven Drive** between 2144 and 2146 will be lined to allow parallel parking.
- **Tilden Way** alongside 2145 Millhaven and across the street from 157 through 163 Tilden will be refreshed with grey curbing and parallel parking lines added.
- **Tilden Way** alongside 181 the yellow curbing will be reduced and partially painted over with grey and parallel parking lines added.
- **Tilden Way** alongside 241 Tilden will have parallel parking lines added.
- **Braxton Way** between 155 and 157 there will be additional parallel parking lines.
- **Braxton Way** at opposite ends of the street, no parking and yellow curbing will be repainted grey except near fire hydrants, Adding additional spaces for parking.
- **Cromarty at Braxton Way** the street will be marked with parallel parking lines. As will Millhaven at Braxton
- The old and faded “No Parking” signs throughout the community will be removed and /or relocated.
- 15 miles per hour speed limit signs will be placed at various points throughout the community. The first one will be as you enter Millhaven Court.
- One sign will be placed at the circle near 2100 Millhaven Drive, another mid way around Tilden Way and another near the Braxton Park. This will make all the streets in both communities, The Landings and River Oaks the same speed. Please obey the speed limit; the safety of the children depends on that.

This work will be on going throughout the next several weeks, so be co-operative with the workmen if you are asked to re-locate your vehicle(s). Please remember that there are parking spaces available in the visitor areas throughout the community and you may parallel park across YOUR OWN driveway. Parking on the sidewalk is not permitted and will be towed.



The Lamp Post



The next Board of Directors Meeting is August 26, 2010 in the conference room at the Police Station located at 35 Stepneys Lane. Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board and committee member openings every year!

Management Company - Board Members - Other Contact Information

Victory Management Inc. (VMI)

Victoria Burnett

vickib@victorymgt.com

443-249-0172 or 410-553-9500;

443-249-0011 (fax)

www.victorymgt.com

Board of Directors

President

Jyl Archer Dupont

Vice President

Alicia Smollon

Secretary

Open

Treasurer

Member-at-Large

CNR Insurance, Inc.

Stacey Nicholson

Stacey@crninsurance.com

Committees

**Architectural Control
& Landscaping**

Newsletter editor

By-Laws/Rules & Regs

Communications

Safety/Security/Parking



The Lamp Post

River Oaks Condos

The Lamp Post
August 2010

President's Message

By Jyl Archer Dupont

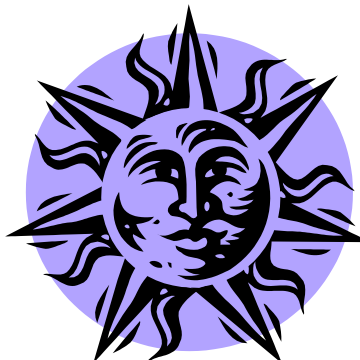
Hello, neighbors! Summer is almost over and what a summer it has been and continues to be! The temperature has been high, the air has been muggy and rain has been less than abundant. Our plants could really use a bit of loving care, and, quite frankly, so could most of us! But, here is the good news! Fall, and hopefully cooler weather, is on the way. I know fall is coming because the stores are beginning to feature "Back To School" items and even Thanksgiving decor. Wow! For your information, below are some updates on happenings in the community over the summer.

The first part of the annual inspection process has been completed. About twenty percent of our units had no problems noted -YEAH - which means eighty percent of unit owners had some work to do - BOO! I hope that all unit owners with problem inspections have contacted the management company to work out resolutions. If you have not yet done so, please be aware that the management company will be conducting re-inspections to be sure that any deficiencies have been corrected as promised by the unit owner. If the deficiencies have not been completed as promised, and no explanation has been received from the unit owner, the unit owner will get a notice to attend a "Show Cause" hearing.

The curbs surrounding the "No Parking" areas in the community have been repainted and the parking rules are being strictly enforced. As a result of previous consultations with the fire and police departments about access for emergency vehicles, we have been able to add some new parking spaces. New "No Parking" signs are being installed, as well as new speed limit signs. We ask that all residents follow the speed limit and beware of the children playing in the community.

Some mailboxes still need to be "freshened". If you are willing to do a box or two (and save the community some money!) please let me know. We will supply the paint and brushes to go along with your labor. Thanks in advance for helping out!

Enjoy the last weeks of summer!



In This Issue

Delinquencies	Pg 2
BOD Meeting	Pg 3
BOD Members	Pg 3
Committees	Pg 3



**We're on the web
at:**
<http://riveroakscondos.webs.com/>

The Lamp Post

Page 2



Anne Arundel Police Department Monthly Meeting

By Alicia Smollon

There is no report this month due to the AAPD not having a monthly meeting in July.

