

# River Oaks Newsletter January 2020

## **New Officers and Positions**

The New Board of Directors for 2020 have been seated. Sean Segreti moves up from Treasurer to President. Effective immediately Sean takes over the reins from Jyl Dupont. Sean is a MBA graduate of Carnegie Mellon in Pittsburgh, PA., and has been a resident in the ROCA for the past five years. Sean lives on Tilden Way as do two other current Board members. Having participated in ROCA activities since he bought his unit, the Board decided that Sean will breathe new youthful prospective into our young community. He promises that the meetings will be shorter, and crisper.

Our newest member of the Board is Ann Vallandingham.

She and her family moved into our community a year ago. Ann is one of the folks that we thank every day for keeping this country safe. We thank her for her service to our country and we welcome her to the Board. She will take over the Vice-Presidency again adding much needed energy and youth. One of the many attributes that makes Ann such a positive addition to the Board of Directors is the fact that she lives on Millhaven Drive.

Ann's husband volunteered her initially, but it was mistakenly thought that Paul was the interested party. For that reason Paul's name was posted on the Proxy Ballot. President Jyl Dupont was told when she called to invite the prospective new members to a "get acquainted" meeting session "Oh no!, not me, I was nominating my wife Ann".

Ann works for the Department of the Navy as a JAG Officer, and carries the rank of Captain and we are very fortunate to have someone with Ann's knowledge on our Board. Welcome Aboard Cap'n!

When it became apparent that not enough spouses had the courage that Paul did, and that Sean and Ann would be left holding the BOD bag by themselves, President Jyl decided to reverse her decision to retire from the Board and eventually convinced Mr. Methuselah to do the same.

This writer, Mr. Methuselah, will stay on the BOD for one more year, and will take on the duties of whatever the new President Sean --directs as well as being Secretary/Treasurer. A graduate of the University of Baltimore in 1964, this fact tells you everything you need to know. "He's older than dirt" as my children and grandchildren so very affectionately state. (*I hope it's with affection*).

We moved in to the River Oaks Condominium Association back in 2002 and are original owners.

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Shortly after moving in, I awoke to find that two of our personal vehicles had been towed away, along with several neighbors. Our petition to the then Board for a refund of our money was denied. The unit owners surrounding that part of Tilden all agreed that the open area alongside 2144 Millhaven Drive should remain open parking. The BOD agreed and removed the no parking restriction.

One of the members that denied our refund is still on the Board. She has been serving this community for 20 years. Jyl Dupont is a graduate of Howard University in the year of our Lord.... Yes, she knows Him personally. Maybe she even baby sat Him as a young teenager.

Jyl is an ardent worker on everything ROCA. She has held every office in the past except **Member – at – Large**. She will hold that post this year. Jyl retired from the Federal Reserve, the job she took following babysitting for Mother Mary.

Great! We now have four Board members. There are supposed to be five. You could be the one who is missing. You need only be breathing and owe nothing to the community money – wise. Please refer back to the first paragraph, last line.

**A Social Director** position is also open. The BOD would like someone to step up to develop and direct social events for the ROCA. We are hoping to get the community more involved in having some fun. Events such as but not limited to:

Easter Parade and egg hunt for the kiddos

Get out of School party something like Tony used to do with movie and popcorn night at the TOT Lot

Fourth of July parade and cookout at the park to get the entire family involved, perhaps have it catered with burgers and dogs, beer and sodas. Bring your favorite dish to share.

Halloween Parade

Yard Sales etc.

Anyone interested does not have to meet the demanding requirement to be on the Board. They should, however, be breathing at a very minimum. You do not have to be a unit owner in good standing, so if you are renting, living here free of charge or just visiting on a permanent or semi-permanent status. You might qualify.

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## Projected activities for 2020

***The Sediment Pond up front.*** The Board has decided to put off for one more year major work on the front pond which is nestled behind the berm to the right as you first turn into the ROCA. Our front monument sign and the white (somewhat) split rail fence surrounds this little nugget.

It must remain fenced in and the gate locked to keep out the folks who might stumble into it and drown. The Pond is actually one of two that are located near us. They are both owned by Anne Arundel County but our community is obligated to maintain the front pond.

The second pond (?) is located between the ROCA and the Landings at River Oaks. The question mark was strategically placed above because that one has dried up and is simply a bunch of vegetation into which fox and perhaps coyote raise their young. This one is the responsibility of the Landings.

Our pond does retain water. We have been maintaining it over the years. At one point the vegetation was so thick that the workers were able to walk out on the matted reeds and roots. Small trees had taken root. We removed the growth three years ago and the pond has begun to refill. It was at that time that we learned that the sediment had reduced the depth by over four feet. The sides have tumbled down, creatures of some sort have dug small caves to protect themselves and the riprap set in place to reduce the in-flow speed had been covered by dirt and debris.

This would be a \$40,000.00 project cost for a remediation and reset to original depths. Should it be done? Yeah, but after many recent years of large projects, the Board decision was made to delay and allow our cash reserves to rebuild. We should also probably petition the County to see if there are any funds they can grant to us to tackle this project. Does anyone in our readership have experience with this type of request? Really, it is the County's pond and they could help, wouldn't you think?

***Entrance Identification.*** The idea of placing brick columns at the back entrance of our property, opposite the other side of Millhaven Court and at the Circle where the crosswalk lines are, has been bandied about but not presented to the full Board. Any thoughts? The idea is to identify River Oaks from the Landings.

***Playground Base Material.*** The BOD discussed the mulch type for the playground. The County requires the type we are currently using. It is made from ground furniture and pallet material. It is more expensive than regular old mulch and needs to be replaced annually. We are looking to find some ways to reduce expenses wherever possible.

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## Check Your Water Valves Turn Off

The water valves in our homes are not capable of withstanding large pressure surges. As we found out this past year and was reported earlier in a previous Newsletter, when the good folks living near the circle on Millhaven Drive were called home from work to find that particular valve had exploded and water had filled the first level of the unit. Eventually it ran out onto street.



The connection piece shown in this picture is the white double pressure sealing unit just below the yellow turn on and off valve. Water enters the house through the cement floor and travels through the white connection piece before it hits the yellow turnoff. If this connector fails, there is no way to stop the water flow into the house. The water must be turned off at the water meter out front. **This setup needs to be replaced by every unit owner.** The two smaller white PVC pipes in the photo are the condensation line from the AC unit and the overflow line from the water heater. These pipes are inserted into the white plastic opening and empties into your back yard.

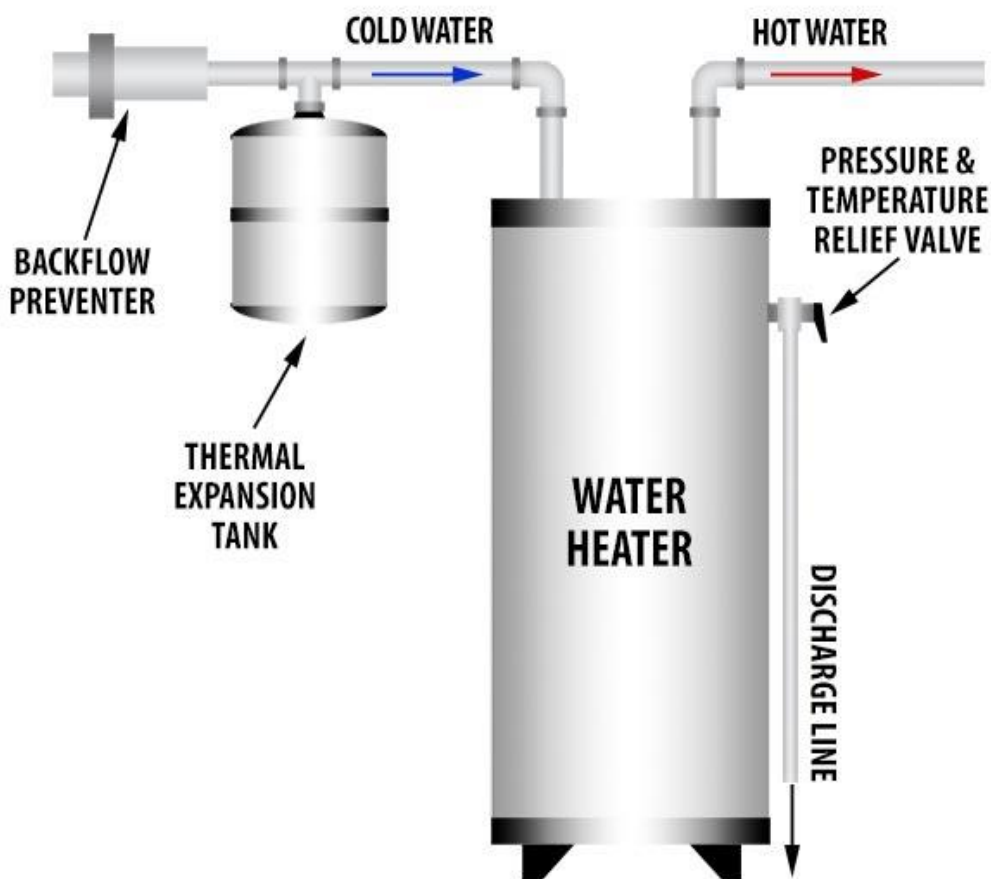
We have learned this past year are that we all need to inspect that valve and more importantly replace it to avoid the water filling our first level. The water will need to be turned off at the county valve under that big round plate that sits neatly in our driveway or in one case in the middle of the front step to the home. Once the water is off the plumber will drain the water from the inside. At that point the valve can be replaced.

