

Delinquent Homeowners: Monthly Dues/Assessments



Our current collection attorney, Roy Cobb & Associates, has recently merged with The Feldman Law Firm. If you become delinquent in your monthly dues, collections will now be handled by The Feldman Law Firm. The Board continues to make progress with reducing the amount of delinquent debt from homeowners who choose not to pay their monthly mandatory assessments/dues. The Board will continue to work closely with our collection attorney in order to reduce the cost of delinquencies and collections for the entire community.

In 2009, our collection fees have increased. The increased collection fees will be passed on to homeowners whose accounts are turned over to The Feldman Law Firm for collections. These fees will be in addition to the fees that the collection attorney now charges. Once a homeowner's account becomes delinquent the result is revocation of the privilege to use any of the community amenities including the pool, tennis courts, clubhouse or any other common property. Should a delinquent homeowner be caught on community property they are considered trespassing and are subject to eviction from the premises by a police officer. We are in the process of installing electronic card access to the pool and tennis court gates. This will allow delinquent homeowners to immediately be denied access.

The Board has received a number of requests to remove late fees, interest and attorney fees from delinquent accounts when payments are made. Please be advised that the Board will not remove these fees. These types of incremental expenses are not the burden of the community, but rather the burden of the homeowner who chooses to be delinquent.

On the 16th day of April 2009, the accounts of the Lots set forth below are shown on the books and records of the Association to be delinquent in payment of assessments or other charges owed to the Association. The list referenced below does not include those Lots whose owners have entered into a mutually agreeable payment plan with the Association, nor those Lots whose owners have filed a voluntary petition, or had an involuntary petition filed against them, under any federal or state bankruptcy or insolvency act or law.

Lots owing the Association greater than \$400, but less than \$1,000.

- 10 Spoon Ct.
- 22 Spoon Ct.
- 400 Sand Wedge Ln.
- 9015 Niblick Drive
- 355 Driver Circle Ct.
- 8540 Driver Circle
- 105 Brassy Ct.
- 8525 Driver Circle

Lots owing the Association greater than \$1,000, but less than \$1,500.

- 13 Spoon Ct.

Lots owing the Association greater than \$1,500, but less than \$2,000.

- 9 Spoon Ct.
- 195 Brassy Ct.

Lots owing the Association greater than \$3,000.

- 14 Spoon Ct.

Should you have any questions on our collection process, please contact our Property Manager at 770-451-8171 or The Feldman Law Firm at 770-451-6168. The Board will continue to publish delinquent accounts in all future newsletters.



Operation of a Home Based Business in River Ridge Subdivision

In this day and time of telecommuting or otherwise working from our homes, we need to be aware of certain guidelines and rules governing the operation of a Home Based Business activity. Both our subdivision covenants as well as the City of Johns Creek regulations must be our guide in determining if we are operating within the requirements of both our own neighborhood and the jurisdiction of the local government. In order to help you in this responsibility the following information is provided:

Criteria for Operation of Home Based Business, as governed by River Ridge Covenants –Article VI, Section 2, Use of Lots:

“Each lot shall be used for residential purposes only, and no trade or business of any kind may be conducted in or from a lot....EXCEPT that the owner or occupant residing in a lot may conduct such business activities within the home on the lot SO LONG AS:

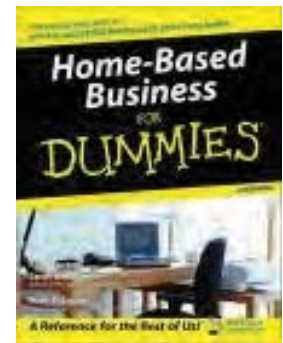
1. The existence of operation of business is not apparent or detectable by sight sound or smell.
2. The business activity does not involve persons coming onto community property who do not reside in the community.
3. The business activity conforms to all zoning requirements for the property.
4. And the business activity is consistent with the residential character of the community and doesn't constitute a nuisance or hazardous or offensive use, as may be determined in the sole discretion of the Board of Directors.

