

River Hills Review



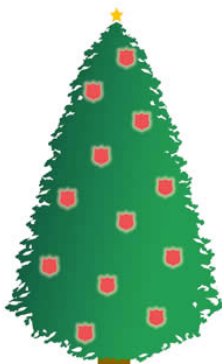
Annual HOA Meeting

River Hills Plantation held its annual Homeowners Association Meeting in August. The meeting was well attended and many issues were discussed. Among the issues were the private streets, maintenance of common areas, community watch and social events.

Election for 3 board positions was held. Robin Taylor, Neil Dorr and Keith Masnick were elected. Keith Masnick has since resigned.

Board Members:

Robin Taylor (President), Neil Dorr (VP), Jean Johnson (Treasurer), Lisa Cooke (Secretary), and Sal Maschi (Member at Large).



Adopt a Family for the Holidays

It's been several years since River Hills has adopted a family for the holidays. We're pleased to once again have the opportunity to spread some holiday cheer to a family in need.

Luis (age 13 boy) size 10 shirts, size 12 pants.

Wishes for Nintendo DS and books.

Jonathan (age 10 boy) size 8 shirts, size 8 pants.

Wishes for books, cars, Nintendo DS.

Joana (age 4 girl) size 5 t-shirts, size 5 pants.

Wishes for Dolls, games, toys.

Ashley (age 2 months girl) 3-6 month clothes.

Needs baby toys and diapers.

Mother - size large shirts/pants.

Father - heavy work gloves.

Items needed for the family: Towels, kitchen items, pots (heavy and large size), gift cards. Canned foods or gift cards for groceries. No perishable foods.

Cash donations are welcome and will be used to purchase requested items.

Please DO NOT wrap the toys and gifts. If you would like to provide wrapping paper & bows it would be much appreciated by the parents.

Drop-off Before: **December 9**

Drop-off locations:

6600 River Hills Drive (after 5:30 weekdays, anytime weekends)

6405 Chamblee Court (after 5:30 weekdays, anytime weekends)

3316 Cardinal Ridge Drive (anytime)

Thank you to all River Hills residents with a generous giving spirit helping to provide a special holiday for this family.

NATIONAL NIGHT OUT A SUCCESS

On Tuesday, August 4th River Hills held National Night Out 2009 at the corner of Cardinal Ridge Drive and River Springs Court.

The event was sponsored by Chris Bishop / High Point Fabrics. He provided all food and drinks and spent the entire evening cooking hot dogs for all that came. Thank you to Chris and Sloan Bishop for all your hard work and serving the community!

The Greensboro Fire Department and Greensboro Police Department were well represented, along with visits from local politicians. We want to thank all the fire, police and politicians that stopped by to introduce themselves.

National Night Out is designed to:

- Heighten crime and drug prevention awareness;
- Strengthen neighborhood spirit and police-community partnerships;
- Send a message to criminals that neighborhoods are organized and fighting back.
- Show our support for those that serve our community.

For more information on National Night Out the website is:
www.nationalnightout.org

We hope to have an even larger turn out at next year's event.



Mark your calendar...

Tuesday, August 3, 2010 6:00 p.m.

PRIVATE STREETS

River Hills has nine private streets with 103 homes. Six private streets have been repaired and repaved this fall in preparation for entering an asphalt maintenance agreement with the City of Greensboro for private streets. The City requires the streets to meet certain standards to enter the agreement to ensure they should not need any repairs for 10-15 years.

The agreement with the City is for asphalt maintenance only. The streets are NOT being dedicated to the City, they will remain private streets. Expenses for repairs to curbing and drainage remains the responsibility of the association's private streets.

The actual cost of repairs exceeded the funds available in the Private Street Reserves and a loan was made from the General Fund instead of charging a special assessment to those 103 homes. Additional work on the remaining streets will need to be completed over the next year or so. Private street assessments must continue to be collected until all funds have been repaid to the association and sufficient reserve funds are restored.

Why would we enter into such an agreement with the City? The long term cost of maintaining asphalt is substantial. The City can obtain state funds to help support the cost of the maintenance in years to come. The Board pursued this agreement to help minimize long term expenses for our residents.



COMMUNITY WATCH

The neighborhood community watch has been working hard to establish a relationship with the Greensboro Police Department. The GPD has been responsive and held an informational session in October.

Be proactive in preventing crime by making it more difficult for criminals. Steps you can take include:

- ✓ Lock your cars and doors.
- ✓ Installing and using double tumbler deadbolts on entrance doors.
- ✓ Keep bushes trimmed and low to eliminate places for criminals to hide.
- ✓ Installing an alarm system or consider just posting the signs.
- ✓ Notify police (dial 911) if you see suspicious activity.



ARCHITECTURAL COMMITTEE

If you are thinking about making a change to your property architectural approval may be needed. Examples including, but not limited to:

- ★changing paint color, vinyl siding, changing roof color,
- ★installing a fence, building a shed, expanding deck, additions, sunrooms,
- ★driveway extensions, in-ground pools

Additional details and Architectural Change Request form are available on our website www.RiverHillsNC.com.

If you are unsure if approval is required, please contact our property management to discuss before your next project.

The committee works diligently to maintain an adequate level of uniformity and an overall appealing appearance within our neighborhood.

Architectural Committee Members:

Neil Dorr (chair), David Scherzer, Lisa Russell, Michael Johnson



Street Light Outages

All public and private road street lights are maintained by Duke Power.

Report an outage by phone:

1-800-POWERON

1-800-769-3766

Report an outage online:

www.duke-energy.com/north-carolina/outages/streetlight.asp

Social Events

Thank you to the social committee for three fun-filled events in 2009. The following events are planned for 2010:

April, 2010

Spring Fling at our Park on Spyglass Court.

Summer, 2010

Movie Night at our Park on Spyglass Court.

October, 2010

Fall Festival at our Park on Spyglass Court.

As more details become available they will be posted on our website www.RiverHillsNC.com.



A Message from the President

I would like to take this opportunity to introduce myself. My name is Robin Taylor and I have the privilege to be President of the River Hills Home Owners Association Board this year. I have served on the board for the past four years and enjoy working with our community.

I have been a resident of River Hills since May 1990. In October of 1989 I moved to Greensboro from Audubon, PA for my job with Burlington Industries. After exploring the area, I chose River Hills to be my home.

This year our objective on the Board is to bring our community together. We have two new members and three returning members. Our Board is excited about working together this year for the continued success of our community.

This year we have decided to celebrate the holiday season in River Hills by adopting a family for Christmas. We would like to see the whole community get involved to give a family a wonderful holiday season. I hope to meet some of you as you drop gifts off at my home.

We will be planning at least four Social outings for the whole neighborhood. The social activities are for the whole community to enjoy and meet your neighbors. We hope to see you at some of our activities. All of our activities are advertised on our River Hills web site (www.RiverHillsNC.com). This is a good way to keep up with what is happening in our community.

I look forward to this coming year serving as President of your Board. Hope to see you all around our neighborhood.

Wishing you a Happy and Healthy Holiday Season.

Robin

Please direct any correspondence or communication though Karen McKenzie, our association manager. If you are willing to volunteer to assist with social activities, park cleanup, have suggestions or contacts for obtaining sponsors or discounts on items for our events, please let us know.

Priestley Management
Karen McKenzie, Association Manager
PO Box 9479 - Greensboro, NC 27429
(336) 379-5007
kmckenzie@priestleymanagement.com