



## RIVER VIEWS...

OCTOBER 2013

**Annual Meeting Results:** On Tuesday, October 15, River Towers Condominium Unit Owners Association held their Annual Meeting and election of officers to the Board of Directors. The results of the election are as follows:

**2014 Board of Directors:**

- Denise Davis, President**
- Tom Julian, Vice President**
- Bill Nichols, Treasurer**
- Melanie Wallace, Secretary**
- Stephen Beach, Director**
- Lynn Beissner, Director**
- Sally Keiffer, Director**

We congratulate and welcome the new and the returning members to the Board and look forward to yet another productive and hardworking year. Serving on the Board of Directors isn't complicated, but it does require two things; an investment in time and an ability to put aside personal preferences, or the personal wishes of any individual or group. A Board member's primary consideration must be the best interests of the Association. The reasoning behind this mandate is that over time individuals will come and go but the Association remains. Good point.

This year's Annual Meeting surpassed quorum of \_\_\_\_% owner participation and was a large and lively group, more than we've seen in recent years. By comparison, last year's meeting was delayed for 20 minutes because we didn't have a quorum! Everyone enjoyed the extensive array of delicious food and used the time to visit with their neighbors before the meeting began. A special thanks to Veronica and her staff for all their efforts to make the meeting so nice.

**Give a Tree Program - Deborah** Hammer of the Landscape and Grounds Committee announced the kickoff of the "Give a Tree Program" at River Towers. Interested individuals may purchase a tree to be planted on the grounds and may have the tree dedicated to an individual or group. An attractive plaque is mounted in the Association Office and has small leaf shaped plates that can be engraved to commemorate your purchase. A catalog of available trees and prices is located in the office.

At the meeting Stephen Beach announced that the Board will purchase a tree in honor of David Adams, a longtime owner and past Board President who we are sad to hear is moving. In recent years David has chaired the Landscape and Grounds Committee and so it is entirely fitting that a tree be planted on the property to acknowledge his many accomplishments for the River Towers community. Thank you, David!

***Social Committee – Upcoming Holiday Functions*** – Nancy Buchanan, Chair, spoke at the Annual meeting and reviewed the variety of successful events the committee held this year, from the 2012 holiday party, the community yard sale, last summer’s afternoon lunch and bounce event, two pool parties, the upcoming wine and cheese social in November and the Holiday party in December. The committee has been quite active and has more ideas for the future!

Please mark your calendars for the wine and cheese party in the Club Room on Saturday, November 2, from 4 to 6 pm., and the Holiday Party on Sunday, December 15 from 5 to 7 pm. Announcements will be posted and RSVP’s requested. Please return them to the office, mark your calendars and plan to join us!

***Hallway Project*** – The hallway renovation project is in full swing with nearly every floor engaged at this point. Early on there were some hiccups that had to be dealt with but for the most part, the work has proceeded as planned. We thank all of the residents for their patience during this time of inconvenience. We have heard from many residents who are very pleased with the new look, as well as others who aren’t. That is to be expected with a property of this size. It isn’t possible to choose something that will appeal to everyone. The common areas of the buildings will be fresh, smart and contemporary and will reflect well on our property. We can express our individual taste in the interiors of our units. And rightfully so!

***Coming to a Lobby Near You*** - In the coming months the Board plans to conduct a Town Hall meeting in the lobby of each building to discuss community issues and get input from the residents on their thoughts and concerns. Stay tuned for when the meeting is scheduled for your building and we hope to see you there.

***Rules, rules, rules – Curb Appeal*** -

Curb appeal for a condominium is perhaps a bit more involved than a single family home. Our curb appeal begins on the street and continues through the front doors and main lobby, up the elevators and down the hallway to your unit door. We need to present a well maintained, tasteful and upscale appearance throughout the entire area. After many years of depressed housing prices, the market is showing signs of a comeback and we want to ensure that River Towers’ owners are positioned to take full advantage of the market upswing. We want our guests and potential buyers to see a property that is tastefully appointed, quiet and orderly. To achieve that, it falls to each of us to protect the common areas, pick up after ourselves and question behavior that we witness that is not in accordance with Association rules. The common areas of the property are not an extension of our unit and as such they aren’t to be used as additional living space, and that is why eating and drinking are not allowed in the common areas and nothing personal should be left there.

Of concern is not only maintaining a standard of living for ourselves, but also concern for what potential buyers and real estate agents think of the property when they see fast food cups and bags tossed on the street and the lawn, discarded mail strewn on the floor at the mailboxes, people lounging on the couches, mattresses and furniture left at the dumpsters, and laundry rooms (the #1 negative with buyers) that are messy with debris left lying on the floors and miscellaneous unwanted bric-a-brac piled in the unclaimed clothing boxes. None of these behaviors do anything to attract quality buyers to want to live here.

***Thought for the Month:*** That you may retain your self-respect, it is better to displease the people by doing what you know is right, than to temporarily please them by doing what you know is wrong. – William J.H. Boetcker