River Ridge falls under a CUP or Community Unit Plan zoning designation. Uses of property under this designation are for residential only. Restrictions on a home based business operation are found in the City of Johns Creek Zoning Ordinance, under Article IV -General Provisions, Section 4.12- Limitations on Home Occupation Business:

- E. Resident participants in a home occupation must have appropriate occupational licensing, including business licenses.
- F. No home occupation shall generate traffic, sound, smell, vibration, light or dust that is offensive.
- G. No more than two clients or patrons are allowed on premises at the same time in conjunction with the home occupation (except for persons in care at a family day care home, where no more than six clients are allowed).

If you have any questions regarding the Johns Creek Zoning Ordinance, as it relates to a Home Occupation Business, inquiries may be made to:

CODE ENFORCEMENT INFORMATION DIVISION.
678-512-3200, OR EMAIL; codeenforcement@johnscreekgov
OR JUSTIN KIROUAC, PLANNING AND ZONING ADMINISTRATOR
678-512-3294 justin.kirouac@johnscreekgov



Spring Landscape Update

Spring has officially arrived as March 21st has come and gone! Some of our trees, plants and shrubs in the community are already showing signs that spring has arrived by waking up from the winter season. Several plants have started to grow again, blossom, and show renewed signs of life. I know we are all looking forward to all of this happening sooner rather than later.



Following is some information on what our landscape company has done so far this year to help spring along as well as some of the work and maintenance you will notice in the months ahead to help spruce up our grounds over the spring and summer months.

Some projects completed include the semi-annual laying down of new pine straw, (January and July), continued edging, and cleaning up of debris from the number of storms we have had this year. Also shrub and bush manicure and trimming, and the beginning of weed control have been in process since February. Moving forward for the remainder of March and into April, you should notice attention being spent on the grassy areas, scalping and possible fertilization where needed, and applications of insecticides and fungicides to help control insect and disease damage. In addition, seasonal colors at each entrance will be updated and replaced. Last but not least, as soon as Mother Nature allows, you will hear those lawn mowers running again maintaining all the grassy areas of our property and keeping it looking great.

Certainly, we have a big property to maintain and at times certain area may get overlooked. We would ask that if you notice any issues, please let us know. You may contact Ken Baggs at Heritage Property, or e-mail Shawn Erickson at sceatl@aol.com. One of us will look into the matter at hand and identify if something can be done to beautify or better maintain that area. Your eyes in these situations are always welcome. We will continue to strive as a community to keep our property looking clean, inviting and overall a pleasant place to live and enjoy.

River Ridge is an owner occupied community



River Ridge is an owner occupied community. Leasing or renting of your property is prohibited by our community covenants. Please refer to our covenants for complete information on this restriction. The Board strongly suggests that if you are selling your home, you advise all potential buyers of this restriction so that the sell of your home does not fall through at closing. This has happened to one homeowner already!

Community Website

Just a reminder that there is a lot of community information on the website: www.riverridgehoa.net. Included are preferred vendor lists, neighborhood phone directories, architectural change forms and much more!
The username is: riverridge
The password is: oldenibs.

If you have a home for sale or want to add a vendor to the vendor list, please e-mail Cathy Lessing at: clessing@bellsouth.net.

Again we want to thank Cathy for developing and maintaining the community website. She does a great job and we are very appreciative!

Welcome New Homeowners



All of the residents of River Ridge would like to welcome to our community the following new homeowners.

Suzanne Reiss	8930 Niblick Drive	1/20/09
John & Donyale Kelly	525 Putters	12/12/08
Iryna Dudko	8710 Niblick Drive	8/13/08
William & Shirley McJunkin	9000 Niblick Dr.	10/7/08
Jan Bocek	8810 Niblick Dr.	9/4/08
Richard & Stephanie Jaworski	8595 Driver Circle	9/3/08

Heritage Property Management

Our property manager contact information:

Heritage Property Management

500 Sugar Mill Road
Building B, Suite 200
Atlanta, GA 30350
770 451-8171
Fax: 770 451-3919

Property Manager:

Ken Baggs

770 451-8171 (ext. 262)
kbaggs@heritageproperty.com

Walking Your Dogs

We are still getting 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!

We Need Help!