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## Check the Water Expansion Tank

This is the little tank that sits in your utility closet and is connected to your cold water line prior to the line's entry into your water heater tank. If you have replaced your water heater recently, the current code requires that the Expansion Tank (ET) be replaced when you put in a new water heater.

## TYPICAL RESIDENTIAL INSTALLATION



If you do not know if the water heater or ET has been replaced, get it checked out. We have experienced the ET blowing out from age and fatigue causing really bad water damage to units.

As our units age these mechanical devices can give out. If they do, it could cost a lot more than having a plumber check them out for you. The water heater should have a date of manufacture

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on it or at least a code that you can search the manufacturer's website for the heater's age. Check to see about the expansion tank, it has a date of service on it as well.

Not too long, ago one of our neighbors had their tank fail of fatigue. Like most of the ROCA residents, the neighbor was away at work and the damage caused was extensive.

According to an article published on the internet by ABC Plumbing Company from Chicago,

"A water heater expansion tank is another small tank that is attached to the water supply pipe of the water heater. The expansion tank is designed to handle the thermal expansion of water as it heats up in the water heater, preventing excessive water pressure. If water pressure gets too high it can damage valves in plumbing fixtures, joints in supply pipes and the water heater itself. Expanding water from the water heater flows into the expansion tank, relieving water pressure in the system."

<https://www.4abc.com/>

An ounce of prevention is worth a pound of cure

***Don't Forget! The Monthly Assessment increased by \$3.00 starting with your January payment.***

## **Special Greetings**

Happy New Year from the Board of Directors, Mirga Dulys Victory Management Property Manager and Jo Jahnigen, our Stenographer. We all hope you have a wonderful and blessed year in 2020

Next Board of Directors meeting:

January 28, 2020 at 7:00 pm

The Landings at River Oaks

Swim Clubhouse

**3400 Barnhouse Drive, Edgewater, MD 20137**

## **Happy Valentine's Day!**

Editorial comment: I know it has passed and I hope that everyone received their flowers or candy, perhaps a dinner out and maybe whatever other rewards were appropriate. It was a feast to celebrate St. Valentine. He was a very popular religious man who was beaten to death and his head cut off by the Roman Emperor Claudius Gothicus (aka Claudius II).

Claudius reportedly liked St Valentine until the later tried to convert the Roman Emperor to Christianity. St Valentine is credited by the Church with two miracles, one in restoring the sight of the daughter of the Judge who was about to sentence him for crimes against the state. Earlier in his ministerial career he was marrying Christian men so they could avoid the draft. Canada was not yet an option for him. The second miracle was restoring the hearing of the daughter of his jailer. He sent her a note signed "your Valentine". He was thus connected to love.

So, what else brought this to my attention you ask? You didn't ask? Eh! I will tell you anyway. The mispronunciation of the man's last name. The first letter is a "V" as in Victor, velocity or vicious. It is not a "B" as in that famous mug jar of beer with three rings brewed in New York, Ballantine the one with three connecting rings such as found on the coffee table when there were no coasters to put under the frosted mug.. Vivacious, voluptuous, very, vineyard...Valentine. Movin' on.

## **Unauthorized vehicles**

Short version (there's that "V" sound again, version). Any vehicle parked in the ROCA must be in legal operating condition and meet the requirements to travel on the roads of Maryland. That means the engine must run, the vehicle must have: current license plates and stickers, have all vehicle tires inflated, side mirrors must be attached, no shattered windshields, No trash bags for side or rear windows. Surely, something was left out here, but you get the concept. No Junkers! Tags on and ready to go out on the highway. Otherwise it will be considered disabled/abandoned and subject to towing.

No Commercial vehicles! Says so in the By-Laws you agreed to when you moved in here. Passenger vehicles. No work vans. No pick-up trucks with assorted construction or work materials in the back. No transportation vehicles, taxi cabs, ubers, lyfters, limousines, buses. Nor any vehicles with commercial



lettering or numbering. (Sometimes these can be covered)., Yet, because of the type of vehicle, it is still considered commercial (see example left). Commercial lettering is covered up but the style of the vehicle is that of a commercial work van.)

In a similar but different scenario, if you have a commercial magnetic sign advertising a company or service, it must be removed while parking in the ROCA overnight. Our Parking Rules and Regulations, as Amended, further enforce this with penalty of being towed at the owner expense. If you are a Tenant resident, and your Landlord did not give you a copy of the R&R's, make sure you get one. Landlords are required by law to supply you a current copy when you move in. Read them. These R&R's are also available on our website [www.riveroaksedgewater.com](http://www.riveroaksedgewater.com) - check it out.



You may park your commercial vehicle in your closed garage, if it will fit. This one at left will not. This is a



perfect example of an oversized van. While it is a passenger van and perhaps a mom and dad with 9 children might consider this a family van this one strikes out for being eligible. In River Oaks Condo Association, this is considered an oversized commercial vehicle.

Commercial vans are not allowed to park anywhere in the ROCA. It is up to each of us to advise our guests that there are parking restrictions they must abide by. We would not want our friend's vehicle towed away. There are steep towing and storage charges that the vehicle owner will have to pay.

## **Residential Living in the community**

This is a Town home community which means living in close proximity with others. It means a lot of flexibility, understanding and politeness. The ROCA was developed for family living. The By-Laws so state. Single family residences. This does not mean you can operate a short term stay facility, such as a Bed and Breakfast. You may not lease out your unit for less than six months. You may not take in boarders. Doesn't preclude you from having a social partner and allowing them to live with you and to chip in or charge them rent. After all they are sharing your home with you. You may not section off your home, invite multiple friends in and use it as a dormitory. You may not divide the interior of your unit to provide mini apartments for others. It may help you make your mortgage payment easier to handle, but it is not allowed.

We may not provide living spaces for our employees to hang their hats. The ROCA is designed for single family residences. Therefore, if you have others living in your unit that don't belong, it's time to begin that transition of getting them somewhere else to live. Remember, you signed the documents at settlement, affirming that you would abide by our covenants. When these situations are violated, it creates parking issues, increases our liability insurance, etc. The Board has instructed our Attorney to investigate and take legal action to stop these occurrences. If you do not want to go to Court, clean up your units and find other accommodations for your worker residents. In the By-Laws, Article X Sections 1, 2 and 3.

## **Treasury Notes**

First of all, let's say a large round of thanks to all those diligent unit owners who faithfully pay their assessments in full and on time. Their money keeps this community thriving and looking great. They are the backbone of our ROCA.

Because of these folks, the Board does not have to charge late fees of 18% per annum (1.5% per month) on those who do not pay or forget to pay. The Assessment Fee is an annual amount that the By-Laws allow to be split up into 12 equal monthly payments. (See Article IX Section 1 of the By-Laws). When an



account is turned over the lawyers, the very first thing done is accelerating the balance of payments for the full year.

Let's assume a unit owner misses January, February and March, and gets turned over to the collection attorney. In April they will be billed for the full year, due and payable at once \$1,644.00 plus late fees. The Collection Agent by State law has the right to account set up fees, plus Title Search fees and the "Grandmaw got run over by the reindeer" fees. That is a very large and cavern size monetary hole the unit owner is in. And yes, a lien is filed against the property which means personal loans etc. are put in jeopardy. Sometimes the mortgage holder is notified. Not good.

Remember to utilize the [www.Riveroaksedgewater.com](http://www.Riveroaksedgewater.com) web page. Bev Wright does a spectacular job of keeping that site current. If you have not signed up for that, do so. Another site to find great information is the Victory Management web page [www.victorymgt.com](http://www.victorymgt.com) then select *Our Communities*. This will allow you to sign in with your ID and Password. Don't have an ID for Victory's page? It's easy simply log on and sign up. You will then have access to your account statements, monthly minutes including the Treasurer's Report, your Architectural Change Application, and so much more information like things going on in and about our community. You will receive timely notices and the newsletter in color, Oh yeah, uh huh! Like that's exciting...

Please do the same for our web site as Bev is forever updating interesting items. Such as questions neighbors need answers to and vendors that people post when they have liked their work. Sometimes when they have had an uncomfortable or bad interaction. Special alerts as well.

The Board is discussing the possibility of only sending the newsletter out through these two sources. It would save us money and the world some trees.

## **Parking In the Hood**

Despite some complaints, we are still having folks parking against the flow of traffic. The police department is responding and the officers are writing \$45.00 tickets. It is illegal in the state of Maryland. **Stop doing it.**

Folks are still parking on the sidewalks. Excluding the fact that this is also against the Anne Arundel County law, we are finding more and more folks parking on the sidewalks, especially on Millhaven Drive mainly on the even side of the street. We admittedly do not have enough parking spaces. Welcome to Townhouse Living. Some folks find living in a Town Home community easy to deal with. While others, not so much. Every inch of potential space has been opened for parking. Why not open the Braxton Park for permanent parking? We cannot without procuring a special exception from the County. It must remain a permeable surface. And it would be very costly. Just the engineering and the cut and fill part was over \$36,000 the last time it was looked into back in 2009.

