

River Hills Review

February 2008

River Hills Homeowners Association PO Box 9479 Greensboro, NC 27429



LOVE THY NEIGHBOR

February is a time for love so there's no better time to remind folks how to love thy neighbor. It's cold outside. People don't get around as much. If you haven't seen your neighbors in awhile, it may be time to check on them. Bake them a cake to warm their hearts. Share some chopped fire wood to warm their souls. Let them know you care about them; they are an important part of your life. A good neighbor watches out for us while we are gone. Maybe they take care of our pets. When they see our kids outside, they keep an eye open to be sure they're safe. Are you a good neighbor? It's easy to become one – just extend your hand of kindness and it will probably be returned.

We as a community need to show some love while in our cars. Speeding is still the number one complaint. Please, ease up on the gas pedal as you are driving through our front yards. Respect is a very important part of love so let's respect the speed limit. Don't forget to call the Highway Patrol at 334-5621 or 883-6155 if you want more patrol cars to come to our neighborhood. Let's all be respectful and please slow down.

Volunteering is an awesome way to love thy neighbor. Time is a precious gift that all of us can give. The community watch is going to be reignited in the near future. Are you a part of that team? The social committee is becoming very active and can certainly use some volunteers. It is a great way to get connected to your neighbors and to know what is happening right now in your neighborhood. Become active – send an e-mail to communitywatch@riverhillsnc.com to let us know you are interested in volunteering. For those who do volunteer, thank you for giving so much to your neighbors.

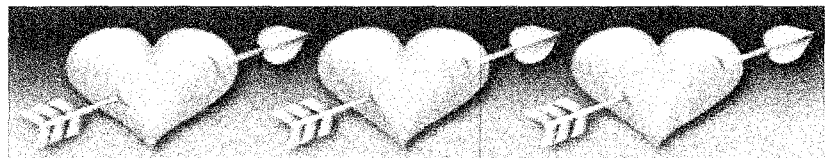
Have you been to the park lately? The new playground and stocked lake are beautiful. It is also a great place for our kids, parents and residents to get to know each other. Be sure to save a life by throwing back the fish. It's nice to talk to people who love the neighborhood as much as you do and to soak up some sunshine on a beautiful day. Please remember that non-residents and teenagers often want to frequent the park. Non-residents are not allowed. Resident teenagers are allowed so long as they follow the posted rules: no profanity, loud music or other negative behaviors. If you run in to individuals not obeying the rules, please confront them or call 911 for the Sheriff's Department to intervene. Hopefully the community watch will have lake patrols in effect in the near future so they can address these issues as well. Remember; always be respectful of people and property in order to maintain a great neighborhood.

Sometimes love can get stale. Unfortunately, the board believes this is what happened with Slatter Management. They became complacent and didn't take care of us to the standard we expected. I am pleased to announce that Karen McKenzie, with Priestley Management, is now our new property manager. She lives in River Hills so we know she wants the best for the neighborhood. She has done a great job taking care of us thus far. If you have any concerns, please remember that you can contact any board member to share your concerns with us. We do want to know what you think and certainly invite your phone calls.

What makes a house a home? Love. Spring is just around the corner. I'm sure some of you want to show some tender loving care to the exterior of your home with a fresh coat of paint. Don't forget to contact the Architectural Committee if you want to change the color of your home. Cleaning your yard, planting some flowers and sowing the grass are one of the easiest ways to love your home. Now that the weather is getting warmer, step outside and assess winters toll. Take some time to talk to your neighbor while you are out there.

Love thy neighbor. River Hills has a lot of loving neighbors. Be sure to do your part by showing your love and it will only get better.

Cheryl L. Huffman, President



River Hills Board of Directors

Cheryl Huffman, President	605-8037
Chris Bishop, Vice President	931-5060
Jean Johnson, Treasurer	664-0996
Robin Taylor, Secretary	668-3369
Sal Maschi, Member at Large	665-0639

River Hills Managing Agent

Karen McKenzie, Priestley Management
1842 Banking Street Greensboro, NC 27408
336-379-5007 ext 120
336-379-7340 fax

Marie Apple, Accounts Receivable 379-5007 ext 114

Treasurer's Trove

Have you changed your automatic bank draft?

If your assessment was drafted by our previous manager, please understand that you have to sign up again for the draft option. Please check to ensure that your draft has been changed to our new management company, Priestley Management. You can obtain a Preauthorized Payment form at www.priestleymanagement.com or contact Priestly Management at 379-5007.

Did you know that you can now pay your dues by credit card or e-check?

