

# River Hills Review



It was brought to the attention of the Board of Directors that recently some young boys had taken goose eggs from a common area and in the process of doing so the eggs were destroyed. These same individuals were also attempting to cut down trees.

Although these areas are for the enjoyment of River Hills Plantation residents and their families, they are privately owned and are protected by civil and criminal laws which are actionable.



The incidents described above incorporate cruelty to animals, destruction of private property, and trespass to say the least. In particular regard to the eggs, **NCGS, Article 47 Section 14-360** references cruelty to animals as being criminal in nature and that the deliberate act of cruelty to animals is a Felony. Anyone witnessing such acts should immediately dial 911 and report these violations to the Greensboro Police Department.

## Social Events

Ever consider auditioning for *Dancing with the Stars*? Well, "Under the Boardwalk" @ Spyglass Court Park is the place for you. And there are no auditions. Your very own Social Committee is hosting a dance party in late September for River Hills residents. From shagging to disco is our focus. We are still in the planning stages for this event, so if you have suggestions contact Debbie Peppers-Moore at 336.337.7821 or Jodie Campbell at 336.987.0036. We welcome any ideas or suggestions.



On October 29th, come back to the park and participate in our Fall Festival. There will be barbecue, games for everyone, a costume parade for anyone who dresses up, and fun for all. It's just in time for Halloween.

As dates and plans are confirmed, information about each event will be posted on our website [www.RiverHillsNC.com](http://www.RiverHillsNC.com) under the Events link on the left of the page.

If you have any suggestions or interest in volunteering, please contact Debbie Peppers-Moore or Jodie Campbell at the above numbers.

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## Mark your calendar ...

### National Night Out

Tuesday, August 2, 2011

6 - 8 pm

Come out to meet our local firefighters,  
police officers, and neighbors.

Corner of Cardinal Ridge Drive  
and River Springs Court

### Annual Meeting

### Homeowners Association

Tuesday, August 30, 2011

6:30 pm Registration

7 pm Meeting

Northwest Church of Christ  
6510 Old Oak Ridge Road

Located midway between River Hills Drive  
and Cardinal Ridge Drive.

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## Pruning, NOT Topping is Key to Healthy Trees and Property Values

(This article is excerpted from an article written by Karen Neill, Extension Agent for Agriculture and Urban Horticulture, Guilford County Cooperative Extension). To read more, go to [RiverHillsNC.com](http://RiverHillsNC.com)

Tree damage is common when winter ice storms hit. Bradford Pears were demolished; River Birch lost their tops and Leyland Cypress are laying over. Unfortunately, storms frighten some people into removing or drastically pruning (topping) valuable tree resources. It's important to avoid hasty decisions about pruning until you've evaluated the tree in relationship to the overall landscape or had a professional (an ISA certified arborist) do this for you. Trees play a major role in our lives socially, economically and environmentally.



### Effective Planning and Pruning

There are times when the size and shape of a shade tree need to be controlled. This can be accomplished without marring the tree's beauty or usefulness. Healthier alternatives to topping are:

Choose and plant trees that will fit your available space when they reach maturity.

- Begin proper pruning early in the life span of a tree.
- To slow growth of a tree, avoid the use of nitrogen fertilizer and prune properly and regularly.
- A light pruning every three years will keep your tree in a healthy condition.
- The best alternative to topping is called drop-crotching. The results can be amazing. Drop-crotching is a method that combines thinning the crown of a tree and reducing its height and spread. With care, drop-crotching can reduce the tree's size while at the same time retaining the species' natural form.

If you've lost trees or have room consider adding a few more trees to your landscape. The trees we plant now that will become the large, stately trees for future generations – a living legacy!

## 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](http://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
- ✓ Retaining Walls
- ✓ Painting of Exterior Siding (If different than existing)
- ✓ All Vinyl Siding (If color is different than existing siding)



Examples of requests typically NOT approved: above ground pools, visible chain link fencing, metal sheds.

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

Our neighborhood reaches the milestone of 24 years in existence later this year and my how things have changed! Having resided here for over 23 years, I look back to how our neighborhood and the surrounding NW Guilford County have changed since 1987. The closest grocery stores, fast food restaurants, and gas stations were located in the Guilford College area. Bryan Boulevard and the bypass were nothing but fields and woods, while our neighboring towns of Oak Ridge and Summerfield were considered remote rural locations in extreme NW Guilford County.

I would venture to guess that out of the 489 homes in River Hills, less than 50 residents have occupied the same house for 20+ years. Yes, our turnover has been substantial but as a HOA there are a few constants that are worth mentioning from time to time:

- ❖ Take a moment to greet and meet your neighbors. Be watchful for their property and safety, just as you would yours. Hopefully, they will return the favor.
- ❖ Take pride in your home, yard, and community. It's your address and it's probably where you spend the majority of your time with your family and/or friends, when you are not out working to pay for it all.
- ❖ Keep in mind that fences, storage sheds, change in exterior paint colors, driveway extensions, decks, major landscaping modifications, garages, sunrooms, home additions, etc. need to be submitted to the Architectural Review Committee at least 45 days prior to starting the project (refer to specific article in this newsletter for further details). If you are uncertain then please consult our Property Manager, who can direct you to our Architectural Committee. Many of you have contacted me directly over the years, and that is welcome, as well.
- ❖ Contact the Greensboro Police Dept. for any issues or assistance involving criminal activity at our Park, on your property, or in our neighborhood. Residents and Board Members are not trained or qualified to act as law enforcement. Call 911 to report suspicious activity.
- ❖ Contact our Property Manager, if you have any suggestions or issues involving the HOA and our community.

I hope that each of you and your family members enjoy the upcoming summer months and are able to find some time to relax, maybe get away and if you're lucky – escape the heat and humidity for a short period of time.

Best Regards,

*Neil Dorr*

River Hills HOA - BOD