

River Hills Review

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November 2008

Board of Directors

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Treasurer:

Jean Johnson

Secretary:

Robin Taylor

Member At Large:

Sal Maschi

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Karen McKenzie

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www.RiverHillsNC.com

That's right! We're on the web. Please check out our website for all the important information about our neighborhood.

- √ Architectural Change information and request form
- √ Community Watch
- √ Events – details on upcoming events
- √ Newsletters
- √ Property Management
- √ Pictures
- √ Governing documents (downloadable on Property Management page)



Phone numbers/addresses listed on our site are listed with permission from our volunteers. The information is for River Hills business only, not solicitation.

The website will be a primary source for communicating information about our neighborhood. Check back frequently for updates as information can change.

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Community Watch Meetings

Community Watch will hold several meetings in 2009. Meetings are open to all residents of River Hills.

Police representatives will be there. It's a great opportunity to learn more about Community Watch and address your concerns to the Police. Please show your support by attending. Wear your Community Watch t-shirts.

To learn more about the Community Watch, please go to www.RiverHillsNC.com or contact Sal Maschi at 337-6905. Please get to know your Zone Captain and get involved.

Report criminal or suspicious activity to the Greensboro Police Department.

Emergency Dial 9-1-1

Police Non-Emergency Line ~ (336) 373-2222

Crime Stoppers ~ (336) 373-1000

Our assigned Community Resource Officer:

Steven Roberts 373-7707

Community Watch Schedule

Sat. March 21, 2009 10 am

Sat. June 20, 2009 10 am

Sat. Oct 3, 2009 10 am

Location:

Northwest Church of Christ
6510 Old Oak Ridge Road

Check our website to confirm dates/times before the meeting.

Contact your Zone Captain to find out about activities in your Zone/Block. Zones and Captains are listed on our website.

Architectural Committee

Neil Dorr, chair
665-0117

Mike Johnson
Lisa Russell
David Scherzer

Underground Utility
Locator
Call before you dig:
1-800-632-4949



Leaf pick-up by
City:

Curbside by Nov 10—
pickup by Dec 6

Curbside by Dec 8—
pickup by Jan 16

**DO NOT PUT
LEAVES IN
THE STREET**

Rake to edge of yard,
behind the curb.

Do not park vehicle
on, in front of, or near
the leaves.

For more info:
www.greensboro-nc.gov

The Architectural Change Committee is charged with approving/disapproving projects within River Hills in order to maintain an adequate level of uniformity and overall appealing appearance of our neighborhood. It can be a formidable task in a neighborhood consisting of almost 500 homes. This job is made easier by the willingness by our volunteers (listed at left) and each deserves a note of praise for the hours throughout the year that they devote to our neighborhood.

Following is some background and guidelines in helping us achieve your and our neighborhood goals.

- √ Submit request on a River Hills Architectural Request Form that can be found on www.RiverHillsNC.com. By utilizing this form the chances of omitting pertinent information is decreased and therefore makes our evaluation easier and faster, thereby allowing us to notify you as soon as possible.
- √ Submit request 30-45 days prior to your proposed start date. Our committee are volunteers. Business, family and school obligations do affect the availability of our volunteers, therefore we cannot guarantee a one or two week turnaround on every request. We have up to a 30-day period from the time of receipt of the request. Typically, requests that take longer than 20 days to evaluate and return notice to the homeowner are due to important information not being included in the request.
- √ If you are planning on constructing a fence, driveway addition, storage shed, etc; a sketch showing placement in relation to your home and lot are required. House additions, garages, and sunrooms require blueprints showing elevations and placement.
- √ Paint chips and/or samples must accompany all exterior painting or vinyl siding requests.
- √ Adherence to all county &/or city codes and permit regulations are the responsibility of the homeowner, as well as recognition of underground easements before excavations or placement of structure.

Following list contains examples of projects that require advance approval but may not be all-inclusive:

- | | |
|--|---------------------------------|
| Painting Exterior Siding (if different than existing) | All vinyl siding |
| All storage sheds | All Decks or Deck Additions |
| All Fences | Driveway extensions or “aprons” |
| Home Additions | Sunrooms |
| Removal of large numbers of trees | Retaining Walls |
| Landscaping projects that change or alter the grade or slope of yard | |

The following are items that typically are NOT approved:

- | | |
|------------------------|-----------------------------------|
| All above ground pools | Highly visible chain link fencing |
| Clotheslines | Large radio antennas |

If there are any questions relating to a proposed project, please contact Neil Dorr, chairperson, at 655-0117.

Fun Day at the Park— Walk / Run

September 20 was our first Walk/Run at the park. It featured a two-mile course in and around the park. Over fifty participants completed the tricky course. First, Second, and Third place winners in each age category received trophies or medals. Great gift were also given to participants.

Donations by local companies:

- | | |
|---------------------------|---------------------------------|
| Great Clips—\$13 | BP on Fleming -2 \$25 gas cards |
| Panera—\$15 | Rush—3 month certificate |
| Herbie’s Diner—\$10 | Splurges—\$20 |
| Express Care—1 oil change | Blue Moose Videos |

River Hills HOA donated:

- | |
|----------------------------------|
| Home Depot—3 \$20 gift cards |
| Panera—3 \$15 gift cards |
| Regal Theaters—6 \$10 gift cards |
| Trophies and Medals |

Success of the event was made possible by the hard work of volunteers. Special thanks to our Social Committee, Community Watch, Lori Spradley (photographer), Pete Torres (concession stand), members of the HOA, Karen McKenzie, and lead organizer of the event, Sal Maschi.