Treasurer's Report

By Shelly Kemeza

As of July 30, 2010, the owners of the units listed below have been deemed out of compliance with the Community Association's By-Laws payment policy. This list includes unit owners in collections as well as owners who are more than sixty (60) days in arrears for monthly HOA dues, fines and late fees. The total amount owed to the Association is \$17,595.59. The BOD is making every effort to collect the monies owed.

Braxton Way	Millhaven Court	Millhaven Drive	Tilden Way
202	10	2100	163
235	26	2108	167
237	30	2111	173
249	46	2125	176
271	48	2129	186
283	52	2130	190
285			217
			238
			240
			244
			247
			251

Ken's Tips

Ken assures us that his lawn and gardening tips will return next month!





The Lamp Post



The next Board of Directors Meeting is August 26, 2010 in the conference room at the Police Station located at 35 Stepneys Lane. Owners and tenants are welcome and encouraged to attend. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board and committee member openings every year!

Management Company for River Oaks Condominiums, Inc.

Victory Management Inc. (VMI)

Victoria Burnett

vickib@victorymgt.com

443-249-0172 or 410-553-9500; 443-249-0011 (fax)

www.victorymgt.com

Insurance Agent for River Oaks Condominiums, Inc.

CNR Insurance, Inc.

Stacey Nicholson

Stacey@crninsurance.com

Board of Directors

President

Jyl Archer Dupont

Vice President

Alicia Smollon

Secretary

Open

Treasurer

Shelly Kemeza

Member-at-Large

Joe Kolb

Other Contacts for River Oaks Condominiums, Inc

Newsletter Editor

Lynn Harshbarger

Architectural Control & Landscaping Committee

Ken Via



The Lamp Post

River Oaks Condos

The Lamp Post
September 2010

President's Message By Jyl Archer Dupont

Dear River Oaks Community:

I do believe that autumn is in the air! I hope that you are enjoying these cooler days - and especially the nights - as much as I am. Of course with autumn comes the opening of the schools - and the kids all over the place. I leave our community around 7:00 some mornings, and let me tell you that's it's not always pretty out there at the corner of Mayo Road and Millhaven Drive! Please be aware of the school bus stops and the crossing guards and follow the rules for those areas. The speed limit for our community is **15 mph**. Speed limit signs are coming, but in the meantime, watch your speed. The signs may not be there yet, but our children are so.....
SLOW DOWN!

Moving on, how about having another garage sale in our community? I for one have a bunch of Christmas decorations, wrap, etc. to put out, as well as other items that I could not "display" during our spring sale. I propose the date of Saturday, October 16th. If you are interested in participating, please give me a call at 301-233-0932.

Finally, I want to advise you of a few changes in scheduling and meeting places for September. On Thursday, September 23rd at 7:00 PM, the Board will hold its normal monthly meeting. Because of scheduling conflicts, the meeting has been moved to the Edgewater Branch of the library. That building is next to the police station, and the address is 25 Stepneys Lane. This will be a regular Board meeting only.

On Thursday, September 30th at 7:00 PM, the "Show Cause" hearings will be held at our regular location, the police station. No other Board business will be discussed at this meeting.

Thanks in advance for your cooperation!!



In This Issue

Community Info Pg 2

Community Info Pg 3

Community Info Pg 4

AAPD Meeting Pg 4

Ken's Tips Pg 4

BOD Meeting Pg 5

BOD Members Pg 5

Other Contacts Pg 5



**We're on the web
at:**
<http://riveroakscondos.webs.com/>



General River Oaks Community Information

By Joe Kolb

ELECTIONS

Our future Board of Directors (BOD) deserves your attention. If you cannot offer a couple of hours a month to participate on the Board, then you need to take a long hard look at who is running for the BOD. In the past we have been very fortunate to have just enough people for the number of seats open. And when someone has had to resign for medical reasons, we have been fortunate to have someone step up to take their place.

As you may or may not be aware, we have been running three quarters of this year with only four members of the BOD because one stepped down for personal reasons. If you decide to run for the BOD, be prepared to fulfill the three (3) year commitment you make. Medical reasons I understand, personal ones are more difficult to grapple with because we all have those to deal with in our lives.

When you are on the BOD, your ideas are not always the ones the other members agree with, and you will take the good with the bad. Heaven knows I have been disagreed with due to my stance on numerous issues such as window treatments which are to show white when viewed from the outside as is written in our founding guidelines established during the inception of the community. Yet there are those who decided that the word "Is" has various meanings and we should all make it mean whatever benefits us personally. I am on the losing side of that one. Decks should be whatever you want them to be and made of whatever material you want them to be is another I have lost. When you commit to serve on the Board you should not walk away when disagreed with. There were many more, and that is what being on the BOD is about. Coming to an agreement which, in the opinion of the **majority** of the BOD, is in the best interest of River Oaks Community Association (**ROCA**) as a whole, and what will maintain or improve the value of the homes therein.

