

River Hills Review



To commemorate the 25th year of River Hills, we are seeking volunteers to help organize a good old pig pickin'. If you are interested in getting involved, please contact Karen Mason by email at: kmason@PriestleyManagement.com



How does your house and lot look to passers-by?
On a scale of 1-10, what's your home's curb appeal score?

Does your home need sprucing up? Are shutters loose? Is the paint a different color than when you painted? Are there splotchy spots on the house and roof?
Are the shrubs SO tall that someone can live behind them?
Do you have weeds growing in concrete cracks?
Grass clippings strewn in curb?

There are some homes and lots in River Hills that are in need of some good old fashioned TLC!
NOW is a great time to protect/enhance your investment!
Small changes can have a big impact on the value of your home.

The Declaration of Master Covenants, Conditions and Restrictions for River Hills states that repair, maintenance and upkeep of homes and lots within River Hills is the responsibility of the homeowner and shall be done in a reasonable and prudent manner to a standard that is harmonious with other homes.

Priestley Management Company has been retained as the managing agent for River Hills. As your Association Management Company, we are responsible for providing you with financial, administrative and physical property management services. Our contact information is as follows:

Priestley Management Company
1842 Banking Street • Greensboro, NC 27408
PO Box 4408 • Greensboro, NC 27404
Phone 336-379-5007 • Fax 336-379-7340
www.priestleymanagement.com

Your Association Manager is Karen Mason who can be reached at kmason@PriestleyManagement.com.
For accounting questions, please contact your Accounts Receivable Manager, Marie Apple at mapple@PriestleyManagement.com.

For your convenience, the following payment options are available for payment of your monthly assessments:

Mail: If you choose to mail your payments, please make your check payable to River Hills HOA and mail along with your statement or coupon to our lockbox address:

River Hills Plantation HOA
c/o Priestley Management Company
PO Box 1239
Commerce, GA 30529

Online: If you prefer, you can make online payments using either an e-check or credit card. To make your payments, please login to your community website at www.PriestleyManagement.com. You have the option of setting up either one-time or recurring payments.

Bill Pay Service: If you would like to use your online bill pay service, please use the lockbox address above with your account number noted on the check.

Automatic Draft: You may also choose to set up an automatic draft for payment of your assessments. Please note that the automatic draft takes time to set up, so you may need to send your first payment along with the automatic draft authorization form and voided check. Contact our office for a copy of the automatic draft authorization form.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review 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 ARC 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 ARC 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 ARC, at 665-0117.

Neil Dorr, ARC Chairperson