

Did You Know?:

Recently the Board asked a group of non-Board members to take up the task of reviewing the Parking Rules and Regulations. Chaired by Beverly Wright a long time resident and erstwhile developer of the ROCA Website, this group poured over the many pages, reducing it and clarifying it. Made it so easy to read, even the President of the Board could comprehend it.

The procedure of adopting Rules & Regulations is not terribly difficult as opposed to changing the By-Laws. The By-laws are our constitution and like *the* Constitution, changes must be ratified. In our case by 65% of the unit owners. The last time we did that in River Oaks it took us almost three years of door to door visits, complete with full explanations in order to get the By-Laws changed.

Rules and Regulations are much easier to pass. The authority to do so is written in our By-Laws. The process requires that any new rules or amendments to the existing rules be presented to the Board of Directors. They, then, must vote to approve the mailing of the proposed changes to the Council of Unit Owners, the folks that make up the ownership of this condominium, all 228 of us, advising us of the suggested changes and announcing a date for the hearing.

After the notice is mailed out, a hearing is held to gather input from the unit owners, either in person or by communication with the management agent. Those who write in have their letters read aloud at the hearing and discussion sometimes follows to flesh out concerns.

Once all concerns/suggestions have been heard the BOD reviews the various input and votes the changes up or down. Unlike the By-Laws, R&R's can allow exemptions on a one time or temporary basis based on specific situations. The Board must approve these, and they are not taken lightly due to slippery slopes.

It was suggested that the Lamppost take a swipe at various sections in an attempt to explain why we have such extensively written R&R's on such a simple problem - Architectural Changes, Landscaping R&R's or Parking Rules in River Oaks.

In this space over the writing of the newsletters, we will tackle, or attempt to anyway, the **Whys and Wherefores** of different sections of these and other R&R's attached to our By-Laws. Today's section for discussion:

Vehicle Maintenance and Repairs.

Permitted. Unit Owners, residents, tenants or guests may:

1. make minor emergency repairs to passenger vehicles, including, but not limited to, battery replacement, flat tire exchange or wiper exchange, only in the Unit Owner's driveway, garage or numbered parking space corresponding to the Unit;

2. wash their vehicles in the Unit Owner's driveway, garage, numbered parking space corresponding to the Unit, or permissible parking area. Substances used for washing vehicles may be allowed to run into the common drains.

This may seem a fairly easy one to begin with, and that is why it was selected. Why minor repairs? Because we all have them from time to time and typically there is no large equipment required. There is minimal insurance liability exposure to the condominium if all you are doing is fixing a flat or changing wiper blades. There are no large engine pulling devices and no grinding noises while working on brakes and welding fears founded or not placed on your neighbors. No potential oil spills possibly incurred while changing your engine oil. There are facilities for those operations available for enthusiasts. Nope, I did not do that research for the reader.

While the BOD realized there are some motor cycle enthusiasts and car buffs wanting to tinker on their vehicles and those of their friends neighbors and distant 3rd cousins, this is a community with very close neighbors. This is a town-home community not an auto repair village. Our By-Laws, Article X Restrictions, provides for the quiet enjoyment of all other unit owners. "No nuisances shall be permitted within the Condominium, nor shall any use or practice be permitted which is or becomes a source of annoyance to the members or which interferes with the peaceful use and possession thereof by the members".

Article X is very interesting reading. It is highly recommended. Also check out Section 3 paragraph I, which starts out "No recreational vehicles, boats, boat trailers, camping trailers, trucks or motor vehicles of any kind except passenger cars, passenger van type vehicles, pick-up trucks which do not display commercial lettering or signs....may be stored in or on any Condominium Units or Common Elements except in the area designated for such vehicles....by the Board of Directors, if any" We don't have any.

Sometimes, rules are developed once a violation is realized that did not fall explicitly within a particular category. Example: the bus that was parked in the community. Yes a Bus! The by-laws only stated pick-up trucks with lettering. The bus, we discovered was driven by someone who lives across Mayo Road. There was nowhere to park it over there for the weekend. There have been trucks with racks of many different designs and shapes. The R&R's stated that ladder rack and glass racks were not allowed. "They are decorative and are designed to carry surf boards." So why are there twenty-two, eight foot long two by fours on the top? "Oh those?"