When you decide to run for the Board or you decide for whom to vote, keep those thoughts in your mind. I personally will not vote for anyone who will not or did not complete their covenant to their fellow unit owners. I am preparing to complete my three year term and I am ready to turn this over to much younger, more enthusiastic fellow unit owners. But I do not want to see the direction of the ROCA turned back to the way it was under Comanco.

We currently have four BOD members and quite possibly most of those seats will be open come the November General meeting and elections. Shelly Kemeza is pregnant and will need to withdraw for medical reasons. So we will need a Treasurer. Alicia Smollen, our offsite unit owning member of the Board, has her unit up for sale and, if she is successful in selling her unit, will have to resign. I am completing my commitment, so my slot will most likely also be open. As mentioned earlier, we have not had a Secretary since Bev Wright resigned for personal reasons. The rest of the BOD has had to pick up her duties and, thankfully, Lynn Harshbarger has volunteered some of her time to watch over the website and the newsletter. Therefore, throw your hat and heart into the ring and plan to spend a couple of hours per month making this community the best it has ever been. No previous experience is necessary as Victory Management Inc. (VMI) has already taken most of the hard part into their capable hands.

MANAGEMENT COMPANY

We are completing our first year with Victory Management Inc. From where I sit, they have performed extraordinarily well. The interviewing process was laborious and the transition a tad bumpy mainly because the records were not transmitted as cleanly as they should have been from Comanco. In fact, we have boxes that need to be sorted through from Comanco in our own storage facility. They were not filed by unit owner, or by month, or by year for the most part. They are in boxes without file folders. VMI took the current year (2009) information, straightened it out and worked on the present from there. So, if you were to ask Victory Management Inc. for copies of your past Maintenance Inspections, or past Architectural Change Applications (ACA's) prior to 2009 and were told they do not have them, they do not have them. Those documents may be somewhere inside those eight or so cartons in storage. I am hopeful that a few energetic speed readers will step forward and offer to help pour through and systemize them. If you are interested please contact me, kolbjoe@verizon.net.



The Lamp Post

ROOFS

Next time you go outside look up at **your** roof. Note the emphasis on “your” roof. You are responsible for its maintenance. Next spring the condition of the roofs will be part of the annual inspection. VMI reports that most of the original units, Millhaven Court, Millhaven Drive and Tilden Way, are showing signs already of being in need of work. Some of the streaks are mold issues and some are shingle issues. You might want to get your roof evaluated. The question has been bandied about as to having a firm or two put together a group rate for which you may sign up and pay for an inspection. If that scenario sounds prudent to you and if you would like to get in on a group rate let me know and I will try to arrange something to see what kind of a prices would be offered. Right now your interest is non-binding. I am just gauging the level of interest. Because Braxton Way was not mentioned does not mean they are not invited, only that those roofs were not in as questionable a condition as those of the original section.

SIDEWALKS

These are the maintenance responsibility of the ROCA. We will be walking around to list out problems throughout the community. If you feel that there is a concern or need in your area, please take the time to drop a short email to VMI vickib@victorymanagementinc.com listing what it is and where it is. Example: sidewalk at the corner of Tilden and Millhaven near 2145 is sinking; or, the curb in front of 247 Braxton Way has broken off. These will be compiled and we will be able to investigate and put them into the bids that will go out.

LIGHTS

The current Board has asked that I form a committee to look into the lights in front of each unit. While grateful for the report that was rendered, the BOD felt that it was not comprehensive enough as presented. Therefore they have asked that a more in depth analysis be made. I have the names of two ladies from Braxton Way who in the past expressed interest in helping. If there are more from Braxton you too are invited. I would like to have some folks from each street in the community to participate. I am hopeful that the ladies from Millhaven Drive, who developed the most recent report, will join in again. Can we have some interested parties from Tilden Way and Millhaven Court step forward? Again no experience is necessary. You only need an interest in making River Oaks the best. We want to develop a group of potential options of types of lights, styles and formats. Get costs estimates from different resources, and offer all this information to the community to decide our future direction. Do we want to open it up to an eclectic presentation? Do we want to remove them all together? Do we keep them all the same? Stay with the current source of power? Investigate alternate and/or cheaper green sources? Do we as unit owners want to continue to pay for the power to light them or develop a central grid to cover the expense? It is a very broad spectrum of issues that needs to be defined. Right now we have an ever expanding utilization of un-approved lights. You can help !

STREETS

Our streets will need to be resurfaced and/or re-sealed in the very near future. The BOD has taken a cursory look at the conditions and the streets are beginning to show wear in some areas. Ground water is seeping up through fine cracks. The utility caps and access points are breaking away from, and not being supported by, the black top. One of 2011 issues will be to arrange to have this looked at and bids reviewed.

PARKING

Parking availability has now been maxed out. Any additional parking embellishments will have to be accomplished by a very expensive fix and can only be done at the Braxton Park. Off the cuff projections by one design firm put the cost to add 16 slots on the park at roughly \$36,000 to \$49,000. That will be put off for future BODs to address.