There are a lot of everyday issues within River Ridge that need attention. The board members have tried to keep up, but with travel schedules, business commitments, etc, it is stretching us thin and we really could use some help.

Some of the areas of need are:

- Help in providing minor maintenance within the community, such as painting the sign posts.
- Help with organizing the Spring/Summer River Ridge yard sale.
- Help with the architectural controls within River Ridge. Surveying the neighborhood twice a month and reporting violations to the committee.
- Check on pool maintenance and work with the pool company to keep the pool and pool area in the highest state of cleanliness. Manage the trash cans. This of course will be a seasonal need.
- Quarterly newsletter for the community. Articles will be provided.

If you would be willing to help out, please contact either Gary Langford at 678-277-9970 or by e-mail at gwl745@comcast.net or Dana Weeks at 770-992-0576 or dana@opticalservicesinternational.com.

DO YOU WANT TO WALK FOR THE MARCH OF DIMES?



River Ridge resident, Pat Smith, is organizing a River Ridge neighborhood team for the annual March of Dimes Walk America. The walk starts at the Roswell City Hall at 38 Hill Street at 9 a.m. on April 25, 2009. We will be raising money up until that day.

The March of Dimes is an organization that was started under FDR to stop polio in the United States, and over the last 30 years, has been dedicated to solving problems associated with premature births and birth defects.

Sign up to be on the team -- it's easy.

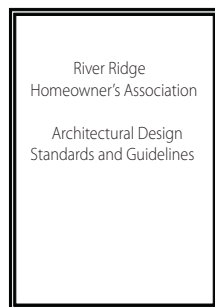
- Log onto our team page at: www.marchforbabies.org/teams/riverridge
- Click on the "Join this team" button and fill out the information.
- Then, you can ask all your friends and family to go to our team's Web page and click on the button that says "donate to this team."

It is very easy and is a great cause. Between now and April 25, you can go to the page to see how much we have raised.

We look forward to seeing all of you at the 6.2-mile walk through Historic Downtown Roswell on April 25. The walk goes through the Roswell Square and down Canton Street, two of the most beautiful areas in the Atlanta Metro area.

We hope you will participate. It would be great if the community could raise \$2,000! There are a lot of walkers in River Ridge and this will be a fun way to meet neighbors and raise money for a good cause. Please E-mail or call Pat Smith at 770-992-2735, patatucci@hotmail.com with any questions.

River Ridge Architectural Design Standards and Guidelines



One of the major influences on the value and re-sale potential of our homes is our personal Pride-of-Ownership. Such pride is reflected in the attention we pay to the care and maintenance of one of our most precious assets. Keeping our homes and yards fresh and appealing to the eye not only fosters a feeling of community concern for one another but, in practical terms, preserves and protects our individual investment in our real estate.

Living in River Ridge means we have all agreed to reside in a covenant protected community. Such protection requires the cooperation of all of us in abiding by the covenant language, including the Architectural Design Standards and Guidelines.

These well intentioned guidelines are included for the protection of our individual and communal property investments. These guidelines are not meant to be anything other than a reasonable framework within which we can be creative as individuals yet mindful that we are all in close proximity to one another and must help to maintain consistency and tastefulness in the appearance of the exteriors of our homes.

So, now that it appears that another beautiful Spring season is literally in bloom all around us, our thoughts will naturally turn to a sense of renewal and will include exterior home projects such as painting, roof installation, driveway maintenance, and other necessary "pride of ownership" activities. If you have received a letter from Heritage Property Management, on behalf of River Ridge HOA, regarding a request to attend to a property issue (such as painting of driveway, wood repair, etc) please remember to follow up with the repair in a timely manner, as suggested by the referenced letter.

In keeping with our spirit of cooperation and community concern, please remember to go to the River Ridge Subdivision website (www.Riverridgehoa.net) and use the newly designed and user friendly version of the Request for Architectural Change/Addition Form. Simply click on the form and complete the information on line. You can then email it, fax it or drop it off at the address of Steven Crawford, our Architectural Control Committee designate. The planned modifications will be reviewed and inspected and then forwarded to our property management company, Heritage Property Management, for their review and recording. You will be notified in writing by Heritage, regarding your request, within 45 days of receipt. Please understand, you will need to wait for an official approval of your proposed project before you begin any work.