2009 Calendar of Events



March 21—Community Watch 10 am

April 4—Spring Fling

April 18—Neighborhood Yard Sale

June 20—Community Watch 10 am

June 27—Patriotic Theme Party

August 4—National Night Out

August TBD—Annual Homeowners Meeting

Watch for signs for Lake/Park clean-up days (weather permitting)

September 19—Walk/Run

October 3—Community Watch 10 am

October 19—Neighborhood Yard Sale.

October 24—Fall Fun Festival

Treasurer's Trove

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. A late fee of \$10 is applied when full payment is not received on-time. Non-payment of dues may result in the placement of lien.

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 Board has approved an operating budget which allowed the regular assessments to remain unchanged for 2009 at \$19.50.

The private street assessments will increase in 2009 to \$25.11. Due to significant increases in asphalt over the past year, our capital projections have been updated and require additional funds. Even with this increase in dues, the Roads Fund would still have a shortage.

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.

Cold Weather is here - keep in touch with your neighbors.

With the cold weather coming, we tend to spend more time inside and do not see our neighbors as much as during the warmer weather. Here is an idea to keep in touch. Invite your neighbors over to share a crock pot dinner. It is easy to prepare and gives you a chance share an evening of fun. Below is an easy dinner to fix and everybody will enjoy.

Crock Pot Stew

Choose either chicken, beef or pork - about 4 to 5 lbs (can use cheaper cuts of meat).

If beef or pork - brown on all sides and put in crock pot.

Chicken (skinned) can be put directly in the pot without browning.

Add winter vegetables - potatoes (6 small), Carrots (3 to 6) sliced, 2 to 3 onions in chunks. You can also add celery or any other vegetables of choice.

3 cloves garlic - minced.

2 bay leaves.

Salt / pepper to taste.

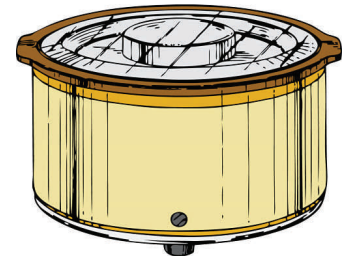
Add Broth - Can be chicken or beef broth, can of tomatoes, wine or combination.

Add all ingredients, cover and cook high for 6 hours or low for 8 to 10 hours.

Serve with a good loaf of bread and a nice wine.

All that is left is to enjoy a nice evening.

Robin Taylor





Community Watch was very active this past Halloween night. Our volunteers were out all evening PATROLLING the streets of our neighborhood, keeping an eye out for vandals and/or criminal activity. We are happy to report that the evening went without incident. The children had fun and even the weather cooperated.

The Community Watch, in conjunction with the Greensboro Police department, are an effective force in the deterrence of crime in our community.

Sal Maschi
337-6905

The recent incidents of car windows being broken is being handled by the police. Suspects are being watched—we know who you are! The Community Watch volunteers plan to continue to patrol our streets on all appropriate days and nights. Volunteers are welcome. Please contact Sal Maschi or Bill Boyd.

Bill Boyd
420-9506

For more information about the Community Watch, please go to www.RiverHillsNC.com.

From our manager ...



The recent annexation of River Hills resulted in numerous changes for our Association, including changes in the responsibility of several things that directly impact our budget and operation. It has been a busy season coordinating efforts on many fronts with the City of Greensboro.

If you live on one of our public streets, you have probably noticed that the street lights have been changed. The change is due to the City's assumption of the cost and maintenance of the lights. Because of City guidelines, the lights had to be brought into compliance with environmental regulations which resulted in replacement of the old mercury vapor lights with high pressure sodium, a more environmentally friendly light. The old style light will soon be obsolete due to the hazardous material from which they were made. The change has resulted in significant savings to the Association and a difference in the appearance of our streets at night. If you notice an outage, please report this to either Karen McKenzie or Duke Energy (www.dukeenergy.com). An assessment of the neighborhood is underway to determine whether additional lights may be needed in some areas.

Several street signs have been replaced, with others still on order. Additional speed limit signs, with fluorescent markers, have been requested. We are fortunate that the Board had previously experienced success in lowering the speed limit on River Hills Drive and Cardinal Ridge Drive to 25 MPH while River Hills was under the jurisdiction of the state and county. The City has much more rigid guidelines for implementing speed limit changes. The Association has successfully lobbied for the addition of a multi-way stop at the intersection of River Hills Drive and Cardinal Ridge Drive. This was a joint effort of management and Board action including gathering signatures from a majority of homeowners along River Hills Drive. It is believed that this will have a positive impact on this busy and potentially dangerous intersection, as well as offering some assistance in lowering the speed of motorists. The new stop signs should be installed within the next few weeks with warning signs preceding the actual installation.

The City now maintains the asphalt on the public streets within the community. Repairs were recently completed along River Hills Drive. Additionally, an extensive review was completed for potential maintenance of the asphalt on our private streets. Unfortunately, the work that the City required to bring the private streets into compliance was cost prohibitive. Therefore, the private street asphalt maintenance will continue to be a responsibility of the Association, thus the private street portion of our monthly assessments will continue for those homeowners enjoying the benefits of private street life.

If you have questions about the operation of your Association, please don't hesitate to contact me at 336-379-5007 ext. 120 or kmckenzie@priestleymanagement.com. You may also contact me directly through the River Hills website at www.RiverHillsNC.com.