

Happy 2017 to everyone!

Our Annual General Meeting initially held in November was completed prior to the January meeting. According to our By-Laws, the General meeting is to be resumed on the next regularly scheduled monthly meeting when a quorum is not reached. That meeting was held on Tuesday, January 24, 2017 at the Landings Clubhouse. There is no quorum required for the resumption.

Moms and Dads Caution! Please, Children are running amuck!

The kiddos that are being allowed to play outside after dark are beginning to irritate several normally quiet neighbors. This issue was brought up during the January BOD meeting. There is concern that the gathering behind the mailbox between 169 and 171 Tilden has begun to cause damage to the lawns and to some of the neighbor's plants as the youngsters race around playing their games. The children do not mean harm. They are trying to avoid capture. That is their singular focus. On the ROCA Facebook page, there are additional complaints of young teens/pre-teens running around in the dark; through the traffic circle and the Tot Lot; using language their moms and dads would not like to hear. Before we get additional neighbors calling the police, perhaps a word to the parents here will be sufficient. Maybe after dinner discussing what has transpired during the family's day, a quiet time for everyone would be better than running outside. Keep them inside and out of trouble.

The Board advised the concerned residents to contact the police if, after talking with the children, they fail to go home. We burden the police department unnecessarily enough with errant complaints regarding parking issues in this area of the community. The Board really doesn't want more calls to be made, especially when parents can simply take control of this situation by requiring their children be in the home after dark and not allowing them out running the streets.

Monthly Meeting News:

Our consistent run of 1 hour monthly meetings came to a halt in January, as the meetings (there were several all on the same night) did not finish until nearly ten PM. Nevertheless, we hope that those who attended found the meeting(s) informative. The Board will take the time our members need to have their questions answered.

A very nice showing of new and longtime owners and residents developed. Residents can be renters as well as owners and all are welcome to attend and be heard. We extend our good wishes to the new folks attending : Jessica from 36 Millhaven Court and Arthur Rohde from 210 Braxton Way who are two new unit owners and Jeffrey McIntyre, from 169 Tilden Way, who while not new, was attending his first meeting.

Mr. Rohde is recently retired and has moved here from Minnesota where he was a Fire Chief. If he left the land of 10,000 lakes and 40 gazillion mosquitos hoping to escape those pesky beasts, he will not.

We will raise his 10k lakes by one large Chesapeake Bay and call. Welcome all and don't be strangers. Actually he moved here to be closer to grandchildren. Those youngsters are very fortunate.

Mr. Rohde brought up several concerns from Braxton Way residents with whom he has chatted. He has made the effort to get to know his neighbors after settling into his new home. There seems to be a sentiment that the Braxton folks are considered the red headed step child of the River Oaks Community. Not so.

Three years ago, three of the five member of the Board of Directors lived or owned a property on Braxton Way; we appreciate any participation from folks living on our youngest street. One of our new Board members is an owner of a unit on Braxton. On the 2017 Board we have three members on Tilden, one on Millhaven Court and one who owns units on Millhaven Drive, Braxton Way, Tilden Way and Millhaven Court. This is the most diverse Board we have ever had.

What was presented at the meeting, however, did shine a light on a fact that an awful lot of residents do not know the boundaries of our River Oaks Condominium Association. We are surrounded by three communities: The Landings, a townhouse community between us and Solomon's Island Road (the one with the empty swimming pool); South River Colony, the townhouse community behind the fence south of Braxton Way (they also have a pool); and Woodland Beach Marlboro Road to our east. Woodland beach has three or five community beaches and we are not invited to use those.

Our property begins on Mayo Road adjoining the Lutheran Church. We have an entrance sign also referred to as a monument. Behind the monument is the pond. We have a white split rail fence that runs across the front and up on both sides of Millhaven Drive.

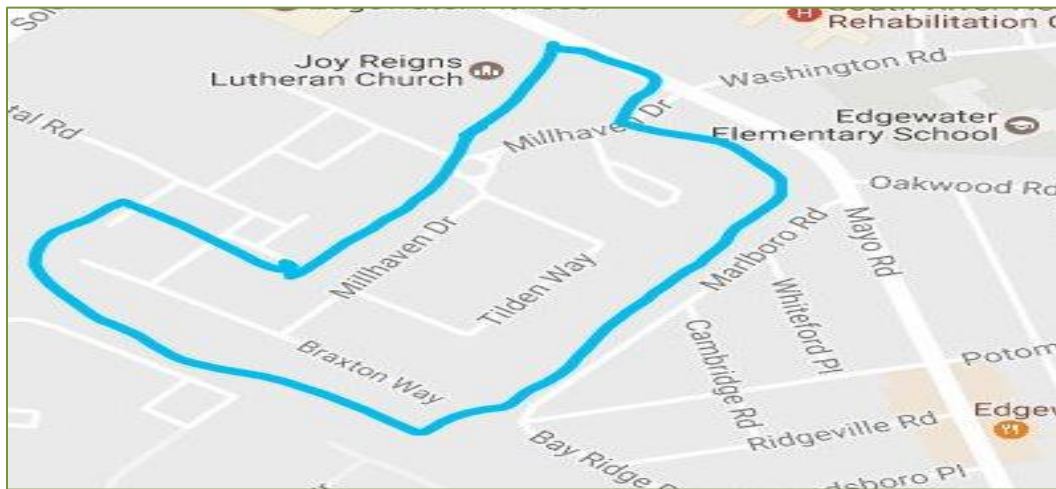
1. When you drive into our community from Mayo Road onto Millhaven Drive, the land facing Mayo Road and Millhaven belongs to the River Oaks Condominium Association, Inc. (ROCA). It is bordered by the white split rail fencing with the brick columns.
2. The pond behind it belongs to Anne Arundel County, but we are responsible for maintaining it.
3. The first court on the left is Millhaven Court, and that is part of the ROCA.
4. Millhaven Drive from Mayo Road to and including the circle belongs to the County. The land alongside it is ours.
5. The first Road to the right off the circle, Twin Rivers, belongs to our good neighbors, The Landings of River Oaks. They are a Home Owners Association and they own the swimming pool. It is not ours. Nor have we ever been invited to join it.
6. The Tot Lot and the sidewalks on both sides of Millhaven Drive from Mayo Road to the circle are ours.
7. Tilden Way goes off the circle to the left and Millhaven Drive goes straight off the circle towards Braxton Way. All of this open area, the streets, the woods in the center court, the woods behind Tilden, the two open spaces the Tot Lot and Braxton Park are General Common Elements (GCE), and any open land inside of it belongs to the ROCA, and, therefore, 1/228th of it is yours as part

of your condominium ownership. Your front yard and side yard (end units only) is your property, while your back yard is a Limited Common Element (LCE).

8. The Braxton Park belongs to the ROCA up to the tree line and halfway (roughly) into the tree line.
9. Cromarty (the first street off of Braxton to the west) just past the fire hydrant toward the Landings, belongs to us.
10. Part of our side of Cromarty was re-sealed with blacktop in error by our good neighbors The Landings and we thank them.

These are the perimeters of the ROCA. There is a fence separating our property from that of Mayo Dental and Valvoline. That wooden fence continues around the community running behind Tilden Way separating us from Woodland Beach's Marlboro Rd to the east.

Our fence runs between the two communities until connecting to the South River Colony's (SRC) 8 foot tall fence behind Braxton Way. The SRC's fence ends behind 255, and our fence resumes until it ends at the junction of the Goodwill property and the Landings at Dental Court. So that you can relate the street names, please see the following map with the unsteady hand drawn line around our community.



Mr Rohde also questioned the pre-treatment of the roads during the last snow which left the streets icy in spots. One of the issues of being on the Board is deciding when to call for pretreatment of the roads. Will the snow melt and dry up or will it freeze? It is a \$1,300.00 question. Does anyone want to help with that? We are looking for interested residents to step up and interact with the landscape company. If you are interested please contact Mirga Dulys at Mirga@victorymgt.com.

Board Opening? Not any more, Hooray!

We are delighted to report that the 2017 Board of Directors is now at full staff. Welcome Margaret Pi, and Heather Brice. For the first time in quite a while, we will have five members. The entire community says thank you Margaret Pi and Heather Brice for stepping up and volunteering. On January 24th following the completion of the tabled Annual meeting, and the regularly scheduled monthly meeting, another meeting was held as required by the By-Laws to divvy up the positions of President, Vice President, Treasurer, Secretary and Member at Large. After the votes were taken the 2017 lineup card reads as follows with the time remaining for each:

President: Joe Kolb one year remaining

Vice President: Jyl Dupont one year remaining

Treasurer: Sean Segreti three years remaining

Secretary: Heather Brice three years remaining

Member at Large: Margaret Pi three years remaining

Mirga Dulys, our Property Manager was also present.

Trash Day Collection Alert: 2017

Washington's Birthday	MON, FEB 20	Closed No collection changes
Good Friday	FRI, APR 14	Closed No collection changes
Memorial Day	MON, MAY 29	Closed Tuesday collections occur Wednesday
Independence Day	TUE, JULY 4	Closed Tuesday collections occur Wednesday

Note: this may be cut and magnetically attached to your Refrigerator. You will need to supply the magnet.

NEW Budget Approved: Rate will be \$128.00 per month

As in the past, if you overlooked the three dollar increase with your January 2017 assessment payment, include it with your February payment. Then contact Mirga Dulys with Victory Management mirga@victorymgt.com and request the late fee for January be removed.

One of our residents questioned why we had an increase this year when we had an overage of \$30,000 during fiscal 2016, and why that money could not be used somewhere else more productively like increasing parking or regulating parking a little differently. This was done so that we could in effect

borrow money from ourselves to fund the Phase 1 Water Remediation Project in 2016. The Board elected to increase the Reserve Fund to \$50,000.00 per year. That overage allowed us to do that and not send out a Special Assessment (SA). The SA would have required each unit owner to write a check of an extra \$300.00. Because we had the money in reserves, we avoided that. Now we are paying it back.

Our Treasurer keeps close tabs on our expenditures. Thus we were able to save some extra money during the year. Sometimes we budget for expenses in a particular category based on what was spent the year before, and we did not experience the same issues. If we do not need to spend it, we put the monies into one reserve category or another.

Reserve Study

A Reserve Study was recently conducted throughout the community during the last week of January. The reserve study is something we have done every five or so years. It determines whether we are setting aside the right amount into reserves to maintain our mutually owned.