We cannot park on yellow marked curbing such as in front of mailboxes or fire hydrants. Another area is marked yellow because it is near the very active intersection with the circle. These are children's crosswalks, School bus pick up zones, etc.

There was a time when we were not allowed park parallel in front of our own garage units on the street. Imagine what would occur if that privilege went away. As our community ages, those once little tykes

that once ran through our front lawns gleefully playing (much as we all did when we were little or did we forget that?) are now in High School with driver's licenses and cars to drive.

To re-affirm to the ROCA (River Oaks Condominium Association), the fire department makes random trips through communities to make sure they have clear safe passage should there be an emergent situation. We are informed that our streets are ok and passable. The FD is able to pass through safely.

The AA County Police Department personnel are planning to pay us a visit during the March Board meeting. Please come and share your questions.

### **The Next Board Meeting.**

**February 25, 2020 - 7 PM at The Landings pool house** is the time and place for February meeting. The meeting will be the same time same place but on the 24<sup>th</sup> of March. Hope to see you there.

## **The Ides of March!**

Editorial comment: Many of us were force fed the Shakespeare play Julius Caesar while in high school. The Nerdy group really did enjoy it. For the rest of us, it was closer to a root canal sans Novocain. The soothsayer warning Julius "Beware the Ides of March." Nevertheless, Caesar went to the forum anyway, much to the glee of Brutus and Mark Antony. And as is said, "The rest is history."

On-line definition outlets stated that the Ides of March was originally the first day of the ancient calendar year. But two years prior to his fateful trip to the forum Julie changed the old way of starting the year to January. I bet he had second thoughts on that. Movin' on.

## **Roofs**

With the new Rules and Regulations now in effect, a number of unit owners are beginning to look at replacing their roofs prior to the deadline of 2025 and the rush that will invariably develop as that time gets closer.

A request was made of our management agent Mirga Dulys as to what roofing companies they have on their list of service providers. In order for those vendors to get paid through Victory Management for work done in the managed communities they administer, the vendor has to supply specific information. Keep in mind you will be paying for whoever does your roof and you do not need to use anyone on the list, it is simply a guide for you who have never replaced a roof before.

If you have your own favorite builder/contractor that does roofing by all means you are entitled to select them. Make sure that they are licensed and insured. Our roofs are pretty high. Some may not even have 40 foot ladders to get up there. If the roofer is not properly insured and one of their workers falls off, you could be in the liability loo paying the medical expenses.

Look up references if they have them and check the better Business Bureau. Ask your neighbors and friends if they have used them. Remember if the bid is too low to be true it probably is. Check the GAF Website for installers near you and find out if they have the GAF Merit Elite designation.

Remember that you are now required to use the GAF Architectural 2-tab shingle in either Weatherwood or Shakeswood. Use of proper underlayment, water and ice shield, six nails per shingle to protect up 130 mph wind storms, and covered vent caps among other requirements. Full details are available on our [www.riveroaksedgewater.com](http://www.riveroaksedgewater.com) website page. These requirements for the 50 year GAF warranty can be found on the GAF.com site as well

Information from other unit owners has indicated that pricing can vary widely from \$3,500.00 for 3 tab shingles (which are no longer allowed for full roof replacement) to a high water mark of \$11,000.00. Personal experience has produced bids from \$3,900 to \$9,200 but still a wide spread. Some roofers will add in a new replacement skylight and others will charge for it, usually around \$750.00 dollars installed. Be careful and be thorough.

It is difficult to tell what color your roof is when looking from the street. Our roofs are that old that the color has pretty much faded into neutrality. Contact Mirga and she will be able to tell you if someone else on your block of houses has already selected a color. If so you will be obligated to use the same color. If you are the first you choose Weatherwood or Shakeswood.

## **ROOFER / CONTRACTOR LIST**

### **ALBERT J JACKSON INC – MHIC # 349**

1222 Bacon Ridge Rd  
Crownsville, MD 21032  
Tom Jackson  
(410) 987-0686  
Tom Jackson  
[albertjacksoninc@gmail.com](mailto:albertjacksoninc@gmail.com)

### **DARE CONSTRUCTION – MHIC # 87006**

114 Wicomico Rd  
Stevensville, MD 21666  
(410) 490-1521  
Randy Dare

### **FICHTNER SERVICES CENTRAL, INC – MHIC # 50157**

PO Box 115  
Odenton, MD 21113  
(410) 519-1900

### **HIGH MARK CONSTRUCTION – MHIC # 117565**

5355 Nottingham Drive  
Suite 110  
Nottingham, MD 21236  
Andre Loney  
(443) 219-9752  
[aloney@highmarkconstruction.com](mailto:aloney@highmarkconstruction.com)

### **NEXTERIOR CONTRACTING LLC – MHIC # 105773**

PO Box 1093  
Jessup, MD 20794  
(410) 766-1506  
[mike@nexterior.net](mailto:mike@nexterior.net)

### **NORTH ARUNDEL CONTRACTING – MHIC # 85691**

101 Holsum Way, Suite A  
Glen Burnie, MD 21060  
(410) 766-2855

### **PREMIER REMODELERS – MHIC # 42268**

1028 St. Stephens Church Road  
Crownsville, MD 21032  
Joe Rodriguez  
(410) 766-2855  
(443) 995-5710  
[rodpremier@gmail.com](mailto:rodpremier@gmail.com)

### **THE ROOFING EXPERTS LLC – MHIC # 111287**

339 Buschs Frontage Rd  
Suite 201  
Annapolis, MD 21409  
Sal Giglio  
(240) 375-1114  
[sal@myroofexperts.com](mailto:sal@myroofexperts.com)

### **ROOFPRO LLC – MHIC # 89605**

8137 Telegraph Rd  
Severn, MD 21144  
Chris Hagner  
(443) 848-7131 cell  
(410) 766-3776 office  
[chris@roofpromd.com](mailto:chris@roofpromd.com)



## **Parking In the neighborHood**

Please allow me first to fervently apologize to my favorite reader and to anyone else who took umbrage to my referring to our community as the "Hood" in last month's Newsletter when writing the headline of "Parking in the Hood". Contrary to one complaining response asserting that such a faux pas would lower our property values, respectfully, that assessment, like a lazy dog, it just will not hunt. Nevertheless, please accept this apology for disturbing your sensitivities.

We were to have two guests from the Anne Arundel County Police Department at our meeting in March. However, due to the world wide scourge of the Corona – 19 virus Corporals Wood and Brookman will not be coming. In fact there may not even be a meeting at the pool house as The Landings at River Oaks may be closing it. Please watch your River Oaks and Victory Management emails to finalize those details.

This writer was one of those that was reserving belief until more information surfaced. The Chinese government was not completely candid with the early reports. As the information began to become clearer accepting the fact that this could be bad is now more believable. The fact remains that this country has lost 15,000+ lives to the regular flu this season and the Corona has not even come close ...yet.

## **Weed Killer is coming to a General Common Element near you:**

CSL, our erstwhile landscaping service provider will be doing **Turf Pre-emergent Weed Control & Fertilization** applications at all of their properties including our ROCA. These applications will be made over the next few weeks. There will be yellow flags placed at community entrances and the entrances to each street within the community to inform residents of when the application was done. If you have specific concerns as to when to stay off the areas please contact CS Lawn Service give them your email or text info and ask that they inform you a day or so prior so that you may be better prepared.

## **The Next Board Meeting.....Maybe, stay tuned**

**The Landings Pool House is closed until further notice.** The March meeting has been cancelled but we hope to reconvene for the April 28<sup>th</sup> meeting at the Pool House. Please refer to the calendar on the Victory site for updates.

### **2020 Meeting Schedule**

April 28, 2020	August 25, 2020
May 26, 2020	September 22, 2020
June 23, 2020	October 27, 2020
July 28, 2020	November 17, 2020 – Annual & Budget

# The Lamppost

The River Oaks Newsletter  
May 2020

## Newsletter May 2020

Because of the Covid-19, I have put my fingers into quarantine for too long. They are getting itchy to comment on things happening around us here in River Oaks. So let's get started. We all love a "who dunit". But the Police aren't talking and the caller who has been making all the complaints in the community has taken on the Nom de Guerre of "Anonymous". Perhaps I heard it wrong and it was supposed to be "Annoy D. Most".

The Board was scheduled to have two officers from Anne Arundel County's finest to attend our meeting when the beer flu hit. You remember, the one out of the big C.? No, not Colorado Rockies, the one you find when you dig through the earth and pop out on the other side. Or so we were taught as kidsters. GPS ruined, that and we learned that we really would not come out in China, but who cares we can't go there anyway.

I really wish we could have had that meeting. Don't know how many of our residents would show, but it would really be good to have a large turnout. Would Anonymous show up? I doubt it. This writer has had several conversations with the local officers responding to the many nonsense calls that take up their time when they could be out helping people be safer. The most recent annoyance was about a vehicle reportedly parked improperly and it turned out the driver was helping someone fix something at their house. The officers commented afterward that there was "no issue". Wasting the time of our most needed every day resource should be made a misdemeanor. If false alarms are sent to the fire department, there are penalties for doing so, yet not so with the police department. They have to respond.