Please remember to provide a sample paint chip if you plan to paint your exterior a different color than you presently have and also a roof shingle sample if you are going to install a variation of your present roof covering. Also, if you are planning to re-construct or re-design your deck, build an addition to your home etc, drawings or construction plans, photographs, or brochure material must also be submitted for review. If you are not changing paint color, roof shingle color or deck design and material, a modification form is not required.

Mail Box Standards

When you need to replace a damaged or old mailbox, you will need to replace it with the same type of mailbox that is consistent on your street. A list of current mailbox standards by street is included in our community Architectural Design Standards and Guidelines. This document is available on our River Ridge HOA website. Our current preferred mailbox supplier is Addresses of Distinction. They can be reached at (770) 436-6198. Any exception to the pre-approved mailboxes noted in our Architectural Design Standards will need approval from the Architectural Control Committee.



Community Capital Improvements

At long last the community capital improvement projects should be starting in April. We have secured financing and have had the construction permit approved for our renovation plans by the city. The scheduled work should be done in about 90 to 120 days from the start date.

The following is a list of projects that should be completed within 120 days.

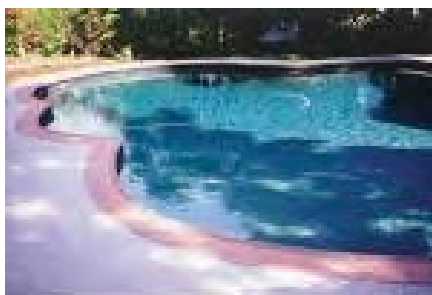
- Repair and resurfacing of pool and patio deck
- Install energy efficient lights throughout the community
- Replace the decaying railroad ties with decorative blocks
- Re-build the deck on the rear of the clubhouse
- Renovate the community clubhouse
- Replace the pool furniture
- Replace the current fence surrounding the pool and install electronic gates
- Improve landscaping in front of the clubhouse



Although the goal is to complete all of the above in 90 to 120 days, it is possible that some projects may have to be delayed until a later date. Please refer to the River Ridge website for additional details and updates on our capital improvement projects.

Pool & Tennis Update

As you know we are getting ready to begin our clubhouse remodel project, which may impact the opening of the pool for this season. We have communicated with our pool maintenance company and will be closely managing the process as the project proceeds. What is unclear is whether or not we will have access to the pool / tennis area bathrooms while the clubhouse is under construction and prior to the inspector granting a certificate of occupancy upon completion of the project. If we do not have access to the bathrooms during this period, we will not be able to obtain a permit for the opening of the pool.



The Board recognizes that the pool is the most widely used amenity in the community and we will do all we can to minimize any disruption in its availability. We will provide updates to the status on the website as progress is made.

Also a federal requirement has been established pertaining to the size and spacing of pool drains. All pools must be brought up to code, and our pool did not meet the standard. This work is presently underway and will be completed shortly. We'll all be doing cannon-balls again in no time!

The Old Fashioned Barber Shop — the way a haircut was meant to be!



Who's Next

OLD SCHOOL
BARBER SHOP

Grand Opening!

WALK-INS

It's sometimes hard for a guy to feel comfortable in a spa filled with women using words like "pedicure" and "cellulite." The Old Fashioned Barber Shop is intended for the manly man with grooming services and a TV turned on to the all-important game. Designed to look like an old-fashioned barber shop. You can stroll in just for a traditional shave.

2050 Holcomb Bridge Road, #150
Alpharetta, GA 30022

770-998-9007

GOOD NEIGHBORS DISCOUNT
\$3 OFF Any Service For New Clients
Includes Cut and Hot Towel
Reg. Price \$16.00 Offer expires May 10, 2009

We accept
MasterCard VISA

Men's Haircuts • Hot Shaves
Children's Haircuts
Senior Citizen's Discounts
Get 9 Haircuts, 10th is FREE

Open 7 Days
Mon.-Fri. 8:30am-7pm
Sat. 8am-5pm
Sun. 11am-5pm

Support
our local
Businesses!