Underfunded reserves can have a negative effect on our individual property values. The evaluator, along with a Board member, spent several hours traipsing about the ROCA. A level two study was conducted. In 2011 a level one study was done. The main difference between them is in level one there were actual street measurements, sidewalk sizes were measured and recorded. Fence lengths also were determined. In general, a much more involved study. This latest study noted any changes that have been made, such as the added fencing, and playground equipment, etc.

Harvey Moiser was the same person who conducted the previous evaluation. He remembered a lot of things that since have changed from the 2011 study. Tot Lot improvements, the new fence between Tilden and Woodland Beach are just two things noticed.

He also pointed out some areas of concern. One was that the roof on the Gazebo needs to be replaced. There are those that feel the Gazebo has become something of an Icon for the community, and some that feel it should be disposed of, thus eliminating a hangout for our budding young lovers.

Originally the gazebo was placed alongside 2 Millhaven Court, the model home. When the original purchaser of that unit did not want to add the extra cost of the Gazebo, the builder moved it to the Tot Lot and landscaped around it. Some felt that it should have been placed in the middle of the circle, while others feared that the traffic visibility would be impaired.

Other items noted were the fence between the ROCA and the Commercial properties on Mayo Road is sagging and being pushed over by the flora on the commercial side.

The last thing he spotted was the deterioration of the curbing in various areas. These will have to be addressed. While commenting on the curbs he was glad to hear that we have the street sealing scheduled for Spring 2017.

Mr. Mosier commented that during our next road work, which should be scheduled 5 years from now (2022) we will need to do an overlay. That will consist of grinding off some of our surface along the curb lines and layering on an added 2-3 inches of asphalt. That will be more expensive than the sealing work we have scheduled.

The finalized Reserve Study will come out to us in about a month, hopefully by the February meeting scheduled for the 28th. That meeting I might miss because on the 24th of February, Publishers Clearing House is going to knock on my door and present my Mother-in-law with the winning millions. She has promised to send me far, far away if she wins. Is a one way ticket the same as a round trip ticket?

Green Ash Trees along Tilden Way are in Trouble!

Our Arborist, Tyler Balderson from Bartlett Tree was requested to do review of our woodlands and trees throughout the ROCA. He noted the downed tree and several that are dangerous.

Additionally, Mr. Balderson remarked that there were several Green Ash trees that are in trouble and recommended that they be treated immediately or they will be coming down as a result of the Emerald Borer that is impacting them. These trees are actually on various properties belonging to unit owners along Tilden Way. The Builder planted those, but their liability expired many years ago. There are 13 trees impacted and the treatment will cost 1750.00 or \$135.00 per tree. Some trees may be on the GCE and the ROCA would be responsible for those. We will ID the Unit owners involved and contact them directly.

Folks, if you see a tree go down or are concerned that one might, please reach out to Mirga at Victory Management. We will investigate that right away.

Coming to a Street Near you!

Our street re-sealing is planned for the first week in April. Be thinking of where you will park when your street will be worked on. You will need to find alternative parking starting at 7 AM on the day your street is scheduled, through the day and overnight until 4 pm the day after. You will need to park somewhere else, either in our community or elsewhere. There will be no driving or walking on the newly sealed streets. Braxton Way East of Millhaven Dr. (223 to 285) will be the leadoff street.

More information will be made available in March. Any cars left after 7 AM will be towed. No one wants that.

Next Board Meeting:

February 28th, 2017 at the Landings Pool/Clubhouse, hope to see you there.

March 28th, will be the next one and at the same place.

Easter Egg Hunt

Great fun for the kids! The Easter Egg Hunt this year will be held on Sunday, April 9, 2017, at 1 PM inside the Tot Lot, with a rain date of Saturday April 15th, at 10 AM. There will be prizes and perhaps some games to be played, new neighbors to meet and fun, fun, fun!! We look forward to seeing as many folks as possible. Mark your calendar.

Monthly Meeting News:

The February meeting was held on Tuesday the 28th and our next Board meeting will be on March 28, 2017 at the Landings Pool House.

We were fortunate to have two of Anne Arundel County's finest, Corp. Cruz-Miranda and Det. Brookman, come to our meeting to answer community concerns and to offer suggestions for what the Police Department can do to be of help. Some of the questions were concerns of drivers not stopping at the stop signs; cars with modified mufflers rumbling through our cavernous streets disturbing the peaceful enjoyment of our residents and the speed with which these vehicles transit.

The Board has asked that we be given extra police presence to address these issues. One measure will be to install, temporarily, a speed indicating device to give our drivers an accurate reading of their speed. This has been put in place already, and ran for one week. We thank the officers for their prompt response. There will be increased patrols and vehicles will be pulled over to assess if the exhaust system on loud sounding vehicles meets specifications.

Patrol cars will be enforcing the stop signs to make sure that cars are coming to a complete stop and not just sliding through. This is especially true at the circle where there are little children running into the street there. The officers asked that we include cross walk lanes in the area of the circle. The Board agreed to include that with the spring re-sealing project.

The issue of a left turn signal being added to the traffic light at the Millhaven Drive, Mayo Rd and Washington Rd intersection was reposed. The officers agreed to include their support with County and State Traffic Departments. During the week of March 6 -10, there was a traffic counting survey conducted. Anyone spotting a car parked on the wrong side of Washington Rd facing the intersection will be glad to know that was the surveyor.

The Board is very serious about getting speeders, noise makers and stop sign abusers under control.

House Numbers – A unit owner asked if the unit numbers on the parking spaces will be redone as part of the asphalt project. They will. As well, Ms. Dupont asked Ms. Dulys to research costs to additionally put unit numbers on the back of each home – to assist Fire/EMS and Police resources in an emergency and to assist with the annual walk-thru of the community.

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Additionally, Mr. Balderson remarked that there were several Green Ash trees that are infested, and recommended that they be treated immediately or they will be coming down as a result of the Emerald Borer that is impacting them. These trees are actually on various properties belonging to unit owners along Tilden Way. The Builder planted those, but their liability expired many years ago. There are 13 trees impacted and the treatment will cost \$1,750.00 or \$135.00 per tree. Some trees may be on the GCE and the ROCA would be responsible for those. We will ID the Unit owners involved and contact them directly. Bartlett Tree offered to take down those trees for \$400.00 each and an additional \$150.00 to grind each stump. This is a very generous cost.

Folks, if you see a tree go down, or are concerned that one might, please reach out to Mirga at Victory Management. We will investigate that right away.

Trash Cans

A unit owner asked where the trash cans belong - on the street, in the grass, on the curb. Mr. Kolb explained that the Board is adding cement slabs to various areas throughout the ROCA for placement of trash cans. This will be done as part of the asphalt project to occur this spring. Ms. Dulys added that plenty of advance notice will be provided regarding the cement and street work to all impacted unit owners. It will be provided on the website, in the newsletter and probably through letters to the owners.

On a similar point, it is recommended that our trash cans be marked with unit number identification. March winds have begun to blow. Undocumented trash cans have begun to take up residence in yards not willing to take in other's unwanted or abused entities. Soon there will be ACA requests to build walls to keep them out. A more simplified answer would be to take out a permanent marker (see Sharpie) and put you unit number on them. We could then deport them back to your kingdom.

Someone once pointed out that there is a lid for every trash can. However, just like all initial loving relationships, at times there is a separation, which if not aided by a unit number written on the lid could end in a permanent divorce. Let's reduce the rate of divorce between our lids and cans by writing matching numbers on both.

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Good Friday
Memorial Day
Independence Day

FRI, APR 14
MON, MAY 29
TUE, JULY 4

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Mailbox was knocked down on Braxton Way:

The mail cluster box near 270 Braxton Way was knocked down. Destruction of the mailbox, I am told, is a Federal Crime. Accidentally backing into it is not. There was a temporary inconvenience to the unit owners receiving their mail at this particular unit. Victory Management arranged to have the mailbox temporarily braced. A new pedestal was ordered and the unit should be back in business very shortly. If anyone has information as to how this happened please contact Mirga Dulys at Victory Management mirga@victorymgt.com or call 443-249-0172 x13.

Next Board Meeting:

March 28th, will be the next one and at the Pool/Club House in The Landings

Followed by the April 25th meeting.

Street Sealant

The concrete work is scheduled to be completed on April 19 through the 21st. We had an interesting winter; not that it snowed very much, just up and down with the temperatures. That is continuing into the early spring. The contractor would like to have a solid week of temps above 50 Degrees. The project will be conducted as follows:

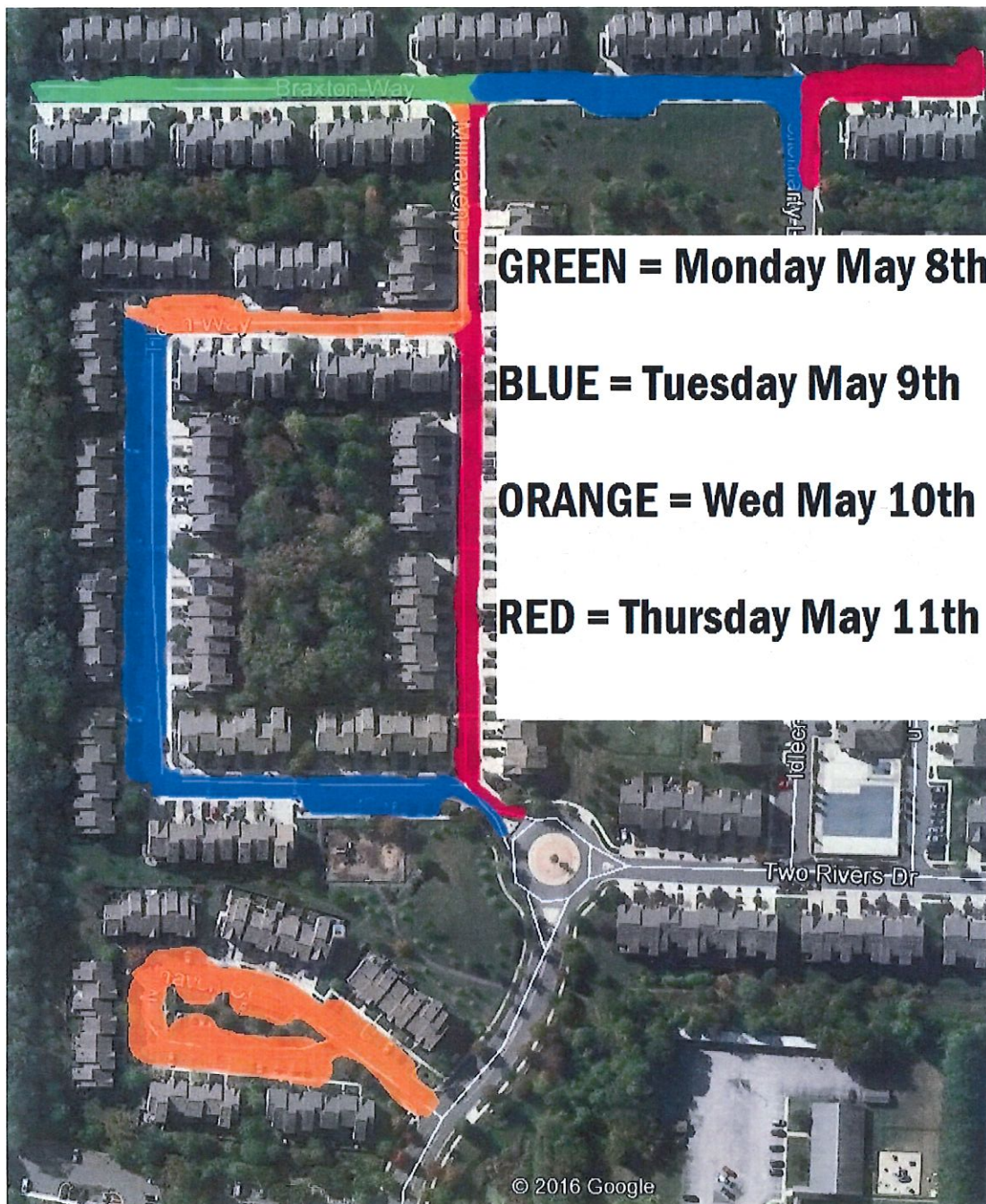
1. Peninsulas throughout the ROCA will be cemented to allow the placement of the trash cans. Some will be partially covered some completely.
2. New sidewalk will be installed on Braxton Way in front of the perpendicular parking area across the street from units 237 to 227.
3. New sidewalk will be installed near 68 through 64 Millhaven Court and a new cement slab installed for the placement of trashcans serving 60 – 70 Millhaven Court.
4. The sinking water vault between 2130 and 2128 will be repaired.

Next on our collective agenda is the street sealing, which we will do beginning May 8, 2017 depending again on the weather. This writer will apologize to all for indicating in the March issue of the **LampPost** that we would be doing the street sealing in April. We did not learn otherwise until the March 28th Board meeting that things were being delayed until May. Several folks have indicated that even late May is too early. I will comply to the Contractor's wishes on this one, as this is his job. Five years ago we did the sealing in the very hot days of late June and it was an unmitigated disaster. The sealant stayed gooey and was tracked into homes, splattered on cars and cars, while using their power steering to Parallel Park on it, pushed the sealer completely off the street.

The BOD is reluctant to repeat the project in the really hot summer days. For those who cautioned that we should do this project in June, we are informed that May is supposed to be a bit hotter than normal.

The streets being worked on will be cleaned. Debris and oil drips will be removed. Then the crews will lay the new black sealant by spraying it onto the street. After the street has begun to cure, the workers will paint on the parking lines and the fresh "NO PARKING" yellow markings. We are told that the sealant is supposed to set up quicker in warmer weather. Nevertheless, we will need to stay off of it until it cures completely, which usually takes a day and a half.

We will begin with the Green area on Braxton Way. (See Map below).



Be thinking of where you will park when your street will be worked on. You will need to find alternative parking starting at 7 AM on the day your street is scheduled, through the day and overnight until 4 pm the following day. You will need to park somewhere else, either in our community or elsewhere. Do not drive or walk on the newly sealed streets.

Our good neighbors on Mayo Road, Joy Reigns Lutheran Church, have offered some of their parking area for our residents to use during that week. Reverend Sara Yotter, Pastor has one caveat and that is that we do not park in

front of the Day Care Center and to allow some space in front of the Thrift Shop. Might be a good time to try the Thrift Shop and check out their wares. Reverend Yotter has also invited those seeking a connection with God to stop by for a chat or a Sunday Service.

Monday May 8 will be the first day of operation, the **Green area** on the map. Braxton Way east of Millhaven Dr. (253 to 285) will be the leadoff section. Any cars left after 7 AM will be towed. No one wants that. The area must be left untouched until 4 pm the following day. We will have to walk in to our homes and remember to stay off the newly sealed streets. Do not walk across/through the freshly sealed area. If children run through it, their shoes will be ruined and so will carpet, tile, hardwood etc., not to mention the work that was just completed on the street.

Tuesday May 9, 2017 will have the Green area finished up by 4 pm when those Braxton residents will have full access to their normal parking areas. **Blue Area** will be started at 7 AM on Tuesday as well. The Blue area consists of Braxton Way units 219 to 251, Tilden Way units 190 to 265, and the East (or Braxton Park) side of Cromarty. That will leave the West side of Cromarty open allowing the folks from 217 to 202 Braxton an access lane to their homes. No one will be allowed to turn left from Cromarty onto Braxton.

Wednesday, May 10, Crews will begin working on the **Orange section**. This section contain all of Millhaven Court units 2 through 70; the East side of Millhaven Drive, units 2145 through 2153; and both sides of Tilden Way from units 157 through 188. The West side of Millhaven Drive will be left open to traffic all the way to Braxton. At this time Braxton will be back to normal except for the western end 217 to 201.

Thursday, May 11 will complete the process with the **Red Area** beginning at unit 2100 near the Circle and through to 2144 working on both sides of the street; continuing on Millhaven Drive doing the West side only units 2146 through 2152 and the parallel parking area next to the park. The last leg of Braxton Way units 202 through 217 and the west side of Cromarty (as the east side was done on Wednesday). Traffic coming in from Dental Road will be allowed to turn left onto Braxton but not turn right until Friday night after 6 PM.

Should there be a rainy day, the section that was to be worked on that rainy day, will be pushed to Friday so that the rest of the project stays on their original day. Example: it rains on Tuesday, the Blue group will then be done on Friday. Should we get rain on Monday and Tuesday, the project will begin with Orange Section, the Green area would be don on Friday and the Blue area on Monday the 15th of May etc.

Website Highlights – Vendors, Home Businesses and a “Restaurants & Markets” Page

Bev Wright, the River Oaks website administrator, thanks you for the many recent referrals for our “Vendors We Like” and “Home Businesses” pages. One such recommendation was the inspiration for a new “Restaurants & Markets” page. Referrals from owners are a shortcut to finding a good contractor or other vendor and we have many categories of great service providers.

Updates to the “Vendors We Like” Page include an Attorney, a Graphic Design/ Signs/Logos-Business Cards company, and a Party and Event Planning company. A Jewelry company was added to the Home Businesses page.

One “Vendor We Like” submission was for Stan & Joe’s South Saloon because an owner really likes their weekend breakfast. This was the first restaurant recommended for a specific offering and led to a new “Restaurants & Markets” page to refer *locally-owned (not big chains)* restaurants and markets, the “hidden gems” that you love.

Also added was Joe Digs Coffee, a small coffee shop around the corner on Mayo Road – if you blink, you might not see it!

Please visit our website at www.riveroaksedgewater.com. It is chock full of Home Maintenance information (under the More tab) which will be especially important as we prepare our homes for the annual inspection. Under the Architectural and Landscaping menu is a link to the Architectural Change Application (ACA) which needs to be submitted for any exterior changes.

If you click a link on the website and it doesn't work, please let Bev know – there is a link at the bottom of every page to contact the River Oaks Web Administrator.

One final note – if the website does not load properly or you get a message that says "Page Not Found" please "refresh" your browser by using the Refresh icon or closing the tab and trying again. This is a recent glitch and Webs.com is working to fix this issue.

The Annual Easter Egg Hunt

The Annual Egg Hunt was held on Sunday April 9, 2017 and was a tremendous success again this year. Special thank you wishes go out to Board Member Heather Brice of Millhaven Court and her cadre' of helpers JoAnn Clark, Tony and Anne Caparosa of Tilden Way.





“Thank you to everyone in the community that came out for our annual Easter Egg Hunt. The kids and adults alike had a great time! Congratulations to our many prize-winning kiddos! We had egg/spoon races and guess the number of jellybeans, as well as Golden Egg prize winners. There were over 400 eggs found by our skilled egg hunters! Great job everyone!” Heather B.

Monthly Meeting News:

The March meeting was held on Tuesday the 28th and our next Board meeting will be on April 25, 2017 at the Landings Pool House.

House Numbers – A unit owner asked if the unit numbers on the parking spaces will be redone as part of the asphalt project. They will. As well, Ms. Dupont asked Ms. Dulys to research costs to additionally put unit numbers on the back of each home – to assist Fire/EMS and Police resources in an emergency and to assist with the annual walk-thru of the community.

We recently had an issue of a washer connection breaking loose and flooding the first level of one unit and the garage of another. Passersby noticed the water running out of those two and what could possibly have been a third. The arriving emergency response of firefighters and police went to the back of the unit to gain entrance and entered the unit next door. They did, eventually, get in the correct unit to turn off the water. Had it been a health emergency, that delay could have been a costly one.

During a recent inspection by the fire chief with one of the Board members, he stated that having the numbers displayed out back would be a terrific idea. They would look first on the gate, then on the house and then over a door.

Green Ash Trees in the ROCA are in Trouble!

There was some confusion as to what the letter from Victory Management and the Board were trying to convey with the notice and the newsletter in March. The unit owners do NOT have a timetable to act on the information. Owners have the option of treating the tree which according to Bartlett tree is less than 50% effective. The unit owner can have the tree cut down or do nothing. Eventually the tree will need to come down. The choice belongs to the unit owner as does the cost of enacting that decision. Bartlett cannot hold the \$400.00 cost offer for an extended period of time.