Editorial comment: "Some people would be happier if they lived on a farm surrounded by 200 acres of forest. No one around to call the police about should they park the wrong way, no one to park outside the lines, no one to park in front of their own house without white lines being painted there to show they allowed to do so. No one to, whatever." Sadness instead of joy in life. Loneliness is a terrible affliction if you have it. Fill your life with happiness. Donate your time to a needy cause, stop causing your neighbors pain.

The Officers have pledged to come again to our Board meeting whenever we are open to hold our monthly meetings. I hope anyone concerned with our parking will attend. Even Annonymus.

## **Community Upgrades**

Has anyone noticed the illumination change at the Tot Lot? Look over at the Tot Lot while driving into the community at night. The Gazebo is now a shining focal point from dusk 'til dawn. This does not mean the park is open at those hours, but overexcited teenagers will now be more visible during their huggie-poo sessions. More importantly, it renders a very pleasing ambiance to our visitors and a warm welcome home to our weary hard-working neighbors coming back from their respective salt-mines.

The Board looked into an entrance monument at the Cromarty Lane entrance. That was a shocking experience learning the cost to build a single Brick column like those we have connecting our white

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fencing on Millhaven Drive. I would hate to think about how much the main one on Mayo Road would now cost to replace. Must be the cost of the cement crown on top of the pile of bricks that is so costly.

Recently we had CSL do a review of the General Common Elements most of which they take care of throughout the year. What a terrific job they did behind odd side of Tilden Way along the Center Court. This is the wooded area surrounded by Millhaven Drive and "U" shaped Tilden Way. This used to be a mangled swampy mess. Now it is an absolute pleasure to walk through and to view. Starting at 200 Tilden down through 221 Tilden and they are not quite finished. CSL will complete the rest of the way down to 225 this season.

From looking like this



To looking like this. Well done CS Lawn





## The Lamppost

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May 2020

### **Roofing...Again**

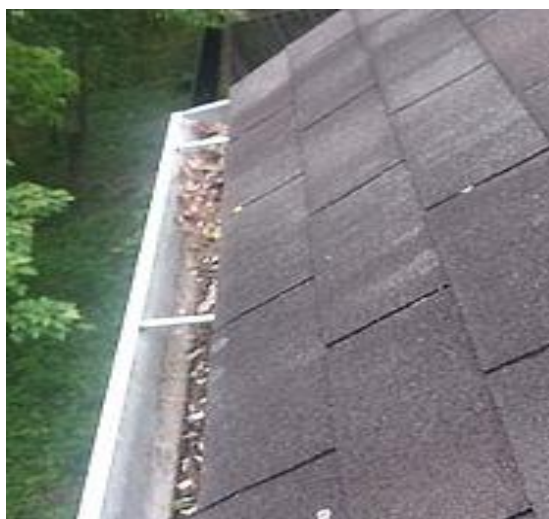
Since the last newsletter, we have begun to get a series of roof leaks in the ROCA community. This can be a real mess. Was it caused by a storm or simply the age of the roof? The Board has decided to have another fly over, taking photos of each building. A Building is also referred to as a “Stick” or “Group” of homes. In the ROCA we have 35 such Sticks some with as few as four or five units and others with as many as eight units. Braxton has the youngest roofing components and the argument has been put forward that this area be given a longer time for compliance to the new Roof rules and regulations. Yet the most recent roof damage claim was made from a home on Braxton. One of our residents is, in fact, a roofing company sales rep. When he recently bought his unit, one of the very first things he did was replace his roof. Not because he was mandated to, but he looked at it and decided he needed to do it.

Because we self-insure for the difference between the max the State allows and our chosen deductible, we can absorb some small claims. Our budget provides \$25,000.00 each year for this purpose. Our deductible is also \$25,000.00. If there is a claim for more than the 25k threshold, the unit owner has been responsible for the first \$5,000.00, our self-insurance fund pays the next \$20K and then the Master Policy pays everything over 25 thousand.

Naturally we do not anticipate a large number of claims per year. Whenever we file a claim, large or small, it goes against our record. Then our insurance goes up. When the insurance goes up, the budget goes higher and the monthly assessment has to be raised above the COLA rate.



*Figure 1 No flashing around the vent*



*Figure 2 Roof with worn shingles*

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These are some of the pictures we have been sent recently. Our roofs are old. If there is a limb that hangs over, it could drip onto the roof in the same spot creating a hole as seen in the photo at left. A



weak spot could over time expose the underlayment. Recently we personally took the plunge for a new roof. After interviewing at least four roofing companies, here is what was discovered.

The requirements we set were that each company be a registered Master Installer of GAF products enabling the transferable 50 year product warranty to remain in effect. The company had to have good results with the BBB, and they had to have good reviews from their customers.

The average price was around \$4,500. Some were higher and some were lower. Some included the cost of plywood underlayment and some were "a la carte". Typically the a la carte price per plywood sheet turned out to be less expensive. They typically included the skylight replacement.

At the same time, we had our fascia boards wrapped again.

We had our soffits replaced, and wow, they were full of collected dirt of 18 years. We replaced our gutters and downspouts with the larger 6" material. This hopefully will allow freer water flow. In total, it cost about \$7,900.00 for all of that work. The good news is, I will not have to paint the rake or fascia boards ever again. The air flow through the attic will be increased, allowing better circulation in the attic reducing heat through the summer months. I have it from a good source that the summer warmer months will eventually get to downtown Edgewater in the next couple of months.

### **IMPORTANT NOTICE!!**

Mirga, our erstwhile Property manager, has just informed us that come October 2020, the state maximum amount of deductible for which the unit owner is responsible for will rise from \$5,000.00 to \$10,000.00. Everyone should note this change and make an adjustment on their individual HO-6 policy. This means that the unit owner's HO-6 policy will be responsible for the first 10 thousand dollars of a claim, ROCA will underwrite the next \$15,000.00 and the Master Policy will pick up everything over the existing \$25,000 deductible. You will have to upgrade your current coverage to \$10,000.00.

### **TICK Season.**

Tick questions have been coming in to the Board. A little research has provided the following information:

## **Ticks MD Tick Numbers Boom, Diseases Spread Says Bug Guy**

**Mild, wet winters may have helped increase the tick population in Maryland. The critters are out, along with the diseases they carry.**

By Deb Belt, Patch Staff



Apr 26, 2018 1:00 pm ET

Temperatures have already topped 70 degrees in Maryland, which has brought out ticks and the diseases they carry. Wet winter weather has helped increase the state's tick population in recent years, says University of Maryland professor Michael Raupp, also known as the Bug Guy. As highs climb toward 80 degrees next week and you get outdoors, know what to look for and the diseases ticks in Maryland carry.

Lyme disease, one of the most common tick-borne illnesses, is on the rise — the Centers for Disease Control and Prevention say there may be as many as 300,000 cases of the infection per year in the United States, though many of these could go undetected.

In 2015, 95 percent of confirmed [Lyme disease cases](#) were reported from 14 states, including Virginia, Maryland, Delaware, New Jersey, and Pennsylvania, the CDC says. Maryland reported 1,249 confirmed infections in 2015, about 100 more than the previous year, although far less than the 2,576 confirmed cases a decade ago. That puts the state's rate of infections at 20.8 per 100,000 people.

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(For more news like this, [find your local Patch here](#). If you have an iPhone, [click here to get the free Patch iPhone app](#); download the free [Patch Android app here](#).)

Raupp says tick populations may be on the rise because of mild winter weather.

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"Winters are getting warmer, of course with climate change, and they have been wetter and this is actually favored ticks in places like New England. If Maryland is guided by the same principals of nature, we would expect moist warm winters to favor ticks and we could see an increase in things like [Lyme disease in Maryland](#) as well," Raupp told WMAR.

Researchers say that human affects on the environment are driving up the rates of diseases like Lyme by boosting tick populations as predators are crowded out. Climate scientists say that as temperatures rise due to global warming and spring comes earlier, ticks have more time to thrive.

"As the climate warms, the ticks become active earlier and earlier in the season," said Richard Ostfeld of the Cary Institute of Ecosystem Studies in New York, explaining part of the rise in [Lyme disease infection](#) rates.

In 2015, according to the most recent data, more than 28,000 people had confirmed cases of Lyme in the country. In 2016, Maryland and Virginia made the CDC's list of top 10 states reporting Lyme disease. Maryland recorded 1,249 cases of the disease in 2015 and 1,274 in 2016.

The blacklegged tick is the carrier of Lyme disease in the Mid-Atlantic region, Raupp says.

Lyme disease can start with flu-like symptoms including headache, fever, and fatigue accompanied by a bulls-eye rash called erythema migrans. An untreated infection moves to joints, the heart, and the nervous system.

Raupp's blog offers these tips for preventing a tick from making a meal of you:

**Avoid ticks** by staying on walking paths, trails, or pavement. In woodlands or grassy areas wear long pants that you tuck into your socks and light colored clothing so you spot ticks as they move. Apply repellents. Put your cloths directly in a clothes dryer when you get home; the heat will kill ticks.