There will always be someone who has to find the loophole; who will try to bend the simplified rule. I dislike Rules and Regulations almost as much as I despise speed bumps. But without the bumps we will have cars speeding through the streets without thinking about little ones (*who we know do not think*) running out between cars. There is not enough roadway to compensate for the speeding around the circle and into Tilden or Millhaven. Speaking of the circle, a stop sign was placed there in 2003. Have you seen it? Have you stopped? Paused?

Stopping Distances at Different Speeds

- *Posted on Autos.com Editor in Driving and Safety on October 7, 2013*

Here is a hypothetical situation: A vehicle is traveling 25 miles per hour, and a pedestrian enters the roadway. It takes two seconds for the driver to see the pedestrian, decide to stop the vehicle, and then press the brake. That means that before the driver has time to react, the car has continued moving at 25 mph for 2 whole seconds. The vehicle has moved 55 feet before they even press the brake. If the car has an average stopping distance from 25 to 0 of 30 feet that means that the car will have moved a total of 85 feet down the roadway before it comes to a stop. That's the length of 8 Toyota Camrys parked end-to-end, and that's under perfect road conditions.

Our speed limit is only 15 mph here in the ROCA. The AA County speed limit on Millhaven Drive from Mayo Road to the circle is 25 mph. Please slow down. As cute as our kids are they do not make attractive hood ornaments.

Pricing of Our Homes

Thanks to information provided by Realtor Rick Smith of Caldwell Banker Residential Brokerage Which was recently mailed out to all of us here in the ROCA, we can see what our units and those units of surrounding communities have sold for and how long it took to sell.

Rick shows 7 units of our humble community, River Oaks Condominium Association (ROCA), were sold from October 27, 2017 to January 4, 2018, roughly a two month period. The average time from listing to selling contract was 36 days. The Enclave had two units sell during that period and they lasted an average of 270 days on the market. South River Colony had 6 units sold during that time frame, averaging 171 days listed. For The Hamlets Mr. Smith listed 4 sold averaging 83 days.

The Hamlets ranged from \$200,000 to \$325,000. South River Colony ranged from a low of \$330,000 to a high of \$458,000. The Enclave at River Oaks sold one unit for \$417,000 and the other for \$399,000. Our units ranged from \$330,000 to \$356,000. Four of our seven sold for \$340,000 or more. We do have the fastest rate of sale of the reporting communities. But is that good or are we settling too fast, and/or pricing a little low? When Realtors send out their fliers, the reading can be very informative. I found this one very interesting. I hope you did as well.

Phase II and Phase III Update

Our contractor reports that Phase II is complete. The four remaining units on Tilden were done and returned to their original condition after being connected to the new drain system. The area between Millhaven Court south side and Tilden have connection points established. No longer it be allowed to run downspouts out into the GCE (General Common Element) without completing the tie in. Therefore, whenever the unit owners decide to connect their own tie in, contractors will be required to engage our system. The GCE should remain dry and not have swampy areas for mosquitoes to breed.

Phase III has started and should be completed rather quickly as there are no back yards that will need fences dismantled, etc. Once we have completed Phases I, II and III, the Board will look to assure that the results we planned for have in fact been attained. We already know that Phase I was successful.

The BOD will then begin the assessment of Phase IV, V and VI. For those who did not attend parochial school in the mid last century, that means 4, 5 and 6. Of course we all have learned Roman numerals because of Super Bowls and History of the World Part II movies. Do you remember the scene in the Plaza going through the various stores and in the background we see that the Italians invented the Five and Dime store not Kresge or Woolworth. Nope, proof positive it was the Romans chiseled in stone the, V and X! Oh right, some or most of you are too young to remember the 5 & 10 stores. They were popular in the 40s through the 1950s and were later to become K-Mart and Woolworth became Foot Locker and Kinney Shoe according to Britannica.com. This paragraph has been a classic example of ADD (Attention Deficit Disorder) in action. LOL

Drifting back to ROCA stuff, the Board will look at which areas are in most need to once and for all rectify lingering swampy areas behind Braxton and Tilden in the area we affectionately refer to as the Center Court.