Trash Cans

A unit owner asked where the trash cans belong - on the street, in the grass, on the curb. Mr. Kolb explained that the Board is adding cement staging areas to various places throughout the ROCA for assembly of trash cans for Tuesday collection. These areas will help us keep the areas cleaner. The Board asks that each resident retrieve the cans by Tuesday evening and return them to wherever they are normally stored. Never is that storage area in front of or on the side of a unit.

This cement work will be initiated around the 19th of April. Ms. Dulys added that plenty of advance notice will be provided regarding the cement and street work to all impacted unit owners. It will be provided on the website, in the newsletter and probably through letters to the owners

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The May meeting will be held on the 23rd, the fourth Tuesday of the month.

Movie Nite and the Park June 9, 2017

Fun Times in the Hood



The next fun thing on the Community agenda will be a Family Nite at the Tot Lot! Celebrating the end of the School year, the Board has approved a request from Tony and Anne Caparosa of Tilden Way to conduct this event. The Board has approved this program to celebrate the end of the school year for our young residents. There will be a popcorn machine. Ice cones will be available for a fee. Bring your entire family, your filled cooler and blanket or lawn chairs to sit on to watch a Movie at the Park. It will be a fun night for

the entire family. Meet the parents of the children that your youngsters play with and other families as well. Other surprises as well.

Tony is supplying the projection equipment, but if you can lend a hand to help with the setup and breakdown contact Tony. He lives at 163 Tilden Way and his contact information is: tcaparosa@comcast.net.

The Board is considering a July Fourth Family Day at the Park with perhaps burgers and dogs and beer and sodas. What is your opinion on such an afternoon of fun? Maybe we could have the youngsters dress up their bikes and boards in Red, White and Blue and have a parade of hacked out kid movers.

Concrete Work Wrap-up

The concrete work is scheduled to be completed the week of May 26, 2017. There are bits and pieces still left to be completed, like the dog station at the circle, moving the signs nearer the dog station between 202 and 200 Tilden way that has been cemented but the can has not been brought forward and the "Fire Lane No Parking" sign has not been put back in place. Little this's and that's and the concrete portion will be done.

The early reports on the newly created sidewalk on Braxton Way beside the park have been widely favorable. The new sidewalk allows children and walkers to complete the trek around the vertically parked cars without going into the street. Even our neighbors in the Landings like it.

The new concrete on the Tilden Way peninsulas has provided the residents living in the non-garage units with the opportunity to place their trash and recycle bins on a more appropriate surface. This will allow for a cleaner presentation of the area and allow the remaining grass to grow. Residents are asked to put all trash and recycling on the concrete and to return all trash cans to the unit's storage area by Tuesday evening. Residents are not permitted to store the trash cans in front of or on the side of a unit. Please put unit numbers on trash cans and lids.

Street Sealant Wrap-up

We were blessed with great weather for most of the street sealing effort. The crews worked hard and very efficiently. We were able to re-open the streets most often by 7 AM the following morning. There were cars hanging from the rafters throughout the ROCA (River Oaks Condominium Association). The folks on the Board notified the County Police of the work being done and asked them to not ticket us for that week only should they find cars parked illegally on Millhaven Drive prior to the circle. They did not ticket so “thank you” to the good folks on Stepneys Lane.

The Board decided to open up the Braxton Park grassy areas for temporary parking during the resealing project. That decision provided tremendous relief for each day except the first day when someone parked a pickup truck park across the opening created to allow cars onto the grass. That driver probably grew up in Baltimore City where folks put lawn chairs and traffic cones into spaces to hold the space for when they return.

The only area not completed was the Orange Area which will include Braxton from 202 to 251, Cromarty from where the Landings resealing effort stopped and Tilden units 157 through 182. This will be accomplished at the earliest on Friday May 26, 2017. Look for email blasts from Victory Management and from Beverly Wright, our “in house” webmaster. This is one of many reasons to give your email address to them.

If all residents and/or owners had been connected to the websites mentioned above, they would have received more timely notices as to where to park. Our other method of communication was for someone on the Board to type up a notice, take the notice to Kinkos, run off copies, buy the painter’s tape to attach the notice to every door in the community – 228 to be exact - (because some folk get upset when 3M Clear tape is used), and finally, find volunteers to tape it to everyone’s door. PLEASE, send your email address to Mirga Dulys at mirga@victorymgt.com with a brief note saying you want to allow your inclusion on the emergency email list. Bev Wright can be reached at bev.wright@verizon.net. Please include your mailing address as well. This advertisement/plea is addressed to unit owners, landlords, landladies and tenants as well.

Please note that even though the streets have been sealed, that does not guarantee that water cannot seep up through the crack if enough pressure is applied. Sometimes that water is ground water. More often than we might expect, it derives from a broken valve under the street. When the valve breaks, water begins to build a pocket. As the pressure intensifies, the water runs under the asphalt for many feet washing away the soil, seeking an escape to the surface. The water under the



street continues to erode until a large area is washed out and then down it goes.

The first photo depicts the Public Works truck going into the void axil deep. It was pulled to safety by a nearby bull dozer.



In photo 2, we see our Public Works crew member down in the hole fixing the valve. This happened back in 2015. Water had been seeping out for several years prior. We were told that it was ground water coming down out of our wooded area on the east side of Tilden Way. When the water surfaced, it came up around a white Corvette, up through the sidewalk, and poured down the street.

This hopefully will not happen again, but we need to remain vigilant so our newly resealed streets are not harmed again. If you see something, contact the management agent, Mirga Dulys at 443-249-0172 Ext 13.

Monthly Meeting News:

The April meeting was held on Tuesday the 25th and our next Board meeting will be on May 23, 2017 at the Landings Pool House. The street signs for the corner of Braxton and Cromarty hve been replaced, are up and now everyone back there will know how to get home again. The tree leaves covering the new signage will have to be trimmed so we can see.

A bid has been let to do repairs to the Gazebo at the Tot Lot. The Gazebo is in need of work: a new cupola, a new roof and repair to the floor. Other than that, it is in good shape. It is an icon of the community. Where else would the young teenagers go to talk to each other via cell phone while they are two feet apart from each other? But what do I know? In my day we would have been holding hands instead of cell phones.

Garage Sale Coordinator – Ms. Dupont is soliciting for someone to run annual garage sale in June. Can we give Jyl a hand on this, please? Jyl may be reached at 301-233-0932 or jyldupont@yahoo.com.

Trash Cans

A unit owner asked where the trash cans belong - on the street, in the grass or on the curb. Mr. Kolb explained that the Board has added cement staging areas to various places throughout the ROCA for assembly of trash cans for Tuesday collection.

Please put your address on your trash cans and their lids so when they get blown away they will be returned to you.

Trash Day Collection Alert: 2017

Memorial Day MON, MAY 29
Independence Day TUE, JULY 4

Closed Tuesday collections occur [Wednesday](#)
Closed Tuesday collections occur [Wednesday](#)

Note: this may be cut and magnetically attached to your Refrigerator. You will need to supply the magnet.

Next Board Meeting:

The next Board meeting will be held on Tuesday, May 23, 2017 at the Landings Pool and Clubhouse. We start at 7 PM, and we hope to see you there.

The June meeting will be held on Tuesday June 27th, 2017, at the Landings Pool and Clubhouse. We start at 7 PM, and we hope to see you there.

Movie Nite and the Park June 9, 2017

Fun Times in the Hood

The Movie Nite was a resounding success. There were families in chairs, on blankets, kids running between the movie and the playground! Most importantly, smiles all over.



Tony (tcaparosa@comcast.net) Caparosa led the effort and did a fantastic job. His wife Ann chipped in as did Jo Clark and several others. The kids had already viewed the movie and were delighted to see their parents enjoying a night out with them. Tony quipped that “this is so much fun we should do it once a month”. He quickly added that perhaps once more this summer. Tony added the next event should maybe be a July 4th parade of bikes. Encourage the youngsters to decorate their rides and have a parade. Could this be a fun way to get together?

What is your opinion on such an afternoon of fun? Maybe we could have the youngsters dress up their bikes and boards in Red, White and Blue and have a parade of hacked out kid movers. Send a note to Mirga at Victory

Management (mirga@victorymgt.com) or Tony (see email above) and let them know your thoughts.

On behalf of the Board and the Community, Tony and all his worker bees, thank you all very much.



The “Candy sale for Drew” was a positive effort designed by the children and left to the adults to conduct. Really, they were all running and having a great time, so somebody had to man the stand. Drew and his family lived on Tilden and initiated the movie nite theme here for the many youngsters that gathered summer nights. Shortly after moving to North Carolina, Drew had an assault on his pancreas that has him hospitalized. His wife and their three pre-school age youngsters are at home. Our kids wanted to give back to Mr. Drew for all the fun nights he provided while living here on Tilden. We have some really special youngsters in River Oaks.

GMC Work is Wrapped-up

The street sealing and concrete work is now completed. The early reports on the newly created sidewalk on Braxton Way beside the park have been widely favorable. The new sidewalk allows children and walkers to complete the trek around the vertically parked cars without going into the street. We will be placing two trash cans at the Braxton Park. The reasoning is to provide a place for trash to be collected. The dog cans are for dog waste, but we have been filling them with trash as well. Hopefully, this will help reduce the overflow of the dog stations and provide a receptacle for the various bottles and gum wrappers near the LAX net. Players, we encourage your use in the development of your skills, but if you see someone dropping trash, ask them to pick it up. Also shoot toward the net and the wooded area, rather than the parked cars. Thanks.

The street sealing portion was also completed with the covering of Tilden Way from 174 to 184. This last section has identified a problem that we will need to address at some point. There is water coming up from beneath the street. Also the curbing between 174 and 176 is not graded properly, thus allowing water to collect there. The street itself has some high and low areas in it further complicating the dispersal of rain.

The question the Board will have before it is, do we attack that now or wait five more years when we will have the grind off the top inches and replace them with new asphalt. Newer Board members will have to be in charge by that point. This writer will be far too old to be doing it.

The new concrete on walkway and staging area on Millhaven Court was provided so the residents living in the non-garage units from 70 to 60 would have a place to park their trash cans on Tuesday mornings. The idea was to keep the street entrance free of refuse containers. Please use the new area. The very first area visitors see is Millhaven Court, so let's put our best face forward.

Monthly Meeting News:

The May meeting was held on Tuesday the 23rd and our next Board meeting will be on June 27, 2017 at the Landings Pool House. The Gazebo at the Tot Lot has been repaired, the tree near it has been trimmed up. It is an icon of the community.