**Inspect yourself**, your family, and your pets thoroughly when you get home and when taking a shower. A thorough inspection may involve enlisting a helper to view those "hard to see" areas.

**Remove ticks** right away by firmly grasping it as close to your skin as possible using a pair of fine forceps or tweezers and slowly, steadily pull the tick out. Cleanse the area with antiseptic.

The CDC also has tips:

## Repel Ticks on Skin and Clothing

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- Use repellent that contains 20 percent or more DEET, picaridin, or IR3535 on exposed skin for protection that lasts several hours.
- Use products that contain permethrin on clothing. Treat clothing and gear, such as boots, pants, socks and tents with products containing 0.5% permethrin. It remains protective through several washings. Pre-treated clothing is available and may be protective longer.
- The Environmental Protection Agency has an [online tool](#) to help you select the repellent that is best for you and your family.

### Find and Remove Ticks from Your Body

- Bathe or shower within two hours to wash off and more easily find ticks that are crawling on you.
- Conduct a full-body tick check using a hand-held or full-length mirror to view all parts of your body upon return from tick-infested areas. Parents should check their children for ticks under the arms, in and around the ears, inside the belly button, behind the knees, between the legs, around the waist, and especially in their hair.
- Examine gear and pets. Ticks can ride into the home on clothing and pets, then attach to a person later, so carefully examine pets, coats, and day packs.
- Tumble dry clothes in a dryer on high heat for 10 minutes to kill ticks on dry clothing after you come indoors.
  - If the clothes are damp, additional time may be needed.
  - If the clothes require washing first, hot water is recommended. Cold and medium temperature water will not kill ticks effectively. If the clothes cannot be washed in hot water, tumble dry on low heat for 90 minutes or high heat for 60 minutes. The clothes should be warm and completely dry.

### Lyme Disease Symptoms

Early Signs and Symptoms (3 to 30 days after tick bite)

Fever, chills, headache, fatigue, muscle and joint aches, and swollen lymph nodes

Rash:

Occurs in approximately 70 to 80 percent of infected persons

Begins at the site of a tick bite after a delay of 3 to 30 days (average is about 7 days)

Expands gradually over a period of days reaching up to 12 inches or more (30 cm) across

May feel warm to the touch but is rarely itchy or painful

Sometimes clears as it enlarges, resulting in a target or "bull's-eye" appearance

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May appear on any area of the body

See [examples of EM rashes](#)

Later Signs and Symptoms (days to months after tick bite)

Severe headaches and neck stiffness

Rashes on other parts of the body

Arthritis with severe joint pain and swelling, particularly the knees and other large joints.

Facial palsy (loss of muscle tone or droop on one or both sides of the face)

Intermittent pain in tendons, muscles, joints, and bones

Heart palpitations or an irregular heart beat

Episodes of dizziness or shortness of breath

Inflammation of the brain and spinal cord

Nerve pain

Shooting pains, numbness, or tingling in the hands or feet

Problems with short-term memory

## **Finally! Trash Collection Schedule**

Holidays **2020**, Landfill &  
Recycling Centers and  
Curbside Collection:

Memorial Day MAY 25 (Mon) Monday collections occur Tuesday  
Tuesday collections occur Wednesday

Independence Day <sup>observed</sup> JULY 3 (Fri) Normal collections will occur

Independence Day JULY 4 (Sat) No collection changes

Labor Day SEP 7 (Mon) Monday collections occur Tuesday.  
Tuesday collections occur Wednesday

Election Day NOV 3 (Tue) Normal collections will occur

Veterans Day NOV 11 (Wed) No collection changes

Thanksgiving Day NOV 26 (Thur) Thursday collections occur Friday

Thanksgiving Friday NOV 27 (Fri) Friday collections occur Saturday

Christmas DEC 25 (Fri) Friday collections occur Saturday



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## Frustrated Police Officers and ROCA

The local LEO's are getting increasingly agitated with our community's disregard for the parking laws of Anne Arundel County. How can this be said any more plainly?

1. Stop parking on the sidewalks.
2. Stop parking on the yellow curbs
3. Stop parking in numbered spaces.
4. Read the Community Rules and Regulations.
  - a. This goes for your Guests as well. **You** must tell them. Often on Millhaven Dr even numbered side between 2144 - 2128
  - b. This applies to your service contractors as well
  - c. And, it is most important for those who complain to the police and to the management company.

The Maryland law takes precedence over our By-Laws and our Parking Rules and Regulations, though you will probably find little difference between them. Our Rules and Regs are easier to read, and that might be the biggest difference. Example: ROCA R&R's state that a vehicle is in violation when both tires are over the line separating the rounded curbing from the flat sidewalk. Maryland law only requires one tire to be over the rounded curb.

Corporal Wood has recently contacted our managing agent at Victory Management, Mirga Dulys. Paraphrasing, he expressed the constant complaints being called in due to parking issues. This is causing a reallocation of resources from more important duties. Having his officers to visit the ROCA community in an effort to resolve nuisance issues. They are nuisance issues because, in the past, the community was given autonomy over parking issues, whereas now that has been limited. Our autonomy is limited because we do not have a physical gate to enter and exit.

For the sake of peace in the community, obey the rules. Otherwise, you or you guest will either get a ticket or will be towed away.

Enough on that issue.

## Safety Issue at the Circle.

The Community Park is back open, Hooray. Good to see the kiddos out there using their energy in a good way. Moms and Dads, if your 8 -14 year olds are out riding their bikes terrific. Please make sure that they are not gathering in the middle of the Circle. If you feel this is okay for them to do, please don't get upset when motorist suggest they find another gathering spot. Cars whip through there. Posted speed of 25 MPH, from Mayo Road through the Circle, is a dangerous speed with little ones on bikes, skateboards etc. Our posted limit, as well as that of the Landings at River Oaks, is only 15 MPH, even so, a two ton vehicle meeting a 115 pound or less body would be a terrible outcome. Speak to the children and advise them to gather in the park, or in front of your home. Or in the Braxton Park where there is lots of open space to socially distance themselves. Please also ask that they not cut through the yards of the corner



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lots. These owners are responsible for the upkeep of their lawn and would appreciate passers-by, whether on bikes or on foot, take the corners by way of the sidewalk and not the grass.

## Budget Preparation

It is that time of year again. As everyone knows, the Board of Directors eagerly anticipates this time of year so they can begin to look around to determine how much financial pain they will inflict on us in the upcoming year.

While the above statement is absolutely false and meant to be humorous, what cannot be denied is that no one from the community at large ever steps up to offer help with it. So it is left to the BOD to fill in the blanks with ever larger numbers. This year the Covid-19 has caused everyone some added pain. The River Oaks Condominium Association has been hit as well.

Nevertheless, the Board has always based the budgetary needs on the Cost of Living Allowance or COLA that the Federal Government releases. What we are seeing so far is that the rate seems to be flat. Perhaps this year may well be the one where the increase stays flat. Wouldn't that be nice?

Soon we will see the impact of any claims filed against our insurance Master Policy. That is our biggest expense item in our annual forecasting. Adding the Management fee and the cost of lawn-care together, does not match the price of Insurance. And those two line items are our numbers 2 and 3 highest respectively.

During some years in the past our cost of Reserve Fund (RF) contributions jumped into that categorical race. When we borrowed \$65,000 from our Reserves several years ago to pay for the Water Remediation Project. The contribution to the RF jumped up quite a bit to pay that loan back. Which we accomplished a year ahead of time, while maintaining minimal annual increases.

Our biggest projects upcoming will be in the landscaping areas. Maintaining the woodland areas from overgrowth of invasive species, keeping the trees therein healthy and pruned away from the nearby homes and taking out those that have died or have diseased trunks or large limbs that might fall and cause injury or damage.

The Board recently authorized \$30,000 toward this project, splitting it between two fiscal years. In 2020, \$13,000 and \$17,000 for 2021. By doing so we can have the entire project started in August or September and finished by early January or February 2021.

We must now take action on the front pond and the fencing around it. Along Millhaven Drive our white split rail fencing has deteriorated and needs replacement as well. They are both overdue, but more pressing issues needed to be addressed prior. Now we should be able to enhance the beauty of the community even more.

Your opinions matter. Come to a BOD meeting and let the Board know what you would like to see done. The pond and fencing project may cost another \$50,000 to remove the silt from 20

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years of buildup, replace the inlets and outlet mechanisms and replace the fences around the pond and the one running along Millhaven Drive and across the front of our property on Mayo Road. We will have to see how that will all be costed.

### Trash Collection

Hopefully everyone had a great Fourth of July. Trash collection dates for the rest of 2020 are posted below, and the only one that will affect the ROCA is Labor Day.

**Labor Day SEP 7 (Mon) Monday collections occur Tuesday.**

**Tuesday collections occur Wednesday**

Election Day NOV 3 (Tue) Normal collections will occur

Veterans Day NOV 11 (Wed) No collection changes

Thanksgiving Day NOV 26 (Thu) Thursday collections occur Friday

Thanksgiving Friday NOV 27 (Fri) Friday collections occur Saturday

Christmas DEC 25 (Fri) Friday collections occur Saturday

New Year's Jan 1 (Fri) Friday collections occur Saturday

### Pet Waste

There have been an increased number in complaints regarding pet waste being left in the common areas. If you own a pet, it is your responsibility to pick up after it. It's the Law! Please utilize the pet waste stations located throughout the ROCA.