BUDGET

Finally, the budget will be coming very soon to a neighbor near you and very soon to you as well. The process has begun. We are hopeful that we will be able to keep it where it is or very, very close to where it is. The BOD has had to delay some projects originally slated to commence in 2010 because Mother Nature dealt us and every municipality in the state a crushing blow. We are crossing our budgeting fingers that we will be able to absorb that hit without pain in 2011.

MOVING FORWARD

There are many interesting considerations for 2011, and your attention and service are needed. Fortunately, changing management companies will not be one of them. While no one is perfect, we have received outstanding attention and guidance this year. If you received a letter and thought it was not as gentle as you might have liked, understand that it is a business letter and business letters are rarely sent out stating "Oh please Sweetie would you be so kind as to ..." fill in the blanks. The Maryland Condominium Act requires that notices to unit owners be spelled out in specific terms with a listing of what potential ramification will be faced by the unit owner upon noncompliance. Unit owners must understand that the notices require that you respond within a specific time frame and address the issue involved. If there is a true hardship and additional time is requested, VMI has always brought that matter before the BOD and in most cases the extension was granted. Remember that running a community is a business and it is an environment that requires maturity on all sides.

Anne Arundel South County Police Department Community Meeting

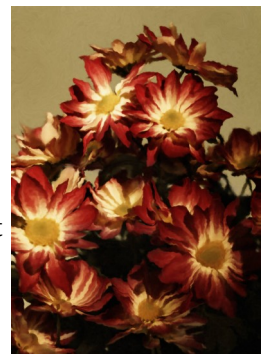
By Alicia Smollon

There is no report this month for the AAPD Community meeting.

Ken's Tips

By Ken Via

Ken's Tips for September, which is autumn, no it's still summer according to the Equinox, but school is in, so it's autumn right? No, it's 90 degrees so it's summer, but Football's here, so it's autumn, right? But.... but nothin'! It **IS** time to replant your lawn, or fill in those bare spots with seed that will root now, and feed all winter (nah! It can't be, already?) And come up healthy in the spring. I have a pair of "one size fits all" spikes ready for anyone to borrow and "aerate" their lawn before or during seeding. But unlike "Fred" and "Barney", you will have to return them. Same for new shrubs and small trees (plant them, that is, not return them). Winter pansies are not in the home centers yet (soon), but Black-eyed Susans, Lantana, Balloon flowers, mums, and other late blooming perennials, are colorful for another month or so as they open the fall parade before dormancy starts to set in. Happy Planting! And don't forget if you are going to make a change, ensure your filled out ACA is submitted! We have been processing them with a very short turnaround time as of late.





The Lamp Post



The next Board of Directors Meeting is September 23, 2010 in the Edgewater Branch of the library located at 25 Stepneys Lane.

Owners and tenants are welcome and encouraged to attend.

The “Show Cause” meeting will be held at the police station at 35 Stepney’s Lane on Thursday September 30, 2010. This is a closed meeting and only the BOD and those unit owners with a “Show Cause” summons may attend.

Management Company for River Oaks Condominiums, Inc.

Victory Management Inc. (VMI)

Victoria Burnett

vickib@victorymgt.com

443-249-0172 or 410-553-9500; 443-249-0011 (fax)

www.victorymgt.com

Insurance Agent for River Oaks Condominiums, Inc.

CNR Insurance, Inc.

Stacey Nicholson

Stacey@crninsurance.com

Board of Directors

President

Jyl Archer Dupont

Vice President

Alicia Smollon

Secretary

Open

Treasurer

Shelly Kemeza

Member-at-Large

Joe Kolb

Other Contacts for River Oaks Condominiums, Inc

Newsletter Editor/Web Manager

Lynn Harshbarger

Architectural Control & Landscaping Committee

Ken Via



The Lamp Post

River Oaks Condos

The Lamp Post
October/November 2010

President's Message By Jyl Archer Dupont

Happy Thanksgiving! I hope everyone enjoys lots of good food, good family time and good holiday feelings this month!

Lots to talk about this month! I am happy to report that the three amendments to our governing documents have passed! In this issue you will find a report written by Joe Kolb about the amendments. Speaking of Joe, it is my pleasure to take this opportunity to publicly thank Joe, Alicia Smollon, and Shelly Kemeza for their diligence and determination in getting the amendments project completed. They knocked on many doors, answered many questions and faxed and mailed until the job was done. Hats off to you Joe, Alicia, and Shelly!!

I want to remind you that the River Oaks Annual Meeting will be held on Monday, November 22 at 7:00 PM at the police station. I know that Victory Management sent you the meeting notice along with a ballot and a list of candidates for the three vacancies on the Board. But I wanted to issue you a personal invitation to attend; we have included a ballot in this newsletter, just in case you have misplaced yours. We also have bios written by some of the candidates so you can get acquainted with some of them ahead of time. If you cannot attend, you may fax/mail your proxy and ballot to Victory Management or a current Board member. I urge you to vote - every vote counts!