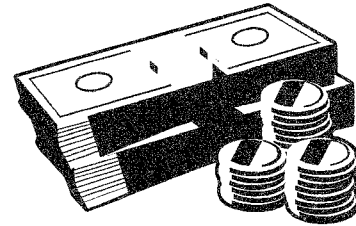
Go to www.priestleymanagement.com or through the Association's bank www.cabanc.com for more information.

These options are not only convenient, they save money by eliminating the cost of stamps, envelopes, and time.

The association relies on the income generated from assessments paid by homeowners and dividends earned on our reserve savings. Your prompt payment allows us to operate more cost-effectively.

The Board has approved an operating budget which allowed the assessments to remain unchanged this year. Annual income budgeted for 2008 is \$125,707.

Operating expenses are budgeted at \$83,050. Expenses include:
\$29,800 for landscaping, grounds and maintenance of common areas;
\$20,400 for Priestley Management, our property manager;
\$18,000 for electricity;
\$8,300 for office supplies, Community Watch and resident activities;
\$4,000 for insurance; and
\$2,550 for taxes, accounting services and legal fees.



Remaining net income after paying all operating expenses will be placed into Capital Reserves General Fund. Maintaining healthy reserves are important for the long-term viability of our neighborhood.

The Board is looking forward to a great year. Our new property manager is diligently working to help us improve our neighborhood. We would love to have more activities to help bring us together, but we need volunteers. If you have some time and talent to volunteer please consider joining the Social Committee or Community Watch.

Jean Johnson, Treasurer

Spring Time Clean Up

Spring is just around the corner and it is now time to start cleaning up our yards for this spring and summer. This year with the drought restrictions in place this is something we can not skip. Here are some simple ideas that will help your yards survive the summer heat.

Start now with clean up - trim branches, rake your yard, and clean up your gardens and beds of dead plants and debris. Next make sure that you mulch your gardens, bushes and trees. This will hold any moisture around your plants, help block weeds, and give them a nice appearance.

It could be fun if you and your neighbors would have a clean up weekend. Getting together and working with your neighbors will make your chores easier, and the time pass a lot faster. It can also be fun and a time to get to know each other. After the yard work is complete, it is always nice to end the day with a neighborly cookout. What a great way to get to know your neighbors better and build a stronger bond.

If you feel the need to water any plants - there are ways to do it. Here are a few tips for saving water: When warming water for baths and showers, put that first run off water in a bucket and save to water plants. Place a barrel under your rain spout and collect that water for yard use. If you have pets, instead of throwing out old water, save it in a bucket. This is just a start. For more ideas, please contact the City of Greensboro Water Resources Department Conservation Program at: 373-2812. They have hand outs and free advice that they will send out in the mail. We all can use some new ideas to keep our yards looking their best and saving water.

Robin Taylor, Secretary



When will it End?

This is a question we have all asked ourselves when we think about the North Carolina Department of Transportation (NCDOT) and road construction around our neighborhood. Don't forget to add the Piedmont Triad International Airport Authority (PTI) in that thought also, after all they are the people behind the construction of the new bridges and the rerouting of Old Oak Ridge road. After speaking with NCDOT and contacting PTI to no avail, here is the information that I gained in regards to the road situation.

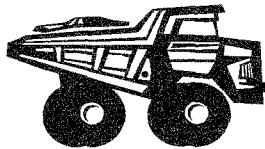
The Urban Loop from I-40 to I-85 South is now open giving us a straight shot from Bryan Blvd. to I-40 south of Greensboro just a hair north of Replacements Ltd. on I-40. That means we will be able to go from the airport and by pass Greensboro, while intersecting with Friendly Ave., I-40, Guilford College Road, Wendover Ave., I-85 south, Highway 220 south, Highway 421 south, Elm Street, Randleman Road, and intersecting with I-40.

The Old Oak Ridge Road bridge is scheduled to open at the end of summer '08. At that time the remaining off ramps to Inman Road will be closed, making it a cut through from Old Oak Ridge Road to Fleming Road. The new off ramps from Bryan Blvd. will give us access to our neighborhood via Old Oak Ridge Road. That means no more exiting onto Fleming Road from Bryan Blvd. and having to cut through the neighborhoods.

Fleming Road will start a make over as soon as the Old Oak Ridge Road bridge is opened. It is going to become a four lane road from Bryan Blvd. to Pleasant Ridge Road to make room for new traffic attributed to new residential and business development.

So hang on friends we still have a ways to go before all of the dust settles.

Chris Bishop
Vice-President



WANTED!!
Social Committee
Volunteers to organize
social events for our
community.
Contact Karen at
Priestley Management.