### Board Elections

Elections will soon be coming to a Board of Directors near you. There will be two spots open at the very least. And possibly three, though it is doubtful.

If you care at all about how your community looks, Sign up.

If you want to make sure your property's value continues to grow, join the Board.

If you like helping your neighbors get answers about the community, put your name in the hat.

Serving on the Board sounds fancy, like you have to be knowledgeable about how to do something. Nope. Most stay at home moms already handle much more complex issues than the Board. Do not be offended-moms practice medicine, they are involved with conflict resolutions, handle the family finances, make procurement decisions and many more.

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So the knowledge and experience issue is solved. Every unit owner has to make these same types of decisions. Time investment is minimal. The Regular monthly meetings have been taking a little over an hour. The Board decisions are typically common sense. Anything beyond that the Board gets guidance from our very able management agent, Mirga Dulys.

It really is that easy. You will get to know your neighbors. Do the community a service, pitch in.

### **Pesky Biting Mosquitos**

Solitude Lake Management is our Pond Management Company and this is an article from their recent publication. Interesting reading. Look around your unit and make sure that there are no children's toys catching water after a rain. Or any other water retaining vessel.

## Best Practices for the Management of Mosquitoes In and Around Your Waterbody

- 
- 

by: [SOLitude Lake Management](#) | Apr 23, 2018



What comes to mind when you think of warm weather? Maybe a nice, relaxing day on the beach or lake? Or maybe it's the reminder that pesky bugs will be making their comeback for the

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summer. Out of all the little annoyances, [mosquitoes](#) are often considered the worst. In addition to being annoying, mosquitoes pose a serious threat to public health, as they transmit dangerous diseases like Zika and West Nile Virus. Luckily, there are several management strategies to help prevent mosquitoes from bugging you this summer. So, put down the citronella candle and take notes on how you can protect yourself from these pesky intruders.

Mosquitoes breed in standing or stagnant water and will lay about 300 eggs in their six- to eight-week lifespan. This is an overwhelming number of mosquitoes! One of the easiest ways to help [manage mosquitoes](#) is by dumping any buckets or small containers that have standing water in them, picking up litter and clearing gutters. These are all areas where little pockets of water will sit and become a breeding ground for mosquitoes.

In addition to making sure there is no standing water around your property, there are a number of lake and stormwater pond management strategies to help reduce mosquitoes in and around your waterbody:

### **Improve Water Circulation with Fountains and Aeration Systems**

In aquatic environments such as lakes, ponds and storm water basins, one of the keys to prevention is through [aeration](#). Mosquitoes prefer warm, stagnant water; therefore, the more you get the water moving, the less appealing the habitat will be for breeding. Floating fountains provide excellent circulation while enhancing the aesthetics and ecological health of any lake or pond. Submersed aeration systems are another great way to circulate water while also enhancing oxygen levels at the bottom of your waterbody, which helps to facilitate the natural decomposition of organic material and improves water quality.

### **Stock Fish for Mosquito Larvae Control**

Another management method for lakes and ponds is fish stocking. Fathead minnows, Mosquitofish and Bluegill all eat mosquito larvae in order to support their own growth and development. Introducing a healthy population of these fish can help reduce larvae populations in your waterbody.

### **Maintain a Beneficial Vegetative Buffer to Help Limit Mosquitoes**

In addition to stocking fish, maintaining a [buffer](#) of beneficial vegetation such as swamp milkweed, pickerelweed, and arrowhead will help provide habitat for mosquito predators like dragonflies. Not only will the buffer help limit mosquitoes, it will also prevent an overload of nutrients from entering your waterbody.

**[Want to be the first to know about the latest lake, pond and fisheries management tips? Subscribe to our blog now!](#)**

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This time of year can also bring another annoying species that residents of the south are especially familiar with – [midges](#) or “No-See-Ums.” Midges are mosquito-like insects, but differ from mosquitoes in that they don’t bite, suck blood or carry diseases; however, they can still be quite the nuisance. This insect is drawn to waterbodies with low oxygen and a high level of [pond nutrients](#); making it their perfect breeding habitat. Good news! Midges can be managed using all of the strategies mentioned above.

Now that the days are getting longer and warmer, take some time to prepare your waterbody and community for mosquitoes. Implementing these management strategies will make your outdoor activities more enjoyable and help keep you and your family safe from deadly diseases. While installation of a pond aeration system and stocking fish will help reduce the presence of mosquitoes, introducing an [Integrated Mosquito Management](#) plan into your annual maintenance will help make your mosquito management efforts a success. Reach out to your lake manager to learn more about [mosquito prevention in your community](#).

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## Sadness and Joy

It is with great sadness that we inform you that Bev Wright will be leaving the River Oaks Condominium Association in the near future. She will be leaving the shores of the South River to joyfully take residence closer to the Atlantic Ocean. Our loss, her joy.

Beverly Wright has been a major part of the ROCA since 2005 when she moved into a rental. She liked her new community so much that after renting on Braxton, Bev bought a house on Tilden. Soon thereafter, Bev joined the Board where she would eventually start keeping a list of who lived where in the community. Prior to Bev setting that system up, the Board had no idea who lived where.

She was a major part of the search for a new management company (MA). Along with other Board members, she would travel down into Virginia, out into Montgomery County and over onto Kent Island. Tirelessly she interrogated prospective MAs. I meant to use the word "interrogate" and not interviewed.

Beverly is a retired FBI agent. And she diligently asked pointed questions. This process took her and the Board a year to complete. We hired the best agency out there at that time and have been with Victory Management ever since.

With that accomplished Bev set out to start a website for River Oaks. In typical Bev fashion, she researched and learned how to do just that. Over the next 12 years, she has tweaked and nudged the web page forward. This writer has seen a lot of community web pages, and while admittedly prejudiced, none come close to all the information that we have. It is very attractive, full of fantastic information and easy to navigate.

Always forward looking, Bev was the first to put in solar panels. She helped establish the Rules and Regulations for that process. Those R&R's have protected the community from being financially injured should something go awry in that process. She made sure her system was installed very well. Two years later the Board took a very active solar installer to task with the sloppy way installations were happening. When asked which installation set the right standard, they admitted that only one was done properly and they pointed to Bev's house, to which the BOD member stated, "and that sir is the only one your company did not install."

Not always was there agreement between Ms. Wright and the President of the community. There were at times a few very definite disagreements. Never did Bev lose control, rather steadfastly she maintained her opinion until reasonable middle ground of ideas produced a good product for the betterment of the community.

Bev Wright was all about, "...if it's what is right for the River Oaks Condominium Association that matters most". I will miss her, her keen inquiries and her fantastic helping hands. Bev, on behalf of the Board, thank you so very much. Good luck and Godspeed toward your next venture. Keep in touch.

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### New Decks?

For the past 20 years River Oaks has been very straight-laced, ultra conservative some might proffer, whenever changes to the “Look” of the ROCA was questioned. Several years ago, someone wanted to add a sunroom to the back of their unit. No was the answer.

Someone else wanted to give away all the open parking spaces to the non-garage unit owners on Tilden and on Millhaven Court. The residents of MHC voted “No” in their own survey. Then the Board agreed and voted “NO” to the concept as it would not leave enough open parking. Should a single unit owner have two spaces and just one vehicle, the other marked space would be empty, thus creating arguments and issues among residents.

There are many more examples to list, like getting rid of the two-window, panel-front doors to let folks pick any door they like that might be more updated and efficient. Nope, but at least we can now opt for a solid entry door like those on garaged end units. Different styles of fences, “NO, NO”.

One more - can we have plastic decks? Maybe, the deck floor can be plastic but the rest of the deck has to be wood? How about white ones? Oh, hell no! A grey deck with a grey pergola? What shade of brown is that? No. Black screens on the windows, No way McKay! They must be grey. Window air conditioners to augment an undersized builder A/C unit? Sounds like a cool idea but...NO. Porticos at the front door to shade or keep us dry? Still NO.

Then how about we discuss if we, as a community, want to opt for a new style of deck railing and privacy trellis. We perhaps want to say that a trellis is to block the afternoon sun, when in reality it's to block the view of nearby messy yards. Do we have to stay with the same old wood decks with wood balusters? The first photo is pretty much what we have, but in shades of Brown.



Or can we move on to wrought iron balusters (as above right) or possibly open up to glass panels, or perchance full decorative panels as shown on the next page?



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Your opinions matter. Come to a BOD meeting and let the Board know what you would like to see accomplished. Or send comments to the Board via [Mirga@victorymgt.com](mailto:Mirga@victorymgt.com) and voice your thoughts. How far down do we want to go on this slippery slope?

### Other Questions to Ponder

Do we stay with the white split rail fencing at the front of the community or should we change into something more current with less upkeep, like wrought iron black railing? We already have some wrought iron railing in the ROCA, it sits above the retaining wall behind the east side of Tilden Way. We paint that every ten years or so, while the white plastic fencing at our entrance gets power washed every other year to remove algae.