Speaking of the Center Court, the retaining wall behind the north or odd numbered side of Millhaven Drive has been repaired. It was reported that while the wall itself was sound, the support beams located in the flat area above the wall had become exposed. This area was addressed last month.

Next Board meeting will be on the fourth Tuesday of the month, or February 27 at the Landings Pool House.

The Lamppost

River Oaks Condominium Association Newsletter

March 2018

Easter Egg Hunt Announced

This year's hunt and play event will again be held at the Tot Lot. **March 31, 2018 at NOON.** Easter Bunny Helpers can arrive at 11:30 to help hide the eggs for the little tykes. The Event Committee, headed up by Tony Caparosa, has installed new plans this year. Only those children 8 years of age and under will be allowed to participate. It is way too difficult to control the older children from trampling the little tykes. Besides finding age appropriate rewards for the older group was giving the committee members sleepless nights. I mean how do you put an Iphone X into one of those little eggs? Impossible.

Addressing Issues on The Court

The Board and our Property Manager, Mirga Dulys, have recently been sent requests to either enforce or make new Rules and Regulations regarding several problems. We will take this opportunity to discuss them here.

Trash Day brings several points of concern from positioning of material to be picked up, to what types of containers are safely used. Whether we believe it or not, we have a plethora of fauna in the ROCA. Rocky Raccoon doesn't just come out of Bullwinkle's bag or hat (yeah I know all you purest are screaming it was a Rhinoceros that he pulled out!), but his relatives live in and around nearby streams and ponds. They love to dig through trash bags for food. So do the Grey and Red foxes, the occasional coyote, and of course those cuddly cats that are feral and some that are simply let out to roam by well meaning cat owners. There might even be an occasional dog. (FYI a Red Fox has been making regular patrols up Tilden Way in the wee hours of the morning, thanks for the reports Pat).

In order to keep the area neat and clean the Board is strongly suggesting that anyone who puts out their garbage, not only on Millhaven Court but throughout the ROCA, does so in a covered can with your address on the can and its lid. Better for identifying the lid after a wind storm. Even better, get the kind with the lid attached.

The County has supplied every unit with a big yellow roll around can with attached lid for use with the recycling effort. There are smaller ones as well but they don't have the lid and thus the material is allowed to blow about; once again irritating your neighbors and making your street look trashy. No one wants to live on Trashy Street.

The next issue of concern is the pet poo. The community pays for and provides poo bags and collection cans to put it in. You are given the opportunity to drop it in there and forget it! We all pay, as part of our monthly assessment, for CS Lawn to empty those cans and carry it away. What they do with it I do not know. My olfactory system doesn't want to, either. But, for this system to work, you must first be diligent in picking up your pets crap. Little toddlers do not know a poo from a tootsie roll, ugh! That thought is just awful. You get the drift. Pick it up. It is part of your ownership responsibility.

Some folks prefer to take the poop home with them, and that is fine. Heaven knows Big Brother is trying to get DNA on all living creatures, and you should protect your pups anonymity if you believe in that urban legend. If you chose to take it home with you for your own unrivaled collection, do not stack it up by your front door, unless you are trying to let the neighborhood Canine Proctologist know that your dog is regular in its habits. You might not like your Mailman or UPS driver, however have some mercy on them. They have to get nose close to drop your packages, plus it looks like crap sitting there.

This segment was meant to be humorous, but the truth is, as cute as your pet is, no one wants to step in it, smell it or have their kid get into it. Let's pick it up!

Rules & Regulations, By-Laws, Out-Laws, In-laws **(redundant you say?)**

It was suggested that the *Lamppost* take a swipe at various sections of our Rules and Regs or By-Laws in an attempt to explain then and the why we have such extensively written R&R's on such simple problems - Architectural Changes, Landscaping R&R's or Parking Rules in River Oaks.

In this space over the writing of the monthly sometime bi-monthly newsletters, we will tackle, or attempt to anyway, the ***Whys and Wherefores*** of different sections of these and other R&R's attached to our By-Laws.

Today's section for discussion: Article VIII (8) Section 6 (six). We have all heard "Before you did, every dig..." Here in the River Oaks Condominium Association (ROCA) our phrase is Before every external change every change must be approved in writing from Victory Management. A liberal interpretation of the legal Mumbo Jumbo is that you are required to submit an ACA (Architectural Change Application) and receive approval before any work is to begin. When the weather starts getting warm we get itchy to get outside and get to work making our unit the nicest looking. Any work done prior to written receipt of approval will need to be torn down/out at the unit owner's expense.

