RIVER VIEWS

June 2015

The newsletter of the River Towers Condominium Unit Owners Association

June Board of Directors Meeting – The Board met on June 18th in the Club Room for their regular monthly meeting. Some of the highlights from the meeting were:

1. **Decision:** Concrete Curb Repairs/Sidewalk – **APPROVED ($8,400)**
2. **Decision**: Landscaping Front of 21 – **APPROVED ($15,000)**
3. **Discussion:** Front Sign Enhancement
4. **Discussion:** Lobby Enhancements
5. **Discussion:** Numbers/Clearance Signs on Each Building
6. **Discussion:** 21 Reopening Reception
7. **Discussion:** Mail Boxes/Refinishing vs. Replacement
8. **Discussion:** Club Room Plan for Moving Forward
9. **Discussion:** Pipes
10. **Discussion:** Flood Project Update - Deferred

Update on the 21 Building –

- **Lobby & Portico –** Hann & Hann will finish the ceilings in the portico this week and the lobby early next week. They will call Fairfax County to come out and do the final inspection and hopefully this will take place late next week. Once the work has passed inspection we are ready to have the carpets cleaned, return the furniture and open the lobby again.
- **Front Landscaping -** The Board approved the funds for the landscape work in front of the 21 building and this work will begin within the next several weeks.

Game Night! – The Events Committee is hosting their first Adults Game Night in the Club Room on Friday, June 19th from 7:00 to 9:00 p.m. Please join them and see what they have in store!

River Towers Sign - The flower bed at front sign has been reconfigured and brought down in size with all new plantings. Take a look at its new streamlined appearance. We are considering additional enhancements to the front of the monument with the name of our property. This sign is original to our development 50+ years ago when this was a rental property and has never been updated. New lighting is also being considered.

An Evening with our First Responders - The Board is pleased to invite residents to the Club Room on **Wednesday, July 15th at 7:00 p.m.** to listen to representatives from the Mount Vernon Police and Penn Daw Fire and Rescue Stations as they present a discussion on personal safety tailored to condominium living. All residents are welcome to attend. A question and answer period will follow their presentations.

Maintenance Requests - Pursuant to requests from residents that management be more responsive to common area maintenance and in-unit service requests, residents are asked to e-mail their requests to rivertowers@aol.com for more prompt and efficient handling.

Scheduled Move In's and Out's - Residents (owners or tenants) are reminded that moves are never allowed on Sundays or holidays. Moves must be scheduled with the office.

Pool Opening - The pool opened Memorial Day weekend to glorious sunny and hot weather and a good time was had by all. Thanks to everyone for getting their facilities passes updated in advance and not creating unnecessary angst for the lifeguards. The only downside to the holiday weekend was a backed up toilet in the ladies room which escalated into both bathrooms being out of commission causing the pool to close early on Monday. Paper towels flushed down the toilet seemed to be the problem. Enough said really.

Bulk Trash Pickup Dates – The last pickup date for June will be Thursday the 25th. The pickup dates for July will be on Friday the 10th and the 24th. Residents may take their large items for disposal to the dumpster area the night before the pickup.

New Recycling Containers are Coming – In early July the new recycling containers will be delivered to the loading dock areas at each Tower. They are larger and will accommodate (hopefully) the large volume of recycling that we create. We applaud the increasing number of people recycling but will appreciate not seeing overflowing recycling containers at each loading dock.

Pool Events - The first cookout at the pool last weekend was a big success. Many thanks to everyone who brought dishes to share. The upcoming dates for June and July will be:

- **Adult Night Swims** – **June 27** and **July 18** from 8:00 p.m. to 10:00 p.m. The Pool Committee will provide wine (please have ID), bottled water, food and music. You bring the fun.

- **Lunch at the Pool** – **Sunday, July 12** from noon to 2:00 p.m. Everyone's welcome to come have lunch. Please bring a dish to share and the Pool Committee will grill hot dogs and hamburgers. We'll also provide the paper products, buns, condiments, bottled water and soda.

FIOS – Verizon representatives have notified management that they will begin installing their equipment at River Towers in early August and will have it operational in October. We are sorry for the delay and will keep you informed if anything else changes.

Fire Alarm - Recently someone pulled the fire alarm on the 8th floor of the 41 building in the early morning hours causing residents disturbance and anxiety. The building has people who need assistance to evacuate as well as people with young children and it's really unbelievable that a resident or one of their guests would do something so contemptible.

Elevator Etiquette - It seems a refresher course for using the elevators in the Towers is necessary. Each building has a service elevator which is the only elevator to use when taking garbage, laundry, bicycles, pets, furniture or coming and going to the pool in swim wear. The front passenger elevators are for people who are dressed in street clothes and look presentable. It is also advisable for people entering an elevator to allow those people trying to disembark to do so before barging on. Really this is our home and not Metro!

Storm Drains - Residents are reminded that chemicals should never be allowed to enter our storm drains which empty into the surrounding Dyke Marsh which is a federally protected wildlife habitat.

Thought for the Month: Mirth is like a flash of lightening that breaks through a gloom of clouds and glitters for a moment. Cheerfulness keeps up a daylight in the mind, filling it with a steady and perpetual serenity. - Samuel Johnson