I would like to formally welcome Shannon Irizarry as our new property manager from Victory Management. Shannon helped with the annual inspection this year and is very knowledgeable about our community. She is also the manager for The Landings. Shannon will be at our annual meeting so take a moment to introduce yourself to her.

With the return of the time change and the subsequent early darkness has come the return of folks who think it is fun to damage property, steal and/or make messes. So far, flowers have been pulled up, floodlights at the front of the community have been damaged, a few cars have been vandalized and some pumpkins have been smashed. The "perps" have even moved our speed limit signs! The police have been notified as problems arose. However, it would be wise for us to remember to lock our cars, be sure that all of our outside lights are on, and keep an eye out for suspicious activities. As they used to say on television, "You be safe out there".

In This Issue

Pres Address cont Pg. 2

AAPD Sept. Mtg. Pg. 3

AAPD Sept. Mtg. Pg. 4

AAPD Oct. Mtg. Pg. 5

AAPD Oct. Mtg. Pg. 6

Ken's Tips Pg. 6

Copy of Ballot Pg. 7

2 Candidate Bios Pg. 8

By-Law Amend. Pg. 8

Next BOD Mtg. Pg. 9

BOD Members Pg. 9

Comm. Mbrs. Pg. 9



**We're on the web
at:**
<http://riveroakscondos.webs.com/>

The Lamp Post

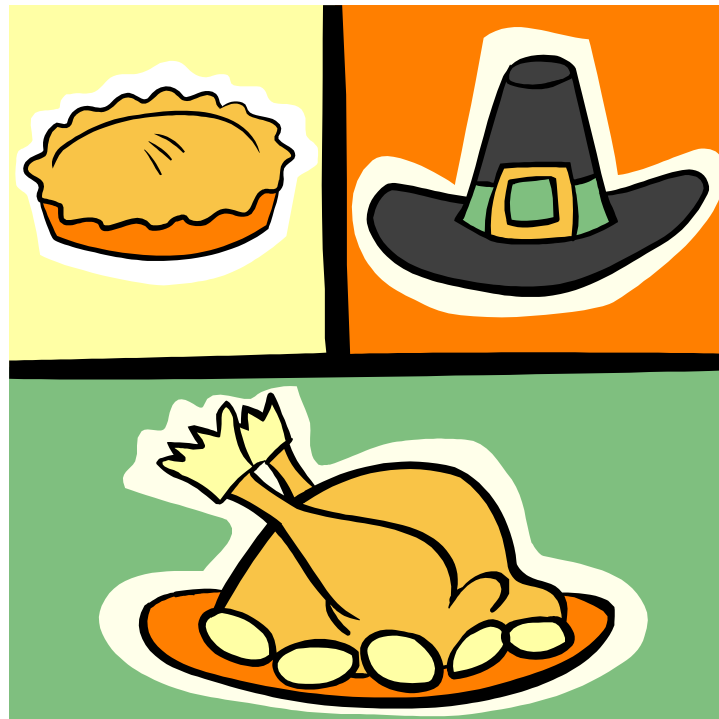
Page 2



President's Message By Jyl Archer Dupont

I am both sad and happy to announce that Lynn Harshbarger has "resigned" as newsletter editor, effective after the December issue. I am sad because she has been a dedicated volunteer for our community, but happy that she is moving on to wider horizons. I am sure that we all wish her well! Thank you, Lynn, for your outstanding service this year!

Finally, the community needs a new newsletter editor. The editor is responsible for pulling the newsletter together with input from the BOD, maintaining the community's email address list, maintaining the web site and emailing the newsletter out to the community. Please let either Lynn or me know if you are interested.





Anne Arundel South County Police Department September Community Meeting

By Alicia Smollon

On Thursday, September 16, 2010 I attended the Southern District AAPD Community Meeting. Captain Krampf has been out for an extensive training program since June 2010. He returned on Tuesday, September 21, 2010.

REDISTRICTING PLANS ON HOLD

Because of budgetary reasons, the redistricting plan has been put on hold county-wide. Hopefully, brighter financial days are ahead for the Nation, the State, and Anne Arundel County.

NEW COMMUNITY ALERT SYSTEM

The Community Alert system has undergone an upgrade and is now the Nixle, LLC system, starting August 1, 2010. The system will now allow residents and community leaders to receive neighborhood-level public safety and community event notifications by web, e-mail, and cell phone. Nixle is the system used by many law enforcement agencies across the country. You can sign up to receive the notifications at: <https://www.local.nixle.com/anne-arundel-county-police-department---southern-district/> Residents with questions about the service should contact Sergeant Ryan A Frashure at 410-222-1960.

