



RIVER VIEWS...JULY 2013

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.

Building Security: People are attracted to River Towers for a variety of reasons. It may be our close-in location and easy commute into the city. Maybe it's the ease of access to the Mount Vernon bike trail. For some it may be our 26 beautiful acres or the opportunity to have a garden. Certainly one factor for many is that our buildings are secure. We know that our security is as good as the people who live here. Each of us needs to share in the responsibility for ensuring that the doors remain closed and locked, and that we engage with people who want entry but don't have a key. There is a phone at nearly every door for people to call whoever they are visiting, and nearly everyone has a cell phone. Visitors need to call the resident being visited and they do not have the right to demand entry to our property. Any individual who expresses that attitude probably isn't someone we want in the building anyway. If you become aware of an issue with an outside door that is not functioning properly, please notify the association office so that it can be addressed without delay. The office and staff are responsible for maintaining the physical security features of our property. The rest is up to us.

Property Security: River Towers is a rare commodity in the northern Virginia suburbs with our park-like setting. This land affords our residents the ability to enjoy expanses of green space unmarred by traffic and highway congestion. We offer gardening, a picnic grove with grills, a playground for children, a pool, and tennis and basketball courts. We have more than adequate parking for our residents. We treasure all of this, and we pay dearly to maintain it. Recently are seeing people trespassing onto our property with increasing frequency. Even though we have signs posted stating that this is private property, people seem either blissfully unaware or unconcerned. We have people bringing their children to play at our tot lot, using our picnic grove, walking their dogs, and using our basketball court. We've even had people show up at our pool and want admittance!

Maintaining the property values and the standard of living that our owners have every right to expect is going to require the involvement of each and every one of us. Please be proactive when you see something that isn't right around our buildings, parking lots and property. Call our guard service, alert the office staff or call the police non-emergency number. Be involved.

Residential Hallways Update: The residential hallway upgrade is proceeding. Floor covering has been ordered and the painting portion of the work should commence later in July followed by flooring installation, hopefully sometime in August. In addition to the walls, ceilings, doors and trim, the wooden thresholds to each unit will also be freshened and in some cases brought to a uniform color finish. The Board will keep residents notified as soon as we have firm dates.

Afternoon Summer Party: The Social Committee will host a Summer Party on the afternoon of Saturday, July 20th on the patio and lawn behind the 31 building. There will be face painting, games and prizes for the kids and light food and drinks will be provided. Flyers are going out to sign up for attendance. If we have enough children coming we would like to rent a moon bounce. We'll need a couple of volunteers to assist with monitoring for this game. This is a great opportunity to meet your neighbors and give the kids an opportunity to blow off some steam. The Social Committee will hold a planning meeting the evening of July 9 and they need volunteers to help make this a success. Please watch the bulletin boards for more information on both the planning meeting and the party and come join us!

Pool Party! The Pool Committee will be hosting a party at the pool later this summer. Watch for flyers announcing the date and time and come join the fun!

Bulk Trash Pickup: The Association has contracted to have bulk trash picked up once a month. The scheduled pickup dates for July are the 11th and 25th. The scheduled dates for August are the 8th and 22nd. The Association office states that residents may bring their items to the loading dock/dumpster area the evening before the pickup. Leaving items in that area at any other time is strictly forbidden and fees will be assessed to violators.

August In- Unit Service Special: There will be no in-unit special offered in July. However, the August special will Garbage Disposals - material and labor for \$95.00. If you are interested, please call the Association office (703-768-3800) to be scheduled for this work.

Respect our Landscape: The Landscape & Grounds Committee and the landscape professionals that work with River Towers report that some dog owners are letting their animals urinate on plants resulting in them turning brown and in some cases dying. Please keep your dogs away from the plants when you are walking them. It has also been noted that some residents are using plant beds for ashtrays. Besides the unsightly results, this is dangerous because when the mulch is dry this can be a fire hazard.

Be a Responsible Pet Owner: Along with the above note from the Landscape & Grounds Committee chair, it is noted that there are still some pet owners who aren't picking up their dogs' waste. We spend a great deal of money on our grounds, and plantings and we don't do it to provide a bathroom for pets. Since pets can't clean up after themselves, owners need to man-up and do the right thing!

Guard Service: The Association has contracted with Eagle Protection Services for guard service for the property on a revolving schedule. If you see any suspicious activity you are urged to call the guard's cell phone at (571)218-8186 to have him check out the situation, or you can always call the Fairfax Country police non-emergency number at 703-691-2131.

Basketball Court Use: The Board would like to thank the residents who wrote thoughtful letters both in favor of and against the basketball court. The police have been called several times recently to break up games being played by people trespassing on the property as well as residents playing after hours. The Board continues to monitor the situation and investigate options.

Tennis Court Cleaning: Our staff has begun pressure washing the surface of the tennis court to clear away the mold which is forming from dampness. The office will also be looking into having the cracks in the court surface sealed before winter. We hope our tennis players will enjoy the much improved court surface.

Thought for the Month: A man begins cutting his wisdom teeth the first time he bites off more than he can chew. – Herb Caen