Because we are a condominium, there are Rules and Regulations that say what can and cannot be done. Find the most recent version on our Website: www.riveroaksdewater.com

Why is that required? Short answer is because we are a condominium. Unlike our nearby neighbors they are all Home Owners Associations. (HOA) The unit owners in our community each own 1/228th of all the General Common Elements (GCE) and the Limited Common Elements (LCE).

Does that mean if we had 228 trees on the property that you could dig up or cut down one of them? Nope. It means that we unit owners own all of them collectively. We have elected Board of Directors, to oversee the protection of those trees because they each lend to the value of our property.

Can you change your front door design without approval? No. Can you change the light bulb in your lamppost without approval? Yes but it must remain a white light color not blue or red or green. Yeah, your right sometimes seasonally it is allowed to be altered temporarily but it cannot be changed permanently to anything other than white.

What is the difference you ask? We are allowed to repair something without approval but to replace it with something different is not allowed without approval. You can replace your front door with the exact same type color and design as the original door be that twin pane for most or for end unit side entrance a solid 6 panel door, but you may not take out a twin panel and replace it with a single glass panel door.

The next area of review will be the Architectural Rules and Regulations. Like the Parking Rules and Regulations, this six page group of regulations has not been reviewed and/or revised in many years. Until then, the existing R&R apply. When you settled on your home here, you signed an agreement to be bound by the By-Laws and Rules and Regulation that are in effect and that are from time to time changed and updated.

It is Officially Spring! and that means: Snow?

Nope, it is clean up and the annual Victory Management Inspection time

The Management company is required to look at your unit, and to let you know what needs to be corrected. Every year when the letters go out, the management company gets calls and emails from upset unit owners who feel their unit has been “Picked on”. Not true. The management reps in 98% of the time would not be able to pick you out of a line-up. Not that any of us have ever been in a line-up.

The purpose of the letter is to remind you of things you have over looked. If you get a notice to fix your unit, just plan to get it fixed. If you need extra time, ask for it. The last time the extension was not given was 1998. Oh right that was two years before the community was built. Well you get the idea.

These items are typically the things we overlook all winter long. We go to work its dark out. We come home and it is dark. On top of that we are hungry and tired and ready to chill. On the weekends it is too cold to go out and look for problems to work on, and collectively, we would rather go watch the kids play soccer, basketball volleyball or go to the mall.

Therefore the numbness of looking everyday at our mini castle does not include thoughts of painting the fascia boards way up at the top near the roof, or even seeing much less getting that green algae off the deck or the fence. Is the fence leaning? Wait until warmer weather. That time is now here.

Next Board meeting

will be on the fourth Tuesday of the month, or March 27 2018 at the Landings Pool House, starting at 7 pm.

Major Topic – Hearing, discussion and voting on the new recommended Parking Rules and Regulations. If you wish to be heard please show up and voice your concerns opinions or approval comments. If you cannot attend and want to be heard send your written comments to our Property Manager, Mirga Dulys, at mirga@victorymgt.com .

The Lamppost

August 2018

What has happened in the last couple of months?

The last Newsletter (April) was never published, so we are including it with the August issue. The intent for not publishing the Lamppost for several months was:

- a. _____ to save you all the pain and eyestrain of reading it.
- b. _____ to save the community the money spent mailing it.
- c. _____ to take time off for personal reasons (like being too tired to fool with it)
- d. _____ all the above.

Answer will be found at the bottom of page 6

Easter Egg Hunt A Success

Tony Caparosa has once again directed a terrific day for the youngest members of the River Oaks Community and our neighbors. Only those children 8 years of age and under were allowed to participate, and they had a blast. There were over 600 eggs placed in and around the Tot Lot. Moms, dads, and grandparents brought the youngsters down to participate.

Tony, the community is very grateful for all your efforts. By the way, Tony and his wife Ann have been living in the ROCA for over five years renting a unit that the owner has decided to sell. Tony and Ann would love to stay here or nearby and continue to participate. Their children have made lots of friends and would be most happy to keep them. Good news the Caparosa family will now reside in the Landings and hopefully continue to participate in our fun events.