Do we truly need speed bumps? Would other calming methods look better and be more effective? Thinking speed humps, longer more gradual ones look better and are much less jarring to the spine and less impactful to the cars. As owners of homes and producers of children, the concept of not being mature enough to drive slowly the last few meters to our residences would be the norm. But if we don't drive fast, who would realize that we have an expensive sports type car? After all the kids should be watched more closely or at the very least be smart enough not to run out between parked cars, right?

Oh yeah! Parking - now here is a subject that will get the attention of some. Should the Board look into going back to pre-2007 and disallow parking on the street perpendicular to your own driveway? Streets were wider then, or so it seemed. No one had to wait for the oncoming car to pass before they could continue to travel out to the grocery store. But then, where would all those cars parking thusly have to go?

We could build a multi-level parking garage, and on the top floor put our own swimming pool as was jokingly suggested by former resident and newsletter editor, Peggy Donald, many, many years ago. That urban legend still floats believably throughout the ROCA. I wonder what that might actually cost. If each unit owner posted \$10,000.00 that might raise 2.25 million. We could reserve the second level for over-sized pickup trucks and the third level for commercial vehicles, the first level would be an office for the Board of Directors. Let's make it \$15,000 and supply each unit owner with one golf cart to travel back and forth to their residences. These carts would actually fit in our garages. Parking issue solved

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## Trash Collection

Trash collection dates for the rest of 2020 are posted below, and the only one that will affect the ROCA is Labor Day.

### **Labor Day SEP 7, 2020:**

**Monday collections occur Tuesday.**

**Tuesday collections occur Wednesday**

*After Labor Day there will be no more changes to our collection schedule through the end of this year.*

Election Day NOV 3 (Tue) Normal collections will occur

Veterans Day NOV 11 (Wed) No collection changes

Thanksgiving Day NOV 26 (Thu) Thursday collections occur Friday

Thanksgiving Friday NOV 27 (Fri) Friday collections occur Saturday

Christmas DEC 25 (Fri) Friday collections occur Saturday

New Year's Jan 1 (Fri) Friday collections occur Saturday

## **HELP!! Board Elections (this is a repeat, but worth reading again.)**

Elections will soon be coming to a Board of Directors near you. There will be two spots open at the very least. And possibly three, though it is doubtful that Jyl will step away. Jyl has been involved since she moved to River Oaks as a young teenager back in 2001. She has been on, or working with, the Board ever since. So figure on two spots open. You do not run for a particular position on the Board that distribution is made after the election by the folks on the BOD themselves.

If you care at all about how your community looks, sign up.

If you want to make sure your property's value continues to grow, join the Board.

If you like helping your neighbors get answers about the community, put your name in.

Serving on the Board sounds fancy, like you have to be knowledgeable about how to do something. Nope. Most stay at home moms already handle much more complex issues than the Board. Moms practice medicine, they are involved with conflict resolutions, handle the family finances, make procurement decisions and prioritize activities. Modern dads go to work

So the knowledge and experience issue is solved. Every unit owner has to make these same types of decisions. Time investment is minimal. The Regular monthly meetings have been taking a little over an hour. The Board decisions are typically common sense. Anything beyond that the Board gets guidance from our very able management agent, Mirga Dulys.

It really is that easy. You will get to know your neighbors. Do the community a service, pitch in.

## **Halloween News**

Halloween falls on a Saturday in the year 2020. The year of the Covid-19. The year of everything is upside down. As far as a community event the Board of Directors has decided to follow the Governor's recommendation and therefore will not schedule anything this year.

It will be left up to each individual family if they decide to go Trick or Treating. If you want to hand out candy you can make that decision on your own. If you choose not to participate, either leave the community for dinner out or simply leave your outside lights off.

Tough to be a kid this year. No sports games to play in or attend. No School teachers to see every day in school (but they are on your phone or computer). No Halloween candy to collect by the bagful.

What's next no Turkey Day or Christmas? YUK!!!

## **Street Striping-2020**

We now have freshly painted parking stripes, and for the non-garage unit owners, new numbers on their assigned spaces. This time the Board authorized the word "RESERVED" to be added above the unit number to further identify that the space is only allowed for that particular residence.

## **HELP WANTED!!**

**Board Elections (this is a repeat, but worth reading again.)...AND AGAIN UNTIL SOME STEP UP AND HELP OUT, AND YOU KNOW YOU ARE THE BEST ONE TO DO THAT!!**

Elections will soon be coming for a Board of Directors near you. There will be three spots open. You do not run for a particular position on the Board. That individual office responsibility is part of the distribution made after the election by the folks elected to 2021 BOD themselves.

If you care at all about how your community looks, Sign up.

If you want to make sure your property's value continues to grow, join the Board.

If you like helping your neighbors get the answers they seek about the community, put your name in.

Serving on the Board sounds fancy, like you have to be knowledgeable about how to do something. Nope. You already handle much more complex issues than the Board does.

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So, the knowledge and experience issue is solved. Every unit owner has to make these same types of decisions. Time investment is minimal. The Regular monthly meetings have been taking a little over an hour. The Board decisions are typically common sense. Anything beyond that, the Board gets guidance from our very able management agent, Mirga Dulys.

It really is that easy. You will get to know your neighbors. Do the community a service, pitch in.

### **Trash Collection**

Trash collection dates for the rest of 2020 are posted below, and will not be affected with any changes until the year 2021.

Election Day NOV 3 (Tue) Normal collections will occur

Veterans Day NOV 11 (Wed) No collection changes

Thanksgiving Day NOV 26 (Thu) Thursday collections occur Friday

Thanksgiving Friday NOV 27 (Fri) Friday collections occur Saturday

Christmas DEC 25 (Fri) Friday collections occur Saturday

New Year's Jan 1 (Fri) Friday collections occur Saturday

### **Parking and Poo**

Remember to park in the direction of traffic, not on the sidewalk and pick up after your pet. It's been reported that these two topics are mentioned in more newsletter than anything else. Just wanted to keep the tradition and statistics going.

### **Coyote spotted in River Oaks**

A coyote was again spotted in River Oaks. Please remind your children not to go near it. While it looks like a dog, it is, in fact, a wild animal. If you see it, call AA County animal control @ (410) 222-8900. The below picture was taken within the ROCA.



Happy Halloween Everyone

## Difference between Coyotes and Foxes

- Categorized under [Animals](#) | [Difference between Coyotes and Foxes](#)

Coyotes and [Foxes are members of the same family, the Canidae](#) – known as the canines. Given the chance to spot them in their [habitats](#), it may be challenging to spot the difference between a coyote and a fox because of their similarities at a glance. But, looking closely, one would firstly notice that coyotes are much larger than the foxes.

In the family, coyotes are larger than foxes but are smaller than the wolves. To help clear the confusion of similarities between the foxes and the coyotes, this article highlights the key differences between these species. Usually, the Canidae family is further categorized into the Vulpini where the foxes fall and the Canini where the [coyotes and the wolves](#) fall.



**Fox**



**Coyote**

For more information visit the following link:

[https://www.google.com/search?q=coyote+vs+fox&rlz=1C1SQJL\\_enUS881US882&tbm=isch&source=iu&ictx=1&fir=hCuT2-iSL1HRMM%252CTRRuLMCFHVb\\_6M%252C\\_&vet=1&usq=AI4\\_-kROaLDMxweBm4xIJCriNEu4B4VmpQ&sa=X&ved=2ahUKEwj-hYPey6LsAhVOKHIEHdsqDSYQ9QF6BAgIEGE&biw=1366&bih=657#imgsrc=hCuT2-iSL1HRMM](https://www.google.com/search?q=coyote+vs+fox&rlz=1C1SQJL_enUS881US882&tbm=isch&source=iu&ictx=1&fir=hCuT2-iSL1HRMM%252CTRRuLMCFHVb_6M%252C_&vet=1&usq=AI4_-kROaLDMxweBm4xIJCriNEu4B4VmpQ&sa=X&ved=2ahUKEwj-hYPey6LsAhVOKHIEHdsqDSYQ9QF6BAgIEGE&biw=1366&bih=657#imgsrc=hCuT2-iSL1HRMM)

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## **Category: This That and Whatever**

We start with the Mysterious Bedframe that appeared one night at the designated Trash Collection location on Tilden Way between 182 and 192. Our Management Agent had her phone ringing off the hook. The Trash pick-up teams did not want to go anywhere near it. Was it because of Covid-19? The rumors that Trump Slept Here or Hunter hid it there were proven to be false. Nope, none of those glamorous conspiracies. It was a mistake made by the neighbor depositor.

That size item must be taken to the AA County Landfill on Burns Crossing Road or down to our local one 5400 Nutwell Sudley Rd, West River, MD. or, the unit owner could have called the AA County Bulk Pick-up 410-2226100 between 7:30AM to 4:30 PM, M – F to schedule a pick-up. This time it cost the community \$125.00 to haul it away. Cha-Ching and we wonder why the Assessment fees go up. That is just one small reason.

New Stop Signs will be replacing the old, faded ones. Police detail reports that our stop signs are so washed out that our motorist apparently can no longer see them.