Community Watch

Community Watch was started by Anna Buckman about two years ago. It was originally intended to slow down speeders in the River Hills development, especially on Cardinal Ridge Drive and River Hills Drive. The program quickly spread to include the deterrence of vandalism and the criminal element.

The entire neighborhood participated by reporting suspicious activities and vehicles. We also watched our neighbors homes while they were away and checked our own homes for closed and locked doors, windows and garage doors, prior to retiring for the night.

As a result, this neighborhood has become one of the safest areas in Greensboro (according to local law enforcement officials). However, the system is in need of revitalization. Street captains need to upgrade their contact lists to include new residents and encourage existing members to continue their good work.

Remember, criminals gravitate to areas where they feel safe. They avoid places where they are being watched and risk being apprehended.

Anna Buckman decided to step down as Chairperson, due to other pressing obligations. We are going to miss her and would like to thank her for her hard work and dedication to this important community service.

Welcome Bill Boyd! We are very fortunate to have enlisted the services of our new Chairperson, Bill Boyd, a highly qualified, motivated pillar of our community. We feel sure that he will do a great job. If for any reason you need to contact him, he can be reached at home—370-3334 or cell—638-2471. Flyers will go out soon as we set a date for your next meeting. Please try to attend and bring your ideas and concerns. Contact Bill at any-time if you are willing to serve as a block captain.

Sal Maschi, Member at Large
Community Watch Co-Chair



Changing Times

It is with great pleasure that I introduce myself as your new Association Manager. As an eight-year resident of River Hills, combined with nine years of experience in the field of real estate, mortgage lending and homeowner association management, I am thrilled and honored to have been selected as your new Association Manager. I bring a strong commitment to providing support, service and professional guidance to our Association as we navigate through the changing environment of annexation as well as today's challenging economic times and real estate market.

Along with the ongoing road construction and changes to our traffic patterns, we face another major change this year through the annexation of our neighborhood by the City of Greensboro. Annexation will impact River Hills in several ways. Improved street maintenance will be one of the benefits. This may extend to asphalt maintenance on the private streets of River Hills as well. The City of Greensboro currently has a program for providing asphalt maintenance on private streets within the City that meet certain criteria and specifications. While the streets will remain private, we are petitioning the City for asphalt maintenance services on these streets. The process will include verification that the streets were built according to public standards (determined by core samples to determine thickness) and meet other criteria such as width (for access by paving equipment), percentage of on-street parking, and current condition of the streets. While it is possible that some maintenance of these streets may be required to bring them up to the City's standards, the long-term result will be a major savings in funds needed for ongoing maintenance of the private streets. Nothing would change other than the responsibility for asphalt maintenance being transferred to the City by granting a surface easement.

There will be other changes as a result of annexation, many of which will also impact both the Association and our personal budgets. Curbside trash, recycling, appliance and yard waste pick-up will be provided by the City. The rates we pay for water will drop by one-half. The current expense for street lighting should change. While as individuals we clearly will pay more through city taxes (the current City tax rate being 63.5 cents per \$100 of property valuation), some of this increase will be offset by the reductions in cost of trash pick-up and water rates. The overall impact on the Association's budget will be reviewed in the Fall when the normal budget review process begins.

It is the Association's responsibility to preserve, protect and enhance the value of every home within the River Hills community. My goal is to guide the Association through the changing times of annexation and growth of the area that surrounds us. I look forward to a long and mutually rewarding relationship with River Hills. My commitment to this neighborhood is strong, and I welcome your comments, input and questions. Don't hesitate to contact me at karen.mckenzie@riverhillscommunity.com or 336-379-5007 ext. 120 if you have questions about the operation of your Association or you want to get involved!

Karen McKenzie
Association Manager

The Architectural Review Process

With Spring just around the corner, many homeowners will begin thinking about home improvement projects. The Architectural Review Committee is charged with approving projects within River Hills in order to maintain an adequate level of uniformity and an overall appealing appearance within our neighborhood. The committee consists of four volunteers who dedicate their time and efforts to careful review of each request. **Following is a partial list of projects that require advance approval:** Storage sheds, fences, home additions, driveways extensions or aprons, decks, landscaping projects that alter grade or slope of the yard, retaining walls, painting that includes color change, vinyl siding. **Remember, when in doubt...submit a request!** Allow 30-days for the review process by submitting your request to Priestley Management 30-45 days in advance. **Contact Neil Dorr, Committee Chair at 665-0117** with questions, or contact Karen McKenzie for additional forms.

Mark Your Calendar!!
Daylight Savings Time
Saturday, March 8

River Hills Community
Yard Sale
Saturday, April 26