EXPLORE PROGRAM COMES TO ANNE ARUNDEL COUNTY

If you ever happened to see the TNT series "Saving Grace," then you know that Grace's nephew participated in the Explore Program. Apparently, the program doesn't just exist in Hollywood's imagination. In fact, several police departments across the country have an Explore post. Baltimore County has several as they have had an Explore Program in place for several years and it has been wildly successful. Now, Anne Arundel County has one too.

Officer James McDermott is in charge of AAPD's fledgling Explore Program. He's been with the AAPD for 20 years and has spent most of those 20 years working with the county's youth. First, he worked in the DARE program and he has worked as a security officer in several different schools. He's a former Marine and enthusiastic about mentoring teenagers and young adults and helping them decide whether or not a career in law enforcement is a good fit. He's looking to help our county's youth become healthy, happy, and productive citizens.

AAPD's Explore Program will take young people between the ages of 14 and 20. They are in the program for one year and learn some basic police-work tasks. It is **not** a scared-straight program geared toward troubled teenagers. The program is geared toward kids who want to establish goals in their life. The expectation is that some of the kids will go on to law enforcement careers, some will leave the program with a greater knowledge of what a career in law enforcement is like and a better developed set of life skills, while some will leave the program with the knowledge that a career in law enforcement will not fulfill their expectations.



Anne Arundel South County Police Department September Community Meeting Cont.

By Alicia Smollon

Even the folks who find that law enforcement is not the career for them will be a success story. Remember, the idea is assisting young people in setting goals, learning life skills to take with them into adulthood, and determining what it is they would like to do as adults.

The Explore Program meets every Wednesday evening at Anne Arundel County Police Department Headquarters in Millersville.

Officer McDermott believes that law enforcement careers encompass a wide array of areas of concentration including park police, drug enforcement on a national level, anti-terrorism, white collar crimes, and border patrol. There are careers to be made in law enforcement in every level of government: small towns, large cities, counties, state, and federal. He is already in the process of making arrangements for the members of the Explore Post to meet members of the National Park Police Department's Mounted Patrol in order to be sure that members are exposed to law enforcement at a level other than the county.

There are already 17 kids signed up and room for a total 30. Minimum qualifications are:

1. 14 years of age to 20 years of age .
2. Must have completed the 8th grade.
3. No criminal background.
4. Must be of good moral character.
5. Must have parental permission.
6. Must be willing to accept the Explorer Code of Conduct .
7. Must attend required weekly meetings .
8. Must be willing to volunteer for community and Police Department service activities.

Explorers can be called out to assist police officers searching for missing children, searching for evidence, assisting at major disaster scenes, directing traffic, controlling parking at various county events, participating in crime prevention activities, assisting with the Teen Court program. Some candidates will be able to use the Explore Program to earn community service hours for high school and college.

If your child is interested in signing up for the Explore Program please contact Officer James McDermott at 443-852-9872.



Anne Arundel South County Police Department October Community Meeting By Alicia Smollon

On Thursday, October 21, 2010 I attended the Southern District AAPD Community Meeting. Captain William Krampf spoke about the state of the Southern District.

Captain Krampf recently went to the FBI Academy for training and graduated from that training course on September 19, 2010. Mark Shawkey received an award for solving a commercial securities case at the Annapolis Mall involving a high-dollar theft.

The AAPD is instituting intelligence-led policing. The Southern District has been the first in the county to implement the program. Intelligence-led policing is statistic driven. Mark Shawkey will be participating in the initial program. The Southern District has created a list of career criminals living and/or operating in the Southern District. The focus is on them. It is noteworthy that the list is four pages long and all of the individuals listed are under 25 years of age.

Under the intelligence-led policing initiative, the officers will actually escort those arrested to the Commissioner to present them in an effort to ensure that the Commissioner does not simply release them. Under the old style of policing the arresting officer is not present when the accused meet with the Commissioner. The Commissioners are releasing a large number of those arrested.

Under a statistically driven policing policy it will be even more important for residents to report crimes and suspicious activity. Police will focus their time and attention on those areas with the higher instance of reports and crimes taking place.

Theft from autos and burglaries remains problematic in the Southern District. There is also a female perpetrator breaking into autos parked in school parking lots county

The holidays and the winter-weather events are upon us. In preparation Captain Krampf has met with officials in charge of security at both the Annapolis Mall and Annapolis Towne Center at Parole. Last year, he was very upset by the lack of security force- directed traffic flow operations at both the Mall and Towne Center during poor winter weather and peak holiday shopping. As a result of that poor traffic flow in both shopping centers traffic on surrounding roads became gridlocked with traffic waiting to enter both shopping centers. Motorists attempting to navigate the area, including emergency responders, became ensnared in the gridlock and fender benders ensued. Captain Krampf has advised officials at both shopping centers that the police department will not be utilized for traffic control in and around either privately-owned shopping center. He has indicated that if gridlock spills onto the surrounding roadways during the 2010 holiday shopping season, he may simply redirect traffic as necessary even if it requires strategic closings of some entrances into the shopping centers.