Exxon across from the Annapolis Mall did a terrific job relocating various cars during the street sealing process. Because of that and our need for having a towing company available to the community, the Board has voted to appoint them as our new towing company. All requests for towing must be processed through Victory Management. If you feel that the offending vehicle needs to be removed, you must call Mirga Dulys, 443-249-0172, our Victory Management agent. Victory Management personnel are the only authorized contact with Exxon. Victory will then call to have the vehicle removed back to the Exxon Station. Every towing will be charged \$300.00 to be paid by the individual requesting the removal. Additionally, the owner of the vehicle will be charged \$350.00 plus storage fees when they arrive at the Exxon Station to retrieve their vehicle. We will need to make sure that the offense is worth the cost.

Our perimeter fences have been repaired all around the ROCA general Common Elements (GCE) and we have asked for improved resistance methodology during the repair to inhibit or reduce future damage.

There have been siting's of teenagers who have successfully eluded their parental controls and managed to escape out during the night to smoke, vape or whatever else they are doing. With the dangers of opioid abuse we certainly hope that they are not out there doing any of that. So parents, you might want to periodically check to make sure your child is not one of them. We all know that it is not our child that is out there, but believe me, they are someone's creative offspring. Some are the sweetest, most lovable kids in the community. The police have been alerted.

Board members have gone to the police with photos. The Police officer went to the elementary school and identified the "guilty" kids. The Police also went to the childrens' parents. As a result of their effort, the boys have done community service (raking and refreshing the area in the Tot Lot). In a separate incident, there was damage to a segment of Dog Station walkup by the Tot Lot which has to be repaired (and which will incur some cost). No one is sure if the cement damage was related to the gazebo incident. The Board reminded all community members if you see something say something to the little nippers if possible, and perhaps that will be enough. Sometimes it is difficult to be the adult.

Garage Sale Coordinator – Ms. Dupont is soliciting for someone to run annual garage sale in June. Can we give Jyl a hand on this, please? Jyl may be reached at 301-233-0932 or jyldupont@yahoo.com.

Child Safety this Summer

As we enter summer, let's all slow down to no more than 15 mph when driving in the community. We now have our children at home all day. There are lots of new bike riders who are not only learning to balance, but with their new expanded freedom of movement, they are out and about in newer areas and with less direct supervision. Their sphere of influence is growing, not always in equal proportion with their common sense.

If we vehicle drivers do the math, the difference between going 30 mph and 15 mph while inside the ROCA will save us about one second. A child's life is worth more than the second saved.

Next Board Meeting:

The next Board meeting will be held on Tuesday, June 27th, 2017, at the Landings Pool and Clubhouse. We start at 7 PM, and we hope to see you there.

The July meeting will be held on Tuesday, July 24th at the Landings Pool and Clubhouse.

New Schedule for Holiday Trash Day Collection

Trash Day Collection Alert: 2017

Independence Day	JULY 4 (Tue)	Closed	Tuesday collections occur Wednesday
Labor Day	SEP 4 (Mon)	Closed	Monday collections occur Tuesday, Tuesday collections on Wednesday
Veterans Day <i>OBSERVED</i>	NOV 10 (Fri)	Closed	No collection changes
Thanksgiving Day	NOV 23 (Thur)	Closed	No Changes for us
Christmas Day	DEC 25 (Mon)	Closed	Monday collections occur Tuesday, Tuesday collections on Wednesday
New Years Day	January 1, 2018 Monday	Closed	Monday collections occur Tuesday, Tuesday collections on Wednesday

Note: this may be cut and magnetically attached to your Refrigerator. You will need to supply the magnets and the refrigerator.

There will be no Board Meeting in July

Therefore, there will be no need for a newsletter either. Well, maybe there will be.

Here is an interesting article FYI about protecting against ticks if you need more info:
<https://www.google.com/amp/s/amp.livescience.com/46160-how-to-avoid-tick-bites.html> One of our longtime residents recommends this be checked out. Thanks Roseann Russilo. Just to let everyone know, the Mosquito Squad sprays the community for ticks as well and this is a ROCA program not a AA County service.

Budget for 2018

We will soon begin the Budget review process for Fiscal Year 2018. Time flies when fun begins! We, on the Board, are hoping that 2018 becomes one of those rare but much needed quiet times when not a whole lot need be done.

A year when we can all recharge our collective batteries and rebuild our money coffers from all the necessary, but expensive maintenance projects (see Street Re-Sealing and Concrete work, Water Remediation Projects, pond work, Tot lot projects and general wood line cleanup efforts).

The New Year's biggest project will most likely be that every three years or so we need to clean-out our wooded conservancy areas. We need to address these from time to time due to the fact that invasive species, poison ivy, kudzu, wild black cherry etc., grow and supply habitat for unwanted creatures, ticks, coyotes, feral cats, rodents and so on. While at the same time inhibiting the growth of wholesome native plants, this undergrowth also provides tinder for fire. Seems like a good time to tend to those needs.

So, if we are not undertaking big expensive projects, why raise the fee. Simply put to keep up with the normal growth of costs involved in everyday operations, and to replace all the monies spent on the various large projects pursued during the last two years.

The Water Remediation Project (WRP) invested a large portion of our reserves over the past two years. Rather than going to a bank or lending institution and borrowing the money, the Board of Directors decided to "borrow" the money from our own funded accounts and to pay it back over the following five years. We are nearly two years into doing so, and everything is going to plan.

We were blessed this past winter with very little snow, but we still have the last quarter this year to get through before we can breathe easier. However, should we have another snow-mageddon, we will be prepared financially and we are set with snow pushing options.

New Towing Company Finally.

We have just suffered through a time of not having an assigned towing company. Our policing efforts in this area were really obstructed, most probably by well-meaning intentions of our political leaders. Someone raised the spectre of nasty Real Estate holders, Apartment complexes, Condominiums and the like taking advantage of owners of vehicles parking in their areas without authorization, or worse, to get at people they did not like. Legislators used the term “predatory towing”. Which meant going after vehicles in order to make money, but this is not what the ROCA Board was doing. We actually supplied our towing company with a set of our Parking Rules and Regulations. The Towing Company followed those rules completely, and took substantiating photographs to validate their actions. We had required that the towing company drivers have a copy of our posted Rules and Regulations and that each and every tow was supported by multi angled photos. That way, if the owner of the vehicle disputed the reason for the tow, we would have physical proof that they were, in fact, in violation.

When our government officials removed that capability from us, we were left without any recourse to enforce our R&Rs. All we could do was send them a letter and go through the very lengthy fining process. We have now engaged a new tow company. We utilized this company during the Street Resurfacing Project. Chesapeake Exxon, located across from the Annapolis Mall, is our new company. They do not tow on weekends, and there will be no roaming randomly through the ROCA looking for violators, or looking for easy money.

If you experience an issue that needs relief from a parked vehicle in the community, you will now need to call Victory Management 443-249-0172 ext. 13, advising Mirga Dulys, our property manager of the situation. Please keep in mind that there will be no service or response during the weekends at any time. If the issue is that urgent on the weekend, call 911 for the police. Please, it has to be an emergency, not an annoyance.

The procedure is as follows:

1. Call or text Victory Management of a parking issue 443-249-0172 Ext 13.
2. You will need to indicate the vehicle tag number, including expiration, the color and make/model of the vehicle. Victory Management is the only authority allowed to order the towing company. **Board members cannot do this.**
3. The location of the vehicle will be required e.g.: Millhaven Drive (runs north and south), Braxton (east and west), Millhaven Court (east and west) and Tilden Way is a loop. What is it near? What unit number is close or what intersection, etc.?
4. Victory management will make the determination as to the need, or propriety for requesting Exxon Towing to come out. They will not be available on weekends or at night.

5. It will cost the community \$300.00 each time Exxon is called out to the community. Therefore it is imperative that all other avenues of resolution have been exhausted, such as asking around as to whom the vehicle belongs.
6. The owner of the vehicle will be charged \$175.00 to get the vehicle released, plus \$25.00 per day storage fee for each day they fail to pick up the vehicle.
7. If the offending vehicle is a unit owner or resident of the ROCA, that \$300.00 charge will be assessed to them.

What does this all mean? Make sure that you and your guests abide by the Rules and Regulations that the community has developed for parking. Do not allow a guest to park on the sidewalk, or in someone else's parking space. Do not park on the yellow curbing. Do get acquainted with the R&R's covering parking. And, thank our legislators for screwing up our inexpensive method of enforcing our rules.

New Committee Forming for Parking R&R's

Speaking of Rules and Regulations, one of our former Board members, and current keeper of all things ROCA related pertinent to our website, Bev Wright has suggested that we form a new committee to review our Parking R&R's. This much needed activity periodically should be reviewed and updated. The existing rules were written in 2008. You do not need to be a unit owner to participate; being a resident of the community is qualification. Bev said she is willing to be engaged and seeks others to become part of the solution. Contact Mirga, mirga@victorymgt.com and let her know of your interest and contact information.

Children in the Community

The children are outside running and playing. That is a good thing.

Children are getting lots of sunshine and fresh air in their lungs. Also a good thing.

Children are coming of age, and are learning new interactive skills and human gender skills. Still good.

Children are outside during the evening and after dark, playing and learning. Mmmmmm? Not so sure on this one, but we can give them a little bit of slack maybe?

Children have, recently managed to get some of the most quiet, easy going, children loving folks on Tilden Way, so angry, that nearly an entire group of passive folk have suddenly become vocal. These residents, in some cases, have not uttered complete conversations in 15 years to their neighbors other than a cordial "good morning" or "hi, how are you?" in passing.

What has changed?

The child





The children have kicked the white decorative stones from gardens. Not good at all.

The children have busted lamp posts lights, removed the finial from the lamp, and the cross bars etc. Sad.

The children have left trash in the neighbors shrubbery, deposited empty bottles in trees, tied sneakers together, and thrown them up into trees.

Without asking permission from the residents, the youngsters have connected their phones into the neighbor's outside outlets to recharge their technical hardware, and strewn trash all over the place. It is not about the small amount of cost for the electricity, it is about the courtesy of understanding that the electricity is the property of the person paying for it.