Tony,
Thank you and Ann for everything and for being such a terrific neighbor!

New Mailboxes are coming soon !

The Board has approved the purchase of brand new mailboxes to replace the old, non-working, damaged and outdated ones which have been in the community for nearly 20 years. The new ones will be more decorative, and hopefully less likely to be climbed upon. See examples of the new design below. Our color will be Forest Green similar to our signs.

Some will not see any changes as to location of their box or compartment number, but some will. We have attempted to produce a more aesthetic presentation. One example would be on Millhaven Drive. We currently have three different sizes of CBU's (Cluster Box Units), we will now have three of the same size with twelve compartments each.

The Lamppost

August 2018

Some of us will notice a change of position or box number from the prior CBU. We have attempted to put the boxes in the sequence that the Postal Service delivery driver uses. The mail is presorted off site and delivered to the carriers at the local Post office.

On the day prior to delivery of the new mail boxes, all mail will be held at the Post Office. Our mail carrier will open each mailbox and remove any mail inside our individual compartments from the old CBU. This mail will be added to any new mail arriving for the next day or two and will be held for you at the Post Office. You will be able to retrieve your mail at the Post Office at 35 Stepneys Lane, Edgewater, Md. 21037. You will need photo ID to pick up your mail, (but not to vote! I digress.)

The new CBU's are anticipated to be installed in September, and within one day. Once the new CBU is in place, you will go to the Post office, present photo ID and you will be given three keys and your new CBU location and compartment number within that CBU.

Illustration 1: 16 compartment unit



More instruction will be sent out to you from Victory Management as we near the implementation of the new mailboxes (CBU's), so make sure you open and read thoroughly all correspondence from our management company.

The new one will be a very attractive dark green. They will have one to two parcel boxes which we most likely will never use. We have not for nearly twenty years. They are, however, mandatory by Postal Regulations.

I here will refrain at this point from making my usual anti-government regulation proclamation in the newsletter. But you know what is being thought!



Illustration 2: 13 compartment unit



Illustration 1: 12 compartment unit



Illustration 4: 8 compartment unit

The Lamppost

August 2018

Parking Issues

If you have a guest over, please ask them “where did you park?” Make sure they did not park in a numbered space. We had a situation in July of a young lady guest whose car occupied another resident’s space for two days. That is unfair and against the Rules and Regulations. That is an immediate towing offense. While that is not an emergency qualifier for our management company, it was for the offended resident. This is “Townhouse Living” and that means a lot of give and take. Sometimes we have to walk from the other side of the community to find a parking spot. But, we should never have to find our numbered spot filled by a stranger.

It is the responsibility of the resident to inform their guests as to where to park when visiting. Keep in mind that we now have an auxiliary police presence in the ROCA community. They have been given authorization to act on behalf of the community.

Rules & Regulations

In this space during the writing of the monthly (sometimes bi-monthly, sometimes even longer) newsletters, we will tackle, or attempt to anyway, the *Whys and Wherefores* of different sections of these and other R&R’s attached to our By-Laws.

Today’s section for discussion: **Who Owns What and What Should be Maintained**

Our Architectural Rules and Regulations were developed in 2008 by a large group of interested residents most of whom were unit owners. Prior to that, those Boards of Directors operated from a list the builder had posted when selling the units. They were written in the language of the day (circa 1969 or maybe earlier). Nevertheless the committee of 2008 tried to marry what was originally written, sometimes ignored, with what they believed was in the best interest of the community and our property values.

They struggled with certain precepts such as window curtains must be white or off-white. There were in existence at the time units sporting, in no particular order of importance, era of fashion, or the efficacy, the following: Towels, tin foil, army blanket, a purple blanket, brown blinds, shelving units, team flags, child paintings (maybe we should not attach the work to the child), well... you get the idea. The hangers of these delightful engineering marvels did not consider them to be “curtains”. They were blinds, window treatments, and/or EPA-authorized energy saving devices.

Another problem was that decks and fences had to be left natural or stained with a clear coat. The community was already almost ten years old and some unit owners had stained their fences with a “clear” stain that brought out the natural look of walnut, redwood, birch, peach etc.