In a similar vein, Captain Krampf has attempted to resolve a recurring Annapolis Mall-related traffic fiasco on West Street between Riva Road and Jennifer Road. He has asked the State Highway Administration to place barriers on West Street which will allow only traffic which has entered West Street from the parole exit off of Route 50 to turn right onto Jennifer Road. Under the plan all other traffic would be through traffic and gain access to the Mall at an entrance closer to Bestgate Road.

with the same number of officers even though the Annapolis Towne Center at Parole has been added as well as, the additions onto the Annapolis Mall. However, the Southern District will be getting more 4-wheel drive vehicles



Anne Arundel South County Police Department October Meeting

By Alicia Smollon

The AAPD has been hit by the governmental budget crisis. AAPD officers will be required to take 7 furlough days and no new officer positions will be added. This is a tough blow to the Southern District because the AAPD is working with the same number of officers even though the Annapolis Towne Center at Parole has been added as well as, the additions onto the Annapolis Mall. However, the Southern District will be getting more 4-wheel drive vehicles which will be available as patrol cars in winter weather.

Captain Krampf has indicated that he has fielded several inquiries from citizens about the reconfiguration of Route 2 and Mayo Road as a result of the new Giant shopping center. Currently, there is a major traffic problem in front of the CVS on Route 2 and there has been a problem with people making U-turns from the southbound lanes on Route 2 in an effort to gain entrance to the Starbucks and Five Guys shopping center. Please be careful and use the little-known access road which runs behind the CVS then no U-turn is necessary.

The AAPD will be looking for donations for the Shred-It Event. Large chain stores are no longer donating to the event to pay for the cost of the large shredder trucks.

Finally, there will be a Christmas meeting on December 2nd. Bring an unwrapped toy as a donation for the Sharing Program and get your picture taken with Santa - no mall traffic involved. Folks are welcome to bring their own camera.

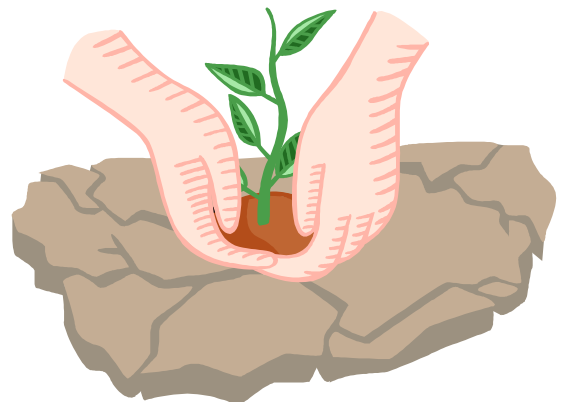
Ken's Tips

By Ken Via

Ken's 10 Tips for Autumn (with Honorable Mention to the good folks at one of our local plant nurseries): Autumn is here, October and November are traditionally the months to prepare the tired plant beds and lawns for the fresh **Spring awakening**. Below are some suggestions:

1. Dethatch, core aerate, re-seed, and fertilize, or add lime to lawns to begin the growth or re-growth for next spring
2. Clean out flower and shrub beds, trim back perennials and remove dead plant material, consider a mulch layer of thatched leaves.
3. Fertilizing trees and shrubs in the autumn, builds a solid root base for spring.
4. Stake or support new trees or new shrubs to minimize damage from snow or winds
5. Where possible, as the cooler nights set in, monitor moisture around the plants, an extended freeze with dry roots is most harmful.
6. Plant spring bulbs in November, before the first ground freeze.
7. Bring your outdoor summer plants indoors for the fall/winter, consider giving them a spray of plant insecticide before you do so (either that or charge the little guys room and board for the winter)
8. Have overgrown perennials? Consider breaking them up, giving parts to friends, or donating to the beds around our complex.

Dig up summer bulbs (gladiolas, cannas, others), pack loose in peat moss and paper with holes, and store in a cool, dark place until Spring planting



The Lamp Post

Page 7



River Oaks Condominium Association Inc. Copy of Ballot Submitted by V.M.I.

INSTRUCTIONS:

1. If you plan to be at the meeting please fill out the ballot (top) part of this document and bring to the meeting with you.
2. If you cannot attend this meeting, or if you are not sure if you can attend the meeting, please fill out the proxy and ballot and return either to Victory Management or to the person to whom you have granted your proxy.
3. If you fill out a proxy and attend the meeting, your proxy will be returned to you.
4. It is important to return your proxy because, if a sufficient number of members to constitute a quorum or to approve or authorize the actions set forth in this notice are not in attendance in person or by proxy, the procedure authorized by Section 11-109(c)(8)(ii) of the Maryland Condominium Act may be invoked.