Figure 1 Photo above shows the area after trash was picked up and tape placed

We do know that the kids from our ROCA are not being raised in a barn. And, while some of the offenders are not from our community, they are from adjoining or nearby neighborhoods. And, to the best of my knowledge there are no barns near there either. These actions are uncalled for, disrespectful, and unacceptable under any circumstance.

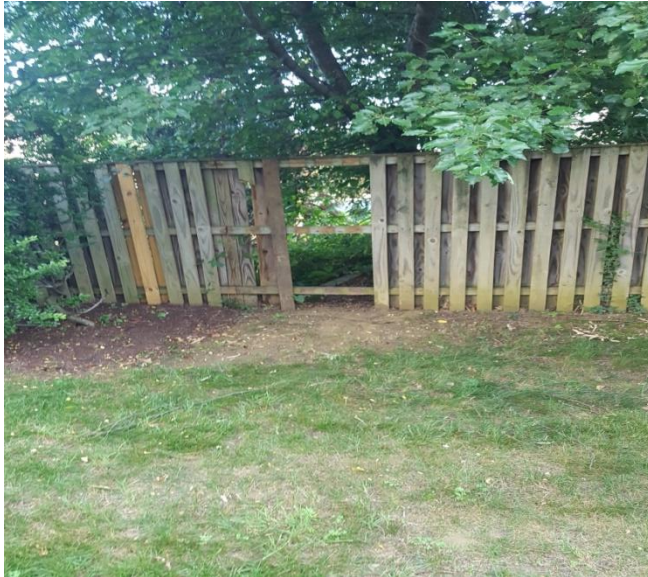
The children have begun to sass back at very gentle former teachers and polite adults when asked to stop these activities on their property. The neighbors have had it. Understandably.

For this reason, the area on Tilden Way near the mailbox was recently roped off with caution tape and a sign placed; initially explaining to the children that they are no longer allowed to play or gather here. We do not need the ACLU coming out and telling us that we are infringing on these poor young kids' rights to assemble. What we do need is for the parents of these youngsters to step up their parenting skills.

If you are a parent and you do not know that your child(ren) are outside late at night, then you need to make some course corrections. If you do know they are out, then you should be out there with them.

In several cases, the children and the parents are well known to the neighbors. These are the most respectful youngsters with whom anyone could want to interact. I know them, and really like them. I have watched them grow up. They are terrific children. But, when they get out away from the watchful eye of their parents, they do not always present the same demeanor. They struggle to put into play the good manners their parents taught them, and attempt to look bigger in the eyes of their peer group.

If we are honest with ourselves and remember our own youth, we probably got a bit mouthy from time to time. At that time, our biggest fear was that someone would recognize us, and tell our parents how disrespectful we were. That really hurt back then, and it was not just our feelings that were impacted.



The children have broken holes in fences to get over to the Dollar Store, or to go to and from nearby communities. They want to visit friends, or back and forth between parents. We have frequently fixed the fences, only to have them busted open again. Repairs cost several hundreds of dollars every time we have to call a repairman. These are your assessment fees being poured down the drain. Not fiscally sound. It has to stop folks, and it has to stop now. If it doesn't, then sooner or later AA County's finest will be bringing the children home, or asking you to pick them up at Stepney's Lane facility. This homily is over. Hopefully this will be the last time this topic need be discussed.

Next Board Meeting

There really will not be a Board meeting in July, but we will pick up again in August 22, on the fourth Tuesday of the month at the Landings pool house.

There will be a meeting in August on Tuesday the 22nd at 7 PM in the Landings Pool House.

What is on the Board's Agenda?

1. We will begin discussion on the 2018 Budget
2. Elections are coming
3. Back to School
4. The Sediment Pond out front

Budget for 2018

We will soon begin the budget review process for Fiscal Year 2018. Anyone interested in helping as we discuss community needs are welcome to join in and render their viewpoints. Are we putting our precious resources in the right line items? Can the funds be redirected to needed projects that the BOD has not considered? Is there an area that has been overlooked or never discussed that the community might like to see reviewed? No experience in the financial world is required. These are the same conversations that every family has. You do need to be a unit owner or a resident. Some of our most helpful folks have been residents who are not unit owners.

New Committee Forming for Parking R&R's

Bev Wright is looking for some folks who park their cars here in River Oaks to help her think about our existing Rules and Regulations. Our current R&R's are 9 years old. Are there any changes or deletions that need be made to the existing Rules? You do not need to be a unit owner to participate; being a resident of the community and knowing how to park your car is sufficient qualification, well being able to park may not be required. As most have guessed by the length of the newsletters writing abundant words comes easier. Contact Mirga, mirga@victorymgt.com and advise as to your contact information if interested in helping Bev.

Children in the Community

As we get closer and closer to September, we drivers all need to begin to be more aware of children running about and soon walking back to school. Starting in September, we will see sleepy eyed youngsters heading to the bus stop very early in the AM. Our school board read the studies that said teenagers need more sleep in the morning. To those Board of Ed members who thought an extra fifteen minutes was all that was needed, we suggest they themselves get up earlier and spend some time in the early classroomszzzzzzzz.

A combination of drowsy, partially sleep-walking teens, youngsters and yes even some parents, coupled with late for work drivers trying to make up travel time, could lead to accidents with children hurt and

cars dented. Slow down, please, and begin keeping a sharp eye out for the generation that will be providing your Social Security checks that you fully expect to come later in your life.

Elections for Two Board Seats

September is the month that we will announce who is running for two spots on the Board. There are requirements to run. You must:

1. own a unit in the River Oaks Condominium Association, Inc. (ROCA)
2. be current on your assessments
3. serve your fellow unit owners for the next three years
4. understand that your decisions are for the best interest of the community
5. have a desire to retain and improve the property values for everyone

What background or experience is required? If you own a unit in the ROCA you have already demonstrated the requirements. Math? Can you understand your checkbook? Notice I did not say can you balance a checkbook.

Can you read? The By-Laws and the Rules and Regulations pretty much define the answers of most problems. They are much like our Constitution and Bill of Rights. Not sure you can understand those legal words? Not a problem. We have an excellent Property Manager and we have our Association lawyer who stand by us and guide us. We even have insurance in case we really screw up!

Because of the way our By-Laws were written, we should always have BOD members who already have some experience, at least a year's worth. The By-Laws were set so that newly elected Board members serve three (3) years. Some existing members will have two (2) years the remaining and another will only have 1 year left.

Be real, most of you have been saying for years that the current Board knows squat and have said many times "I sure would not have done it that way". You may well have been correct, but without your stepping up, no one will ever know.

This year the President and the Vice President are due to have their current enlistment/terms expire. Will they (one or both) run again? Vice President Jyl Dupont has been active on the Board pretty much consistently since she moved to River Oaks. She is one of the original owners. She bought her unit overlooking the Tot Lot in 2000, and upon completion of the unit, took occupancy in 2001. Original plans did not call for the playground to be there. The Tot Lot was originally designed to be located in the wooded area behind units 167TW, an area we affectionately refer to as the "Center Court". As compensation for all the trouble Jyl caused the builder, keeping them on track, fixing callback nail pops etc., US Homes, a division of Lennar Builders, moved the Tot Lot right next to her house. Not out in the open space closer to Millhaven Drive. Nope, right next to her front door.

Jyl has held every office on the Board at various times during that tenure. She has an idea where all the bodies are buried and why they were put there. There is a lot of knowledge there.

The other seat that will be up for the election is that of the current President. Old Joe is at the end of his obligatory three years. Joe first got involved in 2007. The concerns were many, ineffective property management company, a negative Reserve balance (of - \$110,000.00), dead trees hovering over several units, Rules and Regs that were confusing, Master Policy coverage that was doubling, and several other problems of various types and levels. He was blessed with 4 other BOD members that had the same interests in fixing these problems. Due to the efforts of those five Board members, those issues were remedied and long range plans put into place. No one person can do all those things. The community was very fortunate that all five stepped up. Three still reside in the ROCA to this day.

The community needs more folks to step up and lend their talents. Whatever your personal talents; your talents can work on the Board. Let Mirga know you are interested. The Ballots will go out with the proposed budget for 2018. If you have questions ask any current BOD member.

Next Board Meeting

Next BOD meeting is September 26.



The Lampost

The Newsletter for River Oaks, Edgewater, MD
September, 2017

There will be a meeting in September on Tuesday the 26th at 7 PM in the Landings Pool House.

Shredding and its Free

New from the Constant Research Department of Bev Wright, our erstwhile Website Manager. She writes:

"I just learned that Eco-Shred offers FREE document shredding on the last Saturday of every month. No need to wait for a community shred-it event. I added this info to the NEW website calendar (didn't see the point of adding it to the current site) but can you put it in the next newsletter.

"WATCH YOUR MATERIALS SHREDDED IN SECONDS! Free community shredding event on the last Saturday of every month at the Eco-Shred recycling plant, 5600 Columbia Park Rd, Cheverly, MD 20785, from 9:00 AM-1:00 PM. They will shred your business documents as well as your personal papers that need to be disposed of all for free! Call 240-688-1171 if you have any questions about materials accepted."

Thanks.

Bev

Yes, Bev is producing a new web page for River Oaks so watch for an update on this.

Budget for 2018

We have received our budget proposal from Victory Management and we have one of our own. Are you anticipating that we will take the greater of the two? Well not necessarily. Most likely it will be a blend of the two. We know we spent way too much on the Newsletter that is for sure. We hope that everyone feels that they are being kept abreast of the happenings of the Board and inside the ROCA. Will the assessment fee go up? Yes by how much is to be determined. Since we tie the increase to the Rate of Inflation, it will not be very large, more like last year.

Once we complete the Water Remediation Project (WRP) Phases II and III this Fall, we will put a hold on future expansion behind Braxton Way and in the Center Court areas for at least a year. This will allow us to recover from the expenditures of Phases I, II and III which were the most pressing.

The Sediment Pond out Front behind the long white fence on the western side of Millhaven Drive belongs to the county. However, by agreement, the communities these ponds serve are responsible for the maintenance of them. Sediment over the past 17 years needs to be cleaned out. This will be the main project for 2018. While not as expensive as the street sealing or the WRP, nor as disruptive to our



The Lampost

The Newsletter for River Oaks, Edgewater, MD

September, 2017

individual personal lives, it will require us to spend a bit of money. Not quite sure how much but the BOD is preparing for it in this year's budget. The year 2018 will be the year of Landscape.

