



RIVER VIEWS NEWSLETTER...

April 2013

Like many Associations, River Towers prides itself on providing as safe, comfortable and pleasant an environment as possible for residents. Simply put, this is “home” for us and we want to maximize the enjoyment and pride people take in their homes. To that end, we’ve always felt that a few common sense rules, designed to enhance our quality of life, are both necessary and desirable. We ask all residents to review and abide by rules established by our Association. By doing so, you show consideration and respect for your neighbors, just as you expect they will do for you. We thank you in advance for taking this matter to heart!

Stephen Beach, Association President

Association Rule of the Month: In an effort to encourage understanding of the Association’s Rules and Regulations, space will be devoted here each edition to covering one or two rules in an abbreviated format to not only explain the rule but the reasoning behind it. If after this abbreviated explanation, you have further questions you are encouraged to refer to your copy of the Rules & Regulations in its entirety.

Elevators: Passenger vs. Freight: Most people understand the two front elevators are for passenger traffic only, and not for transporting laundry, bicycles, furniture, carts, equipment or pets. We have a freight elevator suited for these activities which minimizes the chance of the passenger elevator cab walls or the carpet being damaged or the walls and carpet in the lobbies being damaged. The Association replaced the interior cabs of the elevators at significant cost to us all within the past 10 years and the walls of the two elevators can easily be scratched and the carpet stained. The elevator project along with the recent \$775K refurbishment of the lobbies in all three buildings should encourage us all to understand why residents making trips to the laundry room with detergent or bleach or bringing bicycles, rollerblades, pets or things of that nature onto the carpeted areas isn’t a good idea. If you are involved in any of these activities, use the freight elevator and service hallway and enter through the loading dock door. If you must enter through the rear lobby door, please proceed directly to the service hallway and up the freight elevator. *Capisch?*

Moving In/Moving Out? We have all encountered individuals who see no problem with moving in (or out) of their unit late at night, or on a Sunday or holiday. In a perfect world, we wouldn’t need a Rule for people to exercise common sense and courtesy but those attributes are hard to regulate. Therefore, there is a Rule to protect residents from being disturbed by others of a less considerate ilk. Moves (in or out) must be scheduled with the office on weekdays between 8:30 a.m. and 6:00 p.m. and on Saturday’s between 10:00 a.m. and 5:00 p.m. Moves are never allowed on Sunday’s, holidays or the middle of the night. Anyone witnessing this activity should determine which unit is involved and let the office know the next day. A charge will be assessed to the unit owner which they can pass along to their tenant if appropriate.

June In-Service Special – Shut off Valves: Replacement of shut off valves will be the maintenance special for June. In the effort to minimize interruptions to water service, we ask residents who anticipate wanting this repair in their unit to notify the office, so that as many valves as possible can be attended to during this period. A notice will go out from the office as the date approaches, but please give some consideration to this matter now! For more information or to learn about costs, please call the Association office (703) 768-3800 to schedule the work. Our staff handles it, and you don't even have to take off work. It's a bargain!

Hiring of Outside Contractors: Please be aware that you are personally responsible for contractors working for you on the property. They must observe all of the Association rules and you are responsible for ensuring they do! Additionally, no contractor should be on the property without having checked in with the Site Office and produced validation of credentials and insurance. Once they have provided that they will be given a parking pass for their vehicle and notice to post on the door of the unit where they are working. At the completion of their work the office staff will inspect the common areas in the vicinity to ensure there was no damage to walls, doors, carpet or elevators.

Window Replacements: Some people don't realize that the Association owns the windows of their unit. This means that if you have a window whose seal is broken and moisture has collected between the panes, you can have it replaced at no cost (to you anyway). All you need to do is call the Association Office at 703-768-3800 and request to be put on the list for replacement. You will need to identify which window (bedroom, living room, dining room) and how many (each window unit consists of 3 windows (left, right and center slider).

River Towers Committees: We have a number of standing committees chaired by owners and made up of residents whose committees assist in the running of this large and diverse property. These committees are **Covenants, Garden, Social, Landscape and Grounds, Finance, Communications, Pool and Neighborhood Watch**. Each committee needs members and some committees need Chairpersons. If you are interested in any of the above topics, we'd love to hear from you. Please call or stop by the Association Office and give them your name and phone number and a committee Chairperson or member of the Board will get in touch to discuss options with you. It's a great way to meet people while doing something you're interested in with the added caveat of contributing to the improvement of the property and your investment!

Car Alarms: We are too frequently awakened and otherwise disturbed by the sound of car alarms going off, especially during the night, and too often they go unattended to by the car's owner. Please be advised that if your car alarm goes off you are responsible for addressing the issue immediately. If you park your car where you can't physically see or hear it then you could be in danger of having the police called or having your car towed off the property. Either way, your vehicle is your responsibility and you need to be responsive so that it does not disturb your neighbors.

Recent Incident: On a recent Sunday afternoon a tenant in the 6621 building was spotted moving out. This tenant had made no scheduled arrangements with the office, was tying up the freight elevator by putting a box in the door path so that no one else could use it, and they left the door to the loading dock propped open while they were upstairs getting another load. This behavior is not acceptable. There were several rules violations involved with this. 1) No moves are allowed on Sundays, 2) No moves are allowed unless they are scheduled through the office and occur during allowed hours and 3) No one is allowed to leave an outside door open on a secured building. The owner was notified and a fee assessed.

Pet Owners: River Towers rules require all dogs to be on leashes anywhere on the property and the owners are required to pick up their dog's waste. The majority of pet owners comply, for those who don't ...please do the right thing. It builds character!

Thought for the Month: Any idiot can face a crisis.....it's the day to day living that wears you out.
Anton Chekhov