Ballot – Section 1

- _____ 1. Deborah Barbour
_____ 2. Kraig McNally
_____ 3. David Woodside
_____ 4. Beverly Wright
_____ 5. _____
_____ 6. _____

There are 3 positions up for election. Please vote for a maximum of 3 candidates. Write in nominations in space provided.

=====

PROXY - Section 2 (Fill out if you will not attend the meeting or if you are not sure if you will attend.)

I (we), _____ a resident (s) in good standing of the Council of Unit Owners of River Oaks Condominium Association, Inc., do hereby grant my proxy to _____, or if the preceding is left blank, the Board of Directors of the Association, i.e. majority of the Directors as shall appear at the Annual Meeting, who may cast my vote at the annual meeting to be held on November 22, 2010 and any adjournments thereof.

Owner

Date

Unit Address



The Lamp Post

Candidate Biographies

My name is Debbie Barbour and I have been a resident of River Oaks for the past 4 ½ years. In searching for a townhome in the Annapolis area, I came across River Oaks. I was impressed with the attractive and well-kept appearance of the neighborhood. I have been happy in our neighborhood and plan on living there for many years to come.

During the past year, I have watched our neighborhood fall into the wrong direction. While I realize that the functional issues of our community are most important. I also think we need to pay attention to the appearance of our community. So, along with issues like parking, annual maintenance inspections, snow removal, budget administration, etc. I would like to spend some time working on our curb appeal. I believe there are simple, economical solutions that will make a difference.

About me – I have never served on a homeowner's board before, but I have a lot of experience in organizing, managing and negotiating. I am employed by the U.S. Department of Justice as a Team Lead Paralegal Specialist and have been with the department for about 24 years. I am a people-person, fair, conscientious, and dedicated. Even though our neighborhood as a whole needs to be run like a business through the board and the management company, we are still a community of neighbors and I hope to be part of a board who embraces that reality

Bev Wright is an experienced community association board member, having served as the President of two condo/homeowner associations in Virginia and as Secretary of the River Oaks Condominium Association.

While serving as Secretary, Bev expanded and facilitated communication between owners, tenants and the Board. She created the current River Oaks website and ensured that it was content-rich, up-to-date and professional-looking. She instituted and maintained an email service that regularly provided news and information to almost 80% of the owners and tenants. She coordinated publication of the "Lamp Post" newsletter to ensure that it was interesting, timely and of consistently high quality.

Bev is dedicated to finding flexible common sense solutions to issues, maximizing the desirability of living in River Oaks and stretching our budgeted dollars as far as possible. Bev is also committed to keeping owners and tenants informed about what is happening in and around [Rivers Oaks](#). [She is genuinely interested in what you think and have to say about our community.](#)

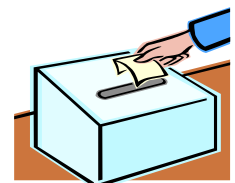
By-law Update Joe Kolb, Member-At-Large

There is good news and not so good news about the By-Law Amendments. The "good news" is that the amendments have finally passed. The "not so good news" is that you will not have the joy of having your day or evening interrupted by one of the Board members seeking your vote!

Amendment #1 passed by the count of 155 for the amendment and 24 against it. This amendment adjusted the language of our by-laws to better correlate with the Maryland Condominium Act.

Amendment #2 was about changing the deductible amount from \$1000.00 to \$5000.00. This is to reflect the amount recognized by the changes enacted by the Maryland Legislature. The Maryland court made its recommendations and the legislators adjusted the Maryland Condo Act. Our by-laws will now adjust whenever the Condo Act is changed. The vote count on this amendment was 167 for and 12 against.

Finally, question #3 changed the minimum lease term for renting a home in River Oaks to six months. The vote count on this amendment was 156 for and 23 against.





The next Board of Directors Annual Meeting is November 22, 2010 in the conference room at the Police Station located at 35 Stepneys Lane.

Owners and tenants are encouraged to attend to vote for the new BOD members. We hope that you will see possibilities for yourself to join a committee or to seek election to the Board. There are Board and committee member openings every year

Management Company for River Oaks Condominiums, Inc.

Victory Management Inc. (VMI)

Shannon Irizarry

Shannon@victorymgt.com

443-249-0172 or 410-553-9500;

443-249-0011 (fax)

www.victorymgt.com

Insurance Agent for River Oaks Condominiums, Inc.

CNR Insurance, Inc.

Stacey Nicholson

Stacey@crninsurance.com

Board of Directors

President

Jyl Archer Dupont

Vice President

Alicia Smollon

Secretary

Open

Treasurer

Shelly Kemeza

Member-at-Large

Joe Kolb

Other Contacts for River Oaks Condominiums, Inc

Newsletter Editor/Web Manager

Lynn Harshbarger

Architectural Control & Landscaping Committee

Ken Via