The Lamppost

August 2018

There were many such obstacles. There were, at the time, 11 brown blinds and they were grandfathered to be removed upon selling. Are they still here? Have they expanded to other units? Because you see someone else with them, does not authorize you to have them. You may well be cited when observed by Victory Management.

The committee re-wrote the R&Rs and they have been updated, since the most recent was in 2017. If you do not have the most recent update, go on our web page: <https://www.riveroaksedgewater.comand> and print yourself a copy. If you feel some rules need to be altered, send a note to Mirga Dulys, our Property Manager at Victory Management, mirga@victorymgt.com. Give her your suggestions and she will forward them to the Board. Better yet, attend the next BOD meeting and present your thought at that time. Be prepared for questions. The BOD may have to do more research before they take action.

You, the unit owner are responsible for maintaining the exterior of the unit including the siding, the windows the roof the light pole and light, the walkway leading to the unit the doors, any additions such as a fence, solar panels, plantings shrubs trees that are within your plat lines (available for viewing on the River Oaks website), all of these things in a clean and orderly manner. Who determines that? According to the by-laws, the power is vested in the Board of Directors and their assignee. In our case the assignee is Victory Management.

Victory's team has done an exceptional job of this over the years. They gather experienced property managers from their many properties and form four teams of two each. They do not know you and they do their assignment looking for things that the unit owner may have become unaware. They are not out after any of us. Yes even the Board members get dinged. From time to time, the Board may ask them to take note of specific items, such as rusted gas pipes or the lentils on brick front units.

Is there a difference between the upkeep of your fence and that of the community's perimeter? Yes. The ROCA's perimeter fence has not been stained and has been left in a natural state to blend into its surroundings and is not on public display. When prospective buyers come into our community, they do not walk through the woods to evaluate the perimeter fence. Even so, we do have the fence inspected, boards replaced when necessary. Your deck, fence and siding must be free of algae, moss and dirt.

The white split rail fence at our entrance we have cleaned every couple of years to keep it vibrant and appealing. Recently, we even had the front River Oaks monument detailed and painted inside the lettering to bring out the deep dimension of the scroll-work.

Increased Police Presence in the ROCA

We have contracted with a group of police officers to periodically randomly patrol the River Oaks Condominium Association property. They will retain their police powers, and will be able to cite

The Lamppost

August 2018

violators. They will affirm that there will be no one in the parks after dark. You may even see police walking about.

They may stop groups of young people to ascertain that they live here. This is a private community. Your personal fence surrounding your back yard is a limited Common Element (LCE.) They will monitor calls made to AACPD relevant to the ROCA. They will submit reports to the BOD and Victory Management as to what they encounter. They will be able to stop traffic violators, speeders, stop sign pausers, etc. This is being done to minimize the destruction of property that we experienced last year during the summer months mostly after dark. Remember, nothing good happens after dark when teenagers are allowed to run about unsupervised.

Last summer we received a fair number of complaints of kids running through yards, shouting and using language that most would not use in front of their grandparents, or their School Principal.

Phase III of the Water Remediation Project

The Water Remediation Project behind 2100 through 2153 Millhaven Drive has been completed and for the most part it has been a success. A review of the project requested by the unit owner of 2130 Millhaven Drive revealed to the contractor and BOD members that the work will need to be revisited in the fall for some final touch ups between 2144 and 2130 Millhaven Drive. The purpose was to make sure that all downspout waters are directed away from the units and into the new French Drain. It became apparent that the topography behind several of the units still allows the water to run back toward the units.

The contractor will return in the fall to re-work that section insuring the water will flow properly into the new French Drain.

During the big dig behind the units on the even side of Millhaven Drive, several very large boulders were discovered. These rocks now reside behind 2100 Millhaven Drive in the General Common Element. What is really interesting are the shells and other things encased in those boulders.

Another boulder was so large that the heavy equipment brought to the site by the contractor was incapable of bringing it to the surface. It actually ran from out in the GCE under the fence and well up into the yard of one of the homes. The decision was made to leave it where it has rested for many years.

So when you are out and about strolling through the ROCA, stop and take a look at the big rocks and their hidden treasures.