New Committee Forming for Parking R&R's and

Bev Wright is reporting that several residents are stepping forward to join the committee. I am sure your brain and ideas would also be of benefit. Contact Mirga, mirga@victorymgt.com and advise as to your contact information if interested in helping Bev. Our Architectural and Landscaping Rules and Regulations also need to be reviewed and updated. Anyone interested in working on that also should contact Mirga.

If you have thoughts regarding our Parking Rules and Regs, take a couple minutes (ok maybe five or so) and answer some questions that Bev has developed relevant to our existing Parking Rules and Regulations. Also give Bev your information and she will invite you to her committee meeting.

Elections for Two Board Seats

September is the month that we will announce who is running for two spots on the Board. There are requirements to run. You must

1. own a unit in the River Oaks Condominium Association, Inc. (ROCA)
2. be current with your assessments
3. willing to serve your fellow unit owners for the next three years, there are escape clauses
4. understand that your decisions should be for the best interest of the community
5. have a desire to retain and improve the property values for everyone

This year the President and the Vice President are due to have their current enlistment terms expire. Will they (one or both) run again?

Local Issues with Children in the Community

As happens over the years, as we feed them and clothe them, our precious little ankle biters grow taller and some express an interest in becoming knee kickers, while most of the others remain the good kids we loved and smiled at through their cuteness/elementary school stage.

As these new knee kickers head off to Middle School, they meet like-minded individuals from other communities that have the same desire to impress us with their antics. They have gotten bikes, skateboards and off they go out of the regular mindful eye of their parents. The new freedom of unsupervised parental control! And, they want to impress their peers with how "smart" they are and



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how brave they are. Adults, however, do not always share their new status, and look upon it as being disrespectful, and in some situations, downright nasty. One adult was actually surrounded and blessed with a racial epithet when she simply advised the kids that the park was closed after dark and it was time to go home. She properly called the police while being re-enforced by one of our Board members. These two ladies stood their ground until the police arrived. The young boy from another community, I am sure was pleased to see the officers arrive to protect him from the ladies politely instructing him on proper manners and speech etiquette.

By the time these kids get through high school, they will either mature a bit more or end up in jail. That primarily depends on getting some better parenting or some other adult intervening in their maturation process.

River Oaks Condominium Association (ROCA), The Landings at River Oaks (LRO) and The Landings of South River Colony (LSRC) have some of the same youthful transients. Each of our three communities are certain that the children causing consternation, are from somewhere other than our own fiefdom. The reality is that they are from all of our communities, and beyond. Yes, Beyond! We have guys and gals coming in to meet up with and hang (when they were little cherubs it was called a play date). Now they want to meet the new gals and guys that previously were beyond their reach and knowledge.

These issues come and go like the tides lapping on the sands of the South River. Things have not gotten any worse than they were. It is simply the new wave. Someone smarter, and believe it or not much older than this correspondent, once said, "...this too will pass". And it will. In the meantime, we all must be vigilant, and if we witness or encounter poor decision making on the part of these youngsters report it to the Police Department. We will be posting some new "No Trespassing" and "NO Loitering" signs. These signs were recommended following a meeting with the AA County Police Department. There is an ongoing investigation into the destruction of our fence behind Braxton Way. The LRO, and the ROCA will be meeting with the Police Department and inviting the SLRC to join in to develop a plan of action.

We in the ROCA will be looking into placing additional cameras and motion sensing lighting, in strategic areas to further capture nuisance activity. Parents, if you do not want your youngster caught up in this, and we know that it is not our children who are involved, then make sure they are not out after dark. Nothing good happens to children after dark unless they are at home, studying (??) and/or in their beds asleep.

Next Board Meeting After September

Next BOD meeting is October 24, at the Landings of River Oaks Pool House.



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LET THERE BE BETTER LIGHT

It is an absolutely wonderful feeling when a task is given to a fellow Board member, and that Board member turns it into a major community upgrade that we were not aware we could have. During a recent meeting concerning security issues, with our local constabulary (AKA Police Department), someone mentioned "What if we increased the lighting at the park?" The proverbial light bulb went on throughout the group. Jyl Dupont was assigned the job of looking into getting more light at the Tot Lot to make the area less inviting at night.

Jyl began her search by looking for lights that perhaps would be motion sensing, and shining primarily on the Gazebo which has become the young lovers' area of seclusion and errant behavior. Baltimore Gas & Electric was contacted. The area Service Representative was invited to a fact finding meeting.

The conversation began with seeking methods to illuminate the Tot Lot and the Gazebo aka "Snuggle Spot", (don't worry moms and dads of young teenagers; they were just holding hands, hee hee; were you young once? "Oh God they weren't doing that were they?" lol. Ah the memories, but I digress back to the article.).

Does BG&E supply poles with motion activated lamps? The answer was no. Could changing from the Sodium Mercury lamps currently in use to new Sodium Mercury lamps make things brighter? Answer Yes! The new lamps have better reflective light and clearer lenses. We would only have to pay for the increased usage of any new lamps installed.

We could go to LED lamps. There are 150 and 250 watt lamps. LED lights would raise our monthly bill. Did we want the lamps brighter throughout the ROCA at the same time instead of just adding two or three extra lights at the Tot Lot? During that consultation, the Board members learned that the community is entitled to a **FREE** equipment upgrade to our lights throughout the ROCA, because it has been more than five years since they were installed. Well done, Jyl Dupont! The only request BG&E made was that we clear away some of the limbs of the trees near the lights. When we found out that there would be no added cost for the lamp posts if we stayed with Sodium (Amber) lights, the Board became really excited.

During our October meeting The BOD will be discussing the motion to proceed with allowing the service provider (BG&E) to go forward with ordering the new poles and lamps. If the motion to go forward is affirmed, we would expect installation to commence in approximately 12 weeks from the time we notify BG&E.

Here is a question on which the BOD would like the community to have some input. Do we prefer the softer amber glow that we have now or would we prefer the added safety and illumination that would come with the much brighter, white light of the LED fixtures? Therefore if you have an opinion on the color of the lights please make it known to Mirga our Property Manager, mirga@victorymgt.com.



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Budget for 2018

The Board of Directors has reviewed our budget proposal from Victory Management, adjusted to include those items the Board decided to concentrate upon during 2018. This Proposed Budget was discussed and given approval to be presented to the members of the Condominium during the September meeting. Victory Management is in the process of printing it. Then the Budget will be mailed out to each unit owner to review and to comment upon either in writing to Property Manager, Mirga Dulys, or in person at the November General Meeting. The ballot and proxy form with the names of those interested in running for the two open Board positions will be mailed out to you along with the proposed budget.

In years past, the Board Members and some additional helpful residents volunteer to go about the neighborhood collecting signed proxies. If we knock on your door, please take the two minutes to complete and sign the proxy form. This will enable us to actually have a functioning Annual Meeting in November. If we do not come up with the 57 proxies and/or have enough present unit owners, we must defer the election until January, 2018 meeting. If you turn in your proxy and then decide to attend, your proxy will be returned to you at the meeting.

Local Issues in the Community

Several offenses, concerns, complaints have been reported to the board on numerous occasions. Here are just a few and this writer's opinion on them.

1. Please advise any service provider doing work on your unit that they may not leave their work trucks, trailers or material in/on any General Common Element areas. GCE areas would include parking on the sidewalks, in numbered spaces unless it is your own, on parking slabs or grassy areas, to mention just a few. If there is a need to leave a work trailer a storage pod or rental truck overnight, a request in advance must be made to the Board through the auspices of Victory Management. Again, send an email to mirga@victorymgt.com, requesting such a waiver, explaining how much time is needed.
2. Other concerns being waged are residents working on cars and motor cycles etc. They are in violation of the By-Laws we all agreed to when we moved into River Oaks. We all know that our neighbor, Wally the Weekend Mechanic is overly careful and would never make a mistake. Our By-Laws and Rules and Regulations were put in place because....*somewhere* else, *someone* else, did *something* else, otherwise *no one* else would have taken the time to say "if we only had made a rule against that, the house would not have burned down" or "Wally the Weekend Mechanic would still be alive". Or perhaps that oil spill would not have found its way into the Bay.
3. A plea is again going out to our sports car and motorcycle enthusiasts living here in the ROCA. Please be respectful of your neighbors when coming into and leaving the community. Once you turn onto Mayo Road or Solomon's Island Road, let 'er rip.



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People here inside River Oaks like to sleep peacefully. Some absolutely need to sleep because they are battling cancer, recovering from an illness, are old or other problems.

4. It does not matter if your car is yellow, blue, red, white, black or green etc. It does not matter if your motor cycle is a vintage Harley, or a crotch rocket from the other side of the world. Keep the noise down when rolling through our townhouse “canyons”. Same applies for your music. (“Yo!, it sounds awesome dude”, but only to you; not the rest of the community, most of whom have grown up)
5. Rolling in after a great time at the bars, clubs and parties, being all happy and up, singing to the top of your lungs may sound great to you. But, to the neighbor who has a colicky 2 month old, or who has to get up at 3 AM to go to work at the hospital, your tunes just don’t make them very joyful.

We live in a townhome community. Up close and personal. That requires some give and take and being respectful and considerate. Shuuuuush, g’night.

Rules and Regulations

All Rules need to be reviewed and/or updated from time to time. Whether our Rules and Regulations are still relevant is a cogent question. We are always looking for interested residents to step forward and to gather other like-minded folk to review a section of the R&Rs to determine their relevance. The committee can then make their recommendations to the BOD. These proposed changes are then presented to the membership of unit owners for comment. If there is one or more R&R’s that you feel is out of touch, start a committee and present your findings. Bev Wright is doing just that, right now, with a Parking Rules Committee. If you need help, ask the Board for assistance.

Halloween this year will fall on a Tuesday, the 31st of October. The candy distribution usually begins around 5:30 for the “Littles” in their costumed glory, and the older night crawlers appear around 6 PM. If you are participating, turn on your Carriage light, or set a table or chair out front. Notice there was no mention of your pole light being lit. Uh, that is supposed to be brightly shining every night. It is more than an ambiance issue, it is a safety issue.

