

River Hills Review

Social Events

Thank you to all residents who attended all our events in 2010! The Social Committee enjoyed hosting each gathering so homeowners can meet and greet their neighbors. Our intent and purpose as your Social Committee is to organize functions where everyone has an enjoyable and fun filled time shared with friends and neighbors.

We look forward to 2011 with great enthusiasm with the hopes of all homeowners attending every event. Planned events and time frames are as follows:

Egg Hunt - Easter 2011
 Patriotic Party - July 2011
 Under the Boardwalk Dance - September 2011
 Fall Fun Festival - October 2011

Current information about each event will be posted on our website www.RiverHillsNC.com under the Events link on the left of the page. We can only ask that you bring a neighbor with you to any event you attend. The more the merrier!

The Social Committee is comprised of creative and energized volunteers. Each occasion is supported by your association fees. Committee Members are Angela Fenwick, Carolyn Voss, Debbie Peppers Moore, Jodie Campbell, Joni Jimbo, Millie Kilpatrick, Patricia Williamson, and Ruth Fendley.

We look forward to seeing you at our next event. Have a safe and wonderful holiday season.



Annual HOA Meeting

River Hills Plantation held its annual Homeowners Association Meeting in August. The meeting was well attended and many issues were discussed.

Election for two board positions was held. Steve Mitchell and Jodie Campbell were elected. The Board has appointed the following positions:

Neil Dorr, President
 Robin Taylor, Vice President
 Steve Mitchell, Treasurer
 Jodie Campbell, Secretary
 Lisa Cooke, Member at Large

Priestley Management

Karen McKenzie Mason

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NATIONAL NIGHT OUT

On Tuesday, August 3rd River Hills held it's second National Night Out. The event was sponsored once again 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, Chris, for helping bring our community together!



City Leaf Collection Reminders:

- Rake leaves to the edge of your yard behind the curb - **not in the street.**
- Remove sticks, rocks, and other debris that may damage the City's equipment.
- Do not park vehicles on, in front of, or near your leaves.

Mark your calendar for next year...

Tuesday, August 2, 2011

Check out the city's website for schedule.

www.greensboro-nc.gov



COMMUNITY WATCH

The mission of the River Hills Community Watch (RHCW) is:

- To aid the Greensboro Police Department by becoming the eyes and ears of River Hills Plantation.
- To establish a presence and thus increase the visibility of our determination to fight crime.
- To strengthen and maintain a network of communication throughout our community by utilizing the www.rhcw.info website and email addresses.
- To establish a community where the risk of being caught is too high for criminals to practice their profession.
- To be proactive in assisting law enforcement.
- To empower River Hills Plantation homeowners to remain in control of our community.
- To lower crime rates and to keep our property values high.



The Community Watch is made up of a chairman, co-chairman, and five zone captains. This is considered the Executive Council of the Community Watch. Street captains then report to the individual zone captains. Members of the Community Watch (residents) then make up the final and most significant layer of the Community Watch.

The Community Watch page of our website, www.RiverHillsNC.com, contains information and a link to the blog.

ARCHITECTURAL CHANGE COMMITTEE

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 of the following volunteers to devote their time and energy by serving on this committee. Mike Johnson, Lisa Russell, and David Scherzer join me in this endeavor and each member deserves a note of praise for the hours throughout the year that they devote to our neighborhood.

The following is some background information and guidelines in helping us achieve your and our neighborhood's goals. Please submit your request on a River Hills Architectural Request Form that can be found on our website: www.RiverHillsNC.com or by contacting our Property Manager. 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.

The governing documents within our neighborhood call for up to a 30-day period from the time of receipt of a fully filled out request for the ACC to evaluate your proposal(s). Please remember to submit your request at least 30-45 days prior to your proposed start date, as every member of the ACC is a volunteer. Business, family, and school obligations do affect the availability of our members to be reached and therefore we cannot guarantee a one or two week turn around on every request. Typically requests that take longer than 20 days to evaluate and return notice to the homeowner are due to important information not 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 codes and permit regulations are the responsibility of the homeowner, as well as recognition of underground easements before excavation or placement for a structure.

The following list contains examples of projects that require advance approval but may not be all-inclusive.

- All Storage Sheds
- All Fences
- Home Additions
- Driveway extensions or "aprons"
- Sunrooms
- All Decks or Deck Additions
- Landscaping Projects that Change or Alter the grade or slope of the yard
- Retaining Walls
- Painting of Exterior Siding (If different than existing)
- All Vinyl Siding (If color is different than existing siding)



If there are any questions relating to a proposed project, please call Neil Dorr, chairperson of the ACC, at 665-0117.

Neil Dorr, ACC Chairperson

PRESIDENT'S PAD

After an approximate six year hiatus from serving on the River Hills Board of Directors, I find myself back in a familiar position. The faces have changed, some of the issues have changed, but the constant is this: our focus as a Board should be for the benefit of the majority of our community and its residents. We must be good stewards of the funds and resources that have been entrusted to us.

The communication between residents, committees, the Board, and our property manager must be open and honest. Our family has lived in River Hills for almost 23 years and I have served on the Board for over 10 years and the Architectural Committee for over 15 years. I'm sharing this with you, not to be boastful or to garner compliments or kind words, but to let you know that I have witnessed and been a part of the changes that have taken place over the years in our community. I hope to use my past experience and knowledge to address some of our outstanding issues and apply the lessons learned to any problems yet to come.

Some of the issues that our Board plans to address include the continuation of the process whereby our private streets are brought up to city standards, and therefore turn over the asphalt maintenance to the City of Greensboro. This will not totally cease our responsibility for maintenance of these cul-de-sac streets, as our HOA will still be responsible for any curb or drainage issues that may arise. For that reason, we will still maintain the separate monthly "private street" assessment for the foreseeable future. In addition, our private street fund will most likely be deficient after we make the necessary repairs to all private streets prior to turning them over to the city. This fund will need to be replenished, as there was never an expectation of having to complete repairs on all the private streets within a 2-3 year period.

We also will be addressing the completion of the landscaping adjacent to the footpath leading from MillSpring Ct. to the lake area. Our Board has already approved the expenditures for this project and it should be complete by the time you receive this newsletter. Additional repairs and modifications to the lake paths and surrounding areas will be addressed in the upcoming year.

Another issue that seems to be ever present is the failure of some of our residents to pay their HOA dues in a timely manner. We will be addressing this issue in the upcoming months as we modify our lien process to protect the financial interests of our HOA. Every homeowner has the option of paying their dues by an automatic bank draft. Our monthly dues have been unchanged for a number of years and amount to less than \$0.65 per day. I encourage any homeowner who may be delinquent in their HOA dues to contact our Property Manager and make arrangements to pay the outstanding balance.

I want to also take a moment to thank the present Board & Committee volunteers for their willingness to share their talents and devote their time in an attempt to make our community better for all. In addition, for the experience and expertise that our Property Manager, Karen Mason, provides our Board and residents and finally, for previous Board and Committee members, as well as other volunteers that have helped this neighborhood over the past 23 years. Many of those people have moved to different locations, but some are still residents and I thank you all for your service.

Hopefully, all of us can find a moment over the next few weeks to spend some much needed time with family and friends as we celebrate the blessings of Thanksgiving and the magic of the upcoming Holiday Season!

Neil Dorr