The Lamppost

August 2018

New Board Member Has Been Seated

The Board of Directors is pleased to announce the addition of Shelly Driscoll to the Board effective with the July Board Meeting. Welcome! Shelly is replacing Heather Brice who has resigned.

Heather thank you for all you have done over the past two years. Good fortune with you studies toward your newly chosen career. Hopefully you will continue to keep us informed of the doings on Millhaven Court.

Attention: New Residents and Unit Owners Big Yellow Recycle Bins

If your home does not have one of the big yellow roll around recycle containers and you would like to have one, you may contact Anne Arundel County Public Works Waste Management department by calling (410) 222-6177 and request one. They are bar coded and registered to your unit and must stay with the unit if you sell or move. They are free. The advantages are they are large, so they hold a lot of stuff. They have a lid so the stuff inside doesn't blow throughout the community. They have wheels so they are easier to take out.

Next Board meeting ---

August 28, 2018

Help Wanted: No Pay, No Benefits,

- a. Elections are coming. Want to join the Board of Directors?
 - b. New Budget will soon be developed, want to help with that?
 - c. We will need helping hands labeling baggies for the new keys etc. We could really use some help.
- Call Joe 410-956-1890 or email kolbjoe@verizon.net

Answer to the question raised in paragraph one:

Really? You came here to find the answer to the quiz? I worry about you. In school, I always choose "D—All the above" Yep, that explains everything!! Maybe next month we can do this again.

Letter to the Editor, the Board and Residents

Dear Residents of River Oaks (ROCA), and those others.

How long do we as a community want to be led by Septuagenarians? We are a young vibrant condominium, with beautiful General Common Elements, a lovely park and playground. A much sought after community for buying, renting and living.

There are a number of very smart, caring young owners and very smart, savvy middle-aged unit owners. It is evident that we care about the investment we made in our home here in the River Oaks, and that we want very much to see our investment grow in value. Should we be taking a more hands on effort in the operations of River Oaks Condominium?

In order for that to happen we need fresh young(er) ideas and energies to step up and replace those old codgers who have been running this community for far too many years. They did a halfway decent job, but...

Do we have to keep the same old inefficient two glass panel doors or should we have our individual choices? Should we be limited to three-tab builder grade roof shingles? Or should we be able to move up in quality and with longer wear roofing materials, as long as we keep the colors the same as the builder put in back almost twenty years ago?

Should we be able to fly the flag of our choice in front of our homes? How about sports or school flags? Would that allow someone to fly the Swastika or the Bars and Stars of the Confederacy? Both are historical emblems whose descendants most likely had a great grandparent shed blood defending. However, times have changed in how society views those episodes in our past.

Are these old geezers spending our money in a manner we approve? We will be getting another three dollar increase in our monthly assessment. What are we getting for all this transfer of wealth? How do these blue hairs decide on increases? When this condominium was inaugurated in 2002, the assessment was something like \$50.00 a month.

Do we need extra police presence in the community? Do we need to spend so much on Dog Stations, Tree Maintenance, Legal Fees? These are questions that need to be addressed at the Annual Meeting Tuesday November 27th at 7:00 PM. This meeting will be held at the Landings of River Oaks Pool House 3400 Barnhouse Rd according to the letter sent to each of us by Victory Management.

There is one young candidate running, and we need at least two more so we can get the 70 almost 80 somethings to retire.

This is the season of Budget Approval!

During the November meeting, the 2019 Budget will be discussed. The Board of Directors have to take into account the COLA increase so that we are not trying to buy future services with outdated or lower valued savings. By marrying our monthly assessment to the National Cost of Living Adjustments, we attempt to assure that the money we will need to pay for future services will be available to subsequent Boards. You have already been mailed a copy of the Proposed Budget for 2019. Questions can be presented during the Annual or General meeting. Same meeting, just some call it one name and some another.