New Signs are under discussion for the Tot Lot as well, restricting certain pieces of equipment to little children and the entire lot to children under the age of 13?

Complaints about our local pre-teens and young teens are getting out of hand. Again - Moms and Dads, Grandmas and Grandpas attention please. We know that it is not your kids. Mine never ever did anything wrong either. HorseShut your mouth, God Bless you. That was a sneeze right? Covid-19 again?

Really! Those of us who have lived long enough in this community have seen these beautiful, cute little toddlers grow up and then, at a certain age, they become demons. Eddie Haskell's, every one of them. Don't know who he is? Leave It To Beaver. He was Wally Cleaver's best friend. Whenever he would talk to Mrs. Cleaver, he was peachy keen and well-mannered, but when he got out on the street away from parental guidance, he became a demon. We have passed through these waves many times. Each new crop blossoms from sweet little Forget-me-nots to weeds.

Patience (ours of course) keeps them alive and allows most of them to grow up and become the good kids we try diligently to convince ourselves that they are. They are being raised better, and we all know that. But, when they are allowed to get on their bikes and run free to the park by themselves, their demon side takes over. They want to try out all those neat short four-letter words they just learned in middle school vocabulary group sessions. Their parents don't even know they know those words. They are big kids now. The Eddie Haskell in them will not allow the kids to use them at home.



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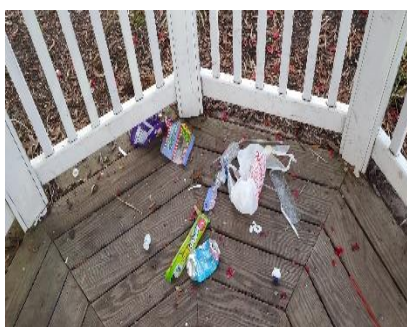
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Unfortunately, they have been trying them out around the young moms with toddlers at the Tot Lot. Mostly when they are asked by the adult to not use the bouncy whale meant for the littles. But they only wanted to see if it would swim in the mulch and spring wildly back. Cha Ching, another \$1000.00 to replace that whale.

Now we wanted to make the Gazebo brighter and somewhat of a center piece for the community. Oh darn, the flood lights to illuminate it were broken. Cha Ching again.

This past weekend it was reported that the electrical outlet that was put in so that we could have movies at the park (when covid-19 gets done) was busted up and trash strewn about..

The young demons, (Oh right, it is not our kids, it's some rowdies from another community) have taken it upon themselves to redecorate the Gazebo. Cha Ching again. Parents, just gently, without over stressing their delicate minds, tell them that if you ever catch them being disrespectful or engaging in malicious mischief, that you will beat them to a pulp. Worked for me when my Dad said it.



Picture on the left reveals trash left by those well-behaved bike riding youngsters. The pictures in the middle and on the right depict vandalism perpetrated by toddlers visiting from New Jersey, I guess. Somewhere, but they were not our children.

The Board is considering implementing more restrictions on the use of the Tot Lot by pre-teens and too young to drive teens. No one really wants that. Tell your children to behave and if their friends from outside the community are messing things up, tell your offspring to have the stones (intestinal fortitude) to tell them to knock it off or leave.

### **Coming Over a Roof Near You**

Drone Fly-over will be the week of November 16, 2020, weather permitting. Gentlemen get your showers done early that morning. You can also line your ceiling skylight with aluminum foil. Don't really know what good that will do, but through the years, folks here have done that on the rear windows. Cheaper to get curtains wouldn't you think?



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### Holiday Decorations

Festive decorations will be going up around Thanksgiving this year. The Board hired an outside company to put them up and take them down. The BOD purchased new wreaths and garland. The hope is that this will brighten the spirits amid the pandemic that's been running rampant.

### Assessment Fees

The number of unit owners who owe the community money has declined. The dollars have not. Perhaps it is time to exercise the ROCA's right to foreclose on those that continue to refuse to pay their share. You have a car payment, you pay that or they take your car back from you. When you bought the house, you agreed to pay your monthly assessment. Put your big person pants on and handle your responsibilities.

### Request and Suggestion Box

Email was received by Victory Management that some owners are requesting that consideration be given to **removing the shutters from our units**. It was felt the shutters are too thin, made of vinyl and that there have been regular instances (recent tornado) of them flying off the homes during storms.

*Board Decision:* Removal of shutters was **denied**. Management will respond. Mr. Kolb will research where replacement shutters can be purchased and respond to the Board.



**Answer:** Shutters are available at Lowes and Home Depot. Sizes and colors may have to be ordered. But, they are available. Sizes of our upper windows are smaller than our lower windows. Typically, the shutters are sold in matching pairs. Your installer will have to measure them or you can. There is a chart included in this letter.

Keep in mind that these shutters on our homes are 20 years old on average, and eventually will need to be replaced.

Fasteners wear out over time and they become loose. It is part of home ownership. Maintenance will always be with us and the annual inspections do not tell us

in advance of the condition they are in. How many of us have had our homes power washed as an example? One of the Board members recently pointed out that my 20-

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year-old shutters could use a fresh coat of paint. I replied, "thank you Cynthia". She was correct. I simply had not looked at them recently.

**From Home Depot I have found these:**



**Internet #100376789**

**Model #030140047002**

**Store SKU #774393**

**Store SO SKU #1000379863**

**\$56.12 pair**

**15 in. x 47 in. Raised Panel Vinyl Exterior Shutters Pair in #078 Wineberry and many other colonial colors. 15" x 67" \$70.00 pair**

(Also available from the same manufacturer *Builder's Edge* at Lowes)

MidAmerica also supplies shutters as does Timberlane Corp.

[https://buymbs.com/p-1002-mid-america-raised-panel-vinyl-shutters-1475in-1-pair.aspx?vid=272224&utm\\_source=Google&utm\\_medium=Product\\_CPC&utm\\_campaign=272224&gclid=CjwKCAjw8-78BRA0EiwAFUw8LMS7SoaTxlfqVVM\\_dN5RmEJr3qOzTHfZFxNT5h9XGqM02mYNOjDAeRoC3VEQAvD\\_BwE](https://buymbs.com/p-1002-mid-america-raised-panel-vinyl-shutters-1475in-1-pair.aspx?vid=272224&utm_source=Google&utm_medium=Product_CPC&utm_campaign=272224&gclid=CjwKCAjw8-78BRA0EiwAFUw8LMS7SoaTxlfqVVM_dN5RmEJr3qOzTHfZFxNT5h9XGqM02mYNOjDAeRoC3VEQAvD_BwE)



### Shutter Size Chart Guidelines

Shutter Length	Window Height
31"	Fits Window Heights of 30"-32"
35"	Fits Window Heights of 34"-36"
39"	Fits Window Heights of 38"-40"
43"	Fits Window Heights of 42"-44"
47"	Fits Window Heights of 46"-48"
51"	Fits Window Heights of 50"-52"
55"	Fits Window Heights of 54"-56"
59"	Fits Window Heights of 58"-60"
63"	Fits Window Heights of 62"-64"
67"	Fits Window Heights of 66"-68"
71"	Fits Window Heights of 70"-72"
75"	Fits Window Heights of 74"-76"
80"	Fits Window Heights of 79"-81"

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The next Email was received by Victory Management requesting that consideration be given to **erecting a short fence around the Tot Lot**. This is not a new suggestion at all. In the past it was directed mainly to keeping non-resident alien folks out. This one was new because it was directed at keeping kids inside the playground area. At first glance it was considered a terrific concept, but one very smart BOD member pointed out how much grief was poured upon the then President for building cages in Arizona. Drats!

Board Decision: **Denied**. Management will respond. Parents will simply have to mind their children when using the amenity. Perhaps bring a neighbor's pre-teen cherub with you as a helper. There is a black plastic retaining wall around the playground to keep the mulch in but not the munchkins.

The last email to the management company concerned the number of **squirrels in the ROCA's wooded areas**. The question was whether there was anything the Association could do to reduce the number of these tree rats. It appears that these cute little critters have found their way into the questioning unit owner's home. Actually, this has happened in the past. In fact, one of the Board members had them invade. Animal Control will not reduce the number living within a community.

The Board member contacted an exterminator who set traps in the attic and corralled the squirrel family living there and removed them alive and took the little vermin to another forest setting elsewhere and released them. The house was then secured, and entry points blocked to keep any other families from moving in.

Finally,

### **Next meeting**

The last meeting of calendar 2020 yeah!

### **November 17, 2020 – Annual & Budget**

Budget will be officially presented and reviewed; and the new Board elections will take place as long as we have met the quorum level. Kevin "Tom" Byrnes, Jyl Dupont, and Margaret Pi are running for the Board. Jyl, we all know as she has been part of the Board since she took over for Methuselah. Margaret has served on the Board in the past representing her family's ownership of 5 ROCA units. Kevin has lived in River Oaks on Millhaven Court for many years but has never run for the Board.

Please get your proxies signed and in to VMI by Monday, November 16th. Send them to Mirga, *Mach schnell, mach schnell*. This means very quickly, rapidly or hurry up. I didn't want to say chop, chop or rapidamente, for fear of hurting feelings. You can't hurt the German's feelings.