

Pride of Ownership

As a Board, our goal is to demonstrate "Pride Of Ownership" in River Ridge in everything we are trying to accomplish. We will continue to work hard and "you will continue to see improvements", such as the new front entrances. We wish we could move things faster, but they will get done. Please use the newsletters and River Ridge website to find out what's going on in the community and what to expect.

Demonstrate Pride of Ownership in your community and your home. We are working hard for you; help yourself and us by becoming part of the new "River Ridge".

RIVER RIDGE WEBSITE DEBUTS <http://www.RiverRidgeHOA.net>

We are pleased to announce that the New River Ridge Website is up and running. The site has something for everyone!

New homeowners will find copies of the Bylaws, Architectural Control Information, Landscape information and updates on the amenities. We have added a Workman Referral Program, and a classified ad section where you can advertise items or services that you would like to sell. A "Homes for Sale" section to help you showcase your home to prospective buyers is also included.

If you would like to submit names for the workman referral program or ads for the classified section, please e-mail Cathy Lessing at; cathy@lessingdesignworks.com or Dana Weeks at dana@opticalservicesinternational.com.

We owe Cathy Lessing of Lessing Design and a Niblick Court resident a BIG thank you for developing the site. She has done a great job and freely donated her time and talent for the community.

**THANK YOU FOR ALL YOUR
HARD WORK CATHY!!**

Community Landscape Improvements Continue

In April, Lawns By Hand will be replacing some community sod. If you would like any of the sod in your yard replaced at your expense, please contact Nate Hand before March 25th. Nate will provide each of you with our community discount. We are estimating that the sod replacement will start in early April. Once Nate places the order for the sod, he will not be able to accommodate any additional homeowners that call after the sod order is placed.

Nate Hand - Office: 770 886-4896 / Cell: 678 232-3165

Nate will also be able to provide a quote to you for any additional landscape maintenance services that you may need.

The spring seasonal color will be installed in both front entrances in April.

If you would like to know when specific landscaping services will be completed during the year, please go to the new River Ridge web site. You will find a twelve-month grid broken down by month that will provide you with the specific landscaping services by month.



Exterior Cleaning Solutions

Earlier this year Clean America was contracted to clean several of the common areas. Many homeowners contacted Clean America directly to have the exteriors of their homes cleaned and/or have their driveways cleaned and stained black.

The Board has negotiated a community discount for a number of services that can be done by Clean America. Clean America will be working in our community the weeks of March 20th and March 27th. If you would like them to do any work for you, please contact Kip Lindquist prior to March 20th. He can be reached at 770 873-4344.

Services being offered are:

Cleaning of Exterior: (Removal of mold & mildew)	From \$150 From \$275	Townhomes Single Family Homes 4 Sides
Cleaning & Painting of Driveways: Repair of Driveway Cracks	From \$180 Extra Charge.	
Driveway Cleaning (Pressure Wash Only)	From \$60	
Painting of Metal Mailboxes:	From \$35	
Deck Cleaning Standard: Deck Cleaning Modified:	From \$200 From \$250	
Deck Coating/Sealing:	Will vary depending on deck surface and the condition of the deck.	
Deck Wood Replacement	Available Service. Prices vary.	



If you would like a do it yourself solution for removing mold & mildew from your home, you may want to check out a product sold in the paint department at Home Depot. It is called Behr Multi-Surface Cleaner & Mildew Stain Remover.

Community Capital Improvements Project Continues

The Board has mentioned in past newsletters and at our Annual Meeting that our goal is to create a "Premiere Community" for everyone at River Ridge. In order to achieve this we had to start with developing a "Vision for the Future" for River Ridge. In essence taking a step back and reviewing where we are as a community, and better understand the needs and desires of the homeowners.