	Account	Description	2018 Budget	2019 Budget
Operating Accounts				
Income Accounts				
Income				
	70-7001-00	Association Fees	\$358,416.00	\$366,624.00
	70-7021-00	Interest Income	\$100.00	\$500.00
	70-7025-00	Late Fee Income	\$2,500.00	\$2,500.00
	70-7049-00	Misc Income	\$0.00	\$0.00
New				
Income Accounts Total			\$361,016.00	\$369,624.00
Expense Accounts				
Administration				
	91-9208-00	Audit	\$1,375.00	\$1,425.00
	91-9240-00	Storage Unit	\$3,170.00	\$3,700.00
	91-9245-00	Management Services	\$36,177.00	\$37,263.00
	91-9249-00	Stenographer	\$2,500.00	\$1,800.00
	91-9251-00	Copies, Postage & Newsletter	\$7,500.00	\$7,500.00
	91-9253-00	Website Expense	\$1,000.00	\$500.00
	91-9422-00	Legal Services	\$9,214.00	\$8,500.00
	91-9443-00	Insurance Deductible	\$25,000.00	\$25,000.00
	91-9444-00	Insurance Premiums	\$88,000.00	\$93,327.00
Grounds				
	93-9205-00	Security	\$0.00	\$10,400.00
	93-9210-00	Landscape Contract	\$45,000.00	\$45,000.00
	93-9211-00	Landscape Improvements	\$20,000.00	\$20,000.00
	93-9213-00	Snow Removal	\$25,000.00	\$25,000.00
	93-9214-00	Tree Care	\$8,000.00	\$8,000.00
	93-9215-00	Pet Waste Service/Stations	\$9,000.00	\$4,000.00
	93-9326-00	Grounds Repairs	\$10,000.00	\$21,109.00
	93-9327-00	Pond Maintenance	\$0.00	\$3,100.00
Utilities				
	94-9101-00	Electric	\$12,000.00	\$12,000.00
Other				
	98-9243-00	Misc. Expenses	\$3,000.00	\$3,000.00
	98-9505-00	Reserve Contribution	\$55,080.00	\$39,000.00
New				
Expense Accounts Total			\$361,016.00	\$369,624.00

Phase III of the Water Remediation Project

The contractor will return in the fall to re-work that section insuring the water will flow properly into the new French Drain. It is now Fall. They are to begin work shortly.

Phase IV, V & VI of the Water Remediation Project

The Board is now beginning to plan toward Phases IV, V and VI.

Phase IV will be around the "Center Court". That is the area surrounded by Tilden Way on three (3) sides and the east side (odd numbered 2135 down) of Millhaven Drive on the other. This section will be quite interesting because of how close the trees are to the units. Additionally, there are topographic variances on the Millhaven side of the "Court". There is an existing drain system behind 2109 through 2123.

Phase V will be behind the south side (209 to 283) of Braxton Way. This area already has some type of drain in the ground. We will need to determine the diameter of the pipes, and if the drain slope is appropriate.

Phase VI will be the area between 164 to 188 Tilden, 2145 to 2153 Millhaven and 250 to 284 Braxton Way. The BOD will keep everyone apprised on the progress here. We are looking toward the early part of 2019.

Trash Pick-up:

Trash pick days are on Tuesdays each week except when a holiday falls on a Monday or Tuesday. If on one of these two days our pick-up day will be on Wednesday. The Regional Supervisor has requested that those of us who live in non-garage units place our Recycling and Trash cans on the peninsulas provided, and not on the sidewalks in front of our units. Dragging those large cans in between vehicles can be dangerous to the vehicles parked there.

Holiday Schedule 2018 through Christmas:

Thanksgiving Day	NOV 22 (Thur)	Closed	Thursday collections occur Friday
Thanksgiving Friday	NOV 23 (Fri)	Closed	Friday collections occur Saturday
Christmas Day	DEC 25 (Tue)	Closed	Tuesday collections occur Wednesday

Next Board Meeting --- is the Annual Meeting November 27 2018 at the pool house.

If there is no quorum for the **Annual Meeting on November 27**, a subsequent meeting will be held December 13, 2018 7:00 pm at the pool house for purposes of finalizing the election of new Board member(s). Irrespective of quorum, there will be a regular meeting held immediately following the November Annual meeting. We will pass the budget for 2019 after hearing from those in attendance.

Help Wanted: No Pay, No Benefits,

Architectural Committee

The Letter to the Editor requested their identity be concealed:

The Editor did verify that the writer has in fact lived in the community since 2002 and is in fact a real person. Not a very good writer, as can be seen in the letter itself, but with some encouragement might be able to write the newsletter. Can't be any worse than the one writing this one.