

RIVER HILLS REVIEW

Neighborhood Yard Sale

Saturday April 18, 2015

7am - 12 noon



How does your house and yard look?

What's your home's curb appeal?

Does your home need sprucing up? Are shutters loose? Is the paint a different color than when you painted? Are there blotchy 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.



Be observant of suspicious activity around your home, as well as neighbors and community areas, such as our lake and playground areas. Call **911** as the primary and best resource, not individual intervention. Be mindful to lock car doors so as not to allow easy access by thieves.



PRESIDENT'S PAD

As we approach the time of year when the days are a little warmer, a little longer, yard work takes a lot longer, and March Madness takes precedence over filing your tax returns; I realized that it's been a while since I last communicated to the residents of River Hills.

Our HOA continues to be solid financially, even though we have maintained the monthly HOA dues at the current level for a number of years. The current Board of Directors is committed to maintaining this level of financial viability while looking to maintain or improve our entrances and common areas.

Many of you may have recently noticed the repairs and updated color schemes to our front entrance signs. That completes Phase I of our project to enhance and beautify our front entrance areas. We anticipate completing at least another two phases of our front entrance updates in the coming 3 to 4 months. We will have the entire entrance walls pressure washed along with modifications to the tops of the brick columns along the entrance walls. The final phases will occur this fall, when landscaping and lighting upgrades will hopefully be added. We envision these upgrades will be a significant visual improvement to residents and visitors to our neighborhood.

We encourage resident feedback and if you have or see an issue or problem that needs to be addressed by the Board of Directors, please contact our property manager, Karen Mason at 379-5007.

Best Regards,

Neil Dorr, President

River Hills HOA - BOD

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)



The following are items typically NOT approved:

- ✗ All above ground pools
- ✗ Highly visible chain link fencing
- ✗ Clotheslines

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