As many of you know our community amenities are in need of updating. As you drive through the community, the most visible is our landscaping and homes in need of repair. Other areas in need of updating are the community assets such as the Clubhouse, Pool & Tennis Area, and community owned streets. Hopefully you are already seeing changes in the landscaping, and several homeowners have moved forward with fixing the repairs noted from our recent ACC walk through. From the feedback received from the community, most homeowners appreciated action taken by the HOA to bring this to attention of homeowners, and action taken by neighbors to correct problems and improve the appearance of their homes.

We are working hard on developing a "Total Community Package" that will meet the needs of the community while taking in consideration Budget, HOA and Board Charter as defined in our By-Laws, and the overall return for River Ridge. We will be updating everyone on our recommended proposal over the next coming months.



Community Volunteers Needed



"The HOA Board is looking for a few good volunteers that can help with various community initiatives and/or can volunteer their time to help offset our operating cost."

We really could use the following volunteers,

Phone Directory Update – Need volunteers to go door to door to update all homeowner information. Contact Dana Weeks at 770 992-0576.

Landscape Committee – Need someone to represent Drivers Circle/Drivers Circle Ct. Contact Dan Zenas at 770 587-9503.

Clubhouse/Community Renovations – Need professional services that can help offset the cost of community repairs and clubhouse renovations. Contact Larry Kambas at 770 640-7095.

Architectural Control Data Entry – Need someone to enter approved ACC request into a data base. Contact Jim Booker at 770 640-1826.

Architectural Changes/Addition

It is that time of year when many of you will want to make repairs and changes to your home. River Ridge is a "Covenant Restricted Community." This means that your home and its owner(s) are subject to certain Covenants, Conditions and Restrictions. Please refer to your Covenants and By-Laws for a complete listing of our community covenants, conditions and restrictions.

It is important to remember that if you are planning to change anything on the exterior of the home, you must submit a Request for Architectural Change/Addition. You must receive a written approval from the Board before any work is started on your property. Please keep in mind that some request may need to be reviewed in more detail and/or may require additional information before they are approved.

If you are just making repairs and you are not changing anything, you do not need to submit a form. If you are changing the color of the exterior of your home, you need to submit a form and have your change in color approved.

You may get a form from the River Ridge web site, Heritage Property Management (770 451-8171) or Jim Booker (770 640-1826).



Annexation vs. Incorporation?

An overwhelming number of homeowners that replied to the River Ridge community survey regarding incorporation into the new city of John's Creek or annexation into Roswell, are supporting incorporation into John's Creek. Based on the replies that have been received as of this date, 93% of the River Ridge homeowners are supporting incorporation into the new city.

However since less than 50% of the homeowner's replied to our survey, the legislators are discounting the results of our survey. The Board will be holding a River Ridge community meeting on this very important issue before us. A community meeting has been scheduled at our clubhouse on Sunday, March 12th at 4pm. Board members from the Citizens of Newtown will be present to discuss important updates, issues, Q&A, and the importance of our vote on July 18th. Please mark your calendars for this very important community topic!

If you would like updated information on this very important community issue, I suggest you go to any of the following web sites.

www.citizensofnewtown.org

Pro Incorporation into the new city of John's Creek

www.nefsc.org

Pro Incorporation into the new city of John's Creek

www.ci.Roswell.ga.us

Pro Annexation into the City of Roswell

Concerned About Our County Roads?

We have had very little luck in getting anyone's attention on repairing our county owned roads. The potholes on Barnwell will only get bigger. There are also a number of county owned roads within River Ridge that need to be repaired.

The Board would like to suggest that you write you local legislators and ask them for help.

State Senator Dan Moody

dmoody@legis.state.ga.us

404 463-8055

State Representative Wendell Willard

wkwillard@hotmail.com

404 656-5125



Walking Your Dogs

We are getting a lot of complaints from homeowners that people are walking their dogs and not cleaning up after them. Please respect the other homeowners by picking up after your dog.

The community has invested in Dog Relief Areas for your convenience, please use them and clean up after your pets!