For those new to the ROCA, we typically go through a lot of candy. Defining a lot would be 8 to 12 bags of the mixed bite size bars. My Mother-in-law used to park her broom, get onto a chair, (apple in hand), no that was not a costume, just her normal attire. She would then hand out **full size** candy bars. The munchkins could not wait to get to her front door. Reluctantly, even I enjoyed going there one night a year, scary as that was, and still is, just sayin’. I tease my Mother-in-Law, she really is a nice lady. She tells me that *every* day, going on 40 years now. We love you Grandma! Really we do. If you readers haven’t realized it yet Grandma reads this newsletter religiously, so I have to watch what I write.

Please be safe driving through the community on this special night.



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Phase II and Phase III commences in October

CS Lawn has once again won the bidding and will complete Phases II and III of our Water Remediation Project. They did a very good job on Phase I, and those areas are now dry for the first time.

Phase II runs between Millhaven Court, units 2 through 34 and Tilden Way units 254 through 232. Project is estimated to begin the first week in November. A hearing was held for affected unit owners in August.

Phase III runs from 2100 through 2152 Millhaven Drive ending at the Braxton Park area. This phase will begin at the same time as Phase II. We urge everyone involved to move any personal possessions away from the working areas. As in Phase I, any units that have already connected their downspouts to a drain run out to the end of their rear plat line will be connected to the new French Drain being installed. If you have not done so, a connection point on the drain line will be provided for you to connect your downspout drains at a time of your choosing, and at your cost. Any question you have can be directed to Mirga Dulys our Property Manager. Her email is mirga@victorymgt.com.

Upon completion of these two phases, the WRP will be rested for the next several years as we recover the funds we loaned ourselves from our Reserves. Phase I has almost been paid back.

Phase IV will encompass the Center Court, the area of woods surrounded by Millhaven Drive and Tilden Way (odd numbered side). Phase V will be the area between Braxton Way (units 250 to 284) and Tilden Way (units 164 to 188). Phase VI will be behind Braxton Way odd numbers.

Next Board Meeting After September is October 24, at the Landings of River Oaks Pool House.

For those who did not attend a parochial or private school in their youth or have not been exposed to Roman Numerals while counting the number of Super Bowls, a conversion table follows:

I = one	V = Five	D = 500
II = Two	X = ten	M = 1000
III = Three	L = Fifty	
IV = Four	C = one Hundred	

(each letter preceding a V, X, L, or C, reduces the value of the V, X etc. by its value or after adds to

Eg IV = I (1) from V (5) = 4 XC = 90 so what is CCXVII? 2017 hope that is right ☺

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Happy Holidays to all of our unit owners and residents of the River Oaks Condominium Association. We are truly a multi-cultural, multi-ethnic, and multi-religious community. We live peacefully and happily in very close quarters. The Board of Directors wishes each and every one of us a joyful season as we approach year end and a wonderfully prosperous New Year in 2018.

NEW Budget Approved: Rate will be \$131.00 per month **Starting with the January 1 Payment**

We held the Annual General Meeting in November and we had enough ballots and proxies cast to allow for us to move forward with that meeting. Our elections were completed. Surprise, surprise the only two folks running were elected to the Board of Directors. According to our By-Laws, we needed a total of 57 proxies and unit owners present in order to conduct the Annual General Meeting and the current Board members collected over 74 proxies and we had two unit owners show up.

Election of Officers is one major part of the Annual meeting and the other is the adoption of the 2018 Budget. The Proposed Budget was mailed earlier by Victory Management. The BOD reviewed the Budget and it was put to a vote. The new budget will be enacted beginning with our **January 1, 2018** assessment. The increase is linked to the rate of increase in the cost of living. The new rate will be \$131.00 per month. Please make the adjustment on your payment schedule. This represents a three dollar increase from the 2017 rate of \$128.00. Those in attendance expressed their opinion. They felt that the 2% rate increase was appropriate. One unit owner, former President of the ROCA, Bill Sutton, questioned what we did with specific line items that were collected, but not completely spent. The Board explained

that any unused funds were rolled over into Operating reserves that allowed for unexpected expenses encountered, such as the really big snow storms that otherwise would exhaust the snow plowing line item.

Community Facebook Page, have you joined?

FYI we have a Facebook Page on which you can ask questions or simply get opinions. You can give away or sell unwanted items (You may not, however, list your mother-in-law, or any other living humans in or near the residence). Give it a look and participate.

Board Opening.....Again?

We will have one open position on the new Board, and anticipate your stepping forward to express your interest in filling the post. Please confirm your interest to Mirga Dulys at Victory Management. You can email Mirga Dulys at mirga@victorymgt.com. We have received the resignation of one of our current Board members, Heather Brice. Heather is continuing to serve while awaiting someone to step forward and take her place for one year. Heather needs to move forward with her other obligations. Ideally, someone from Braxton Way, Millhaven Drive or Millhaven Court will step up. Requirements are you must be current in your assessment payments, and be a unit owner. Other than that being able to inhale and exhale on a somewhat regular basis.

Guest Speaker John Phelps of Solitude Lake Management

Solitude has been our Pond management service provider for the past year. John Phelps is Solitude's area director and he presented his company's recommendations relevant to our sediment pond. All present found his presentation informative and workable. The Board has asked for a toxicity evaluation be performed on the material at the bottom of the pond before we approve of using the nutrient rich material to be spread onto our open GCE areas. Most likely this will be a multiple stage project.

1. The pond will be pumped dry.
2. This will allow the bulldozers to scrape out all the silt that has accumulated over the past 18 years.
3. The original depths will be re-established and the bottom of the pond amended from the damage the cattails and other invasive plants have inflicted.
4. The sides of the pond will be repaired.
5. The inlets and outlets will be repaired with new rip wrap.
6. The edges will be planted with natural flora to produce multi-seasonal delightful presentations.
7. A bubbling device will be placed to oxygenate the pond. This will keep it fresh and balanced.

More information will be forthcoming as we get closer to work commencement. This will change an eyesore to an asset for the entire community.

Water Remediation Project (a fancy way of saying drainage ditch)

By the time you read this, Phase II and Phase III of the water remediation project will have commenced. The work was scheduled to begin on December 11th, 2017 with Phase II. Beginning with units 232 through 238 Tilden Way, the WRP will continue in the area between Tilden and Millhaven Court. The General Common Element (GCE) area from unit 2 Millhaven Court through unit 34 Millhaven Court then connecting to the work done on 238 Tilden Way.

Once Phase II is completed the crews will move over to Phase III which runs behind Millhaven Drive from 2100 through 2152 inclusive which is the west side of the street. If you have already run your downspout and condensate lines out beyond your Plat Line, the workers will connect them into the new drain. However, if you have NOT already accomplished this, the crew will install a connection point on the new drainage system for you to connect at your expense and at a time of your choosing. You will no longer be allowed to simply run a drain out beyond your Limited Common Element (LCE), (aka: your backyard fence line, plat line) without completing it by connecting your drain directly into the water collection system now being built.

Proposal to Update Parking Rules

Earlier in the year, a committee was formed to study the existing Rules and Regulations relevant to our parking conditions within the River Oaks Condominium Association (ROCA). The existing policies have been in effect since 2008. The committee started by developing a poll and posted it to the community website. A fairly large number of respondents participated in the questionnaire. It was very well designed and covered the entire Parking Rules and Regulations (R&Rs).

The committee was made up of non Board members with Beverly Wright as Chairwoman. The committee had complete autonomy to make whatever recommendations they felt necessary. The plan was for this committee to be unencumbered by any Board influence.

The BOD would like to thank all who participated and to compliment them on a terrific job. The Board is currently reviewing the proposed changes and will publish the changes for community input during January with implementation scheduled for February 2018. BOD members, we are on the clock to read and review.

Bev is currently posting the following survey on the community website which is found at <https://www.riveroaksdewater.com/>. Please take the time to visit the website and take the poll.

Introduction:

Many communities have systems to identify owner and visitor vehicles to control parking and enforce parking rules. River Oaks does not have a system but we think that by associating vehicles with individual units, we can improve our parking controls and better enforce our rules while also reducing or preventing the need to tow a car in violation of the rules or when a car is parked where community work or snow removal takes priority.

This poll is to gauge your willingness to display a unique, randomly generated four-digit ID number inside your car and those of your visitors. *One ID number* would be associated with *each unit* and *all* the cars, including visitors, associated with that unit would display the same ID number. The Association would maintain a list of the ID numbers and their respective units and would contact the *unit owner* associated with the ID number if a parking violation is observed. We are considering a static cling decal for unit owners and tenants for convenience and a professional appearance, but it could be a card or piece of paper – the method of display is not as important as displaying the number. Visitors would display a card or piece of paper in the windshield with the ID number of the unit they are visiting or, the unit number itself if the owner can't remember the ID number. If a car doesn't have an ID number visible, then they risk being towed because we have no way to identify to which unit that vehicle is associated. Individual vehicles would not be registered with the management company. For privacy purposes, we prefer to use a randomly generated number rather than unit numbers. When new owners and tenants move into the community, additional decals could be provided if they are not left by the

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previous owners/tenants. Ultimately, the unit owner would be contacted for any vehicle displaying the ID number associated with their unit.

Poll Question:

Are you willing to display an ID number in your car and those of your visitors?

Yes No

Other (for comments)

Trash Collection for the Balance of 2017 and all of 2018

Holiday Schedule 2017

Holiday OBSERVED

Christmas DEC25 (MON)

Closed on

Closed Tuesday

Collections Occur

collections occur **Wednesday**

Holiday Schedule 2018

Holiday OBSERVED

Closed

Collections Occur

New Year's Day	JAN 2 (Mon)	Monday	Tuesday collections occur Wednesday
MLK Birthday	JAN 16 (Mon)	Monday	No collection changes
Washington's Birthday	FEB 20 (Mon)	Monday	No collection changes
Good Friday	APR 14 (Fri)	Friday	No collection changes
Memorial Day	MAY 29 (Mon)	Monday	Tuesday collections occur Wednesday
Independence Day	JULY 4 (Tue)	Tuesday	Wednesday
Labor Day	SEP 4 (Mon)	Monday	Tuesday collections occur Wednesday
Veterans Day	NOV 10 (Fri)	Friday	No collection changes
Thanksgiving Day	NOV 23 (Thur)	Thursday	No collection changes
Thanksgiving Friday	NOV 24 (Fri)	Friday	No collection changes
Christmas Day	DEC 25 (Mon)	Monday	Tuesday collections occur Wednesday

Cut this out and put it on your Refrigerator