

Spring 2018

Community News

New Homes: *2018 is shaping up to be an interesting sales year with plenty of interest in our new homes. We continue to receive high praise for our walk up attics, open floor plans, abundance of closet space, large kitchens with plenty of cabinets with beautiful landscaping and irrigation. We just completed and sold new homes at ; 14 Skyview Drive—congratulations and welcome to Steven and Patricia Galipeau, 3 Sunset Lane - congratulations and welcome to Thomas and Sandra Kraus, 3 Shadycrest Drive - congratulations and welcome to Theodore and Bernice Faber , 12 Elmhurst Lane - congratulations and welcome to Thomas and Jean Brooks, 20 Shadycrest Drive - congratulations and welcome to Ivon Boyer . We are currently completing the final touches on 7 Oak Grove Trail which is anxiously awaiting the new homeowners John and Debra Hutcheson . This will leave us with one (1) home at 7 Hawthorne Lane to complete the construction on. This home is getting a lot of interest so we anticipate it with new owners swiftly.*

Resale's: Home Values are rising, listings are increasing and this Spring's market is looking to be the strongest in many years! River Pines has become a destination and prospects are making contact with us on a daily basis. What a great time to be in the selling mood. We are off to a very active start to the 2018 sales market as homes are selling, the market is improving, and we are here to exceed your sales need every step of the way! If you're thinking of selling your home, call Mike or me....

Remember our Referral Program? Please don't forget, River Pines is a "destination place of residence" for all the reasons we value and wanted when we decided to move here. Help to continue the River Pines standard of excellence and at the same time earn a "Thank You Referral Reward Check" equal to one month's rent. Refer a friend or family member and we'll do the rest to help someone else..... "Get in on the good life"!

COMMUNITY NEWS:

POOL HELPER: We are looking for a "Pool Helper" this season to assist us with keeping the pool neat and clean on the weekends. Yes; this is a paying position and if you're interested please contact me at the sales office.

Spring Clean-up: A "BIG" Thank You for your efforts to begin Spring clean-up around your home sites. It makes everyone's eyes happy to see the wonderful results of your raking and prepping up your flower beds. Remember we will be selecting our "Prize Home Site Awards for 2018" in early Summer. The pride and effort you put into maintaining your lawns and flower beds will result in two (2) residents selected to receive a check equal to one month's lot fee! We anticipate this to be a tough but friendly competition and many of you are already off to a great start! **Good Luck to all of you and let the contest begin!**



Pool Opening: For all you sun-worshippers and swimmers, we'll be opening the pool on **May 26th** for the Memorial Day weekend. I've attached a copy of the "Pool Rules and Regulations" and encourage you to familiarize yourself and family members with them to ensure enthusiastic compliance and full enjoyment of the pool by everyone. Also, please remind everyone that they must dry off prior to entering the recreation center. In addition, guests under the age of 16 **must** be accompanied by a community home owner, and each homeowner is limited to a maximum of two (2) guests. If you need a pool key, please stop by the Sales Office and purchase one for \$5.00.

Trash Containers: Free Food and “Lotsa” Fun: Occasionally we experience a situation where our flying feathered friends and four-footed woodland creatures attack garbage and trash that has been put out for collection. This occurs when the resident fails to containerize the trash and leaves it lying along the curb in plastic bags. Not a pleasant sight or experience! As such, **our policy** regarding garbage and trash requires that it be placed in a **covered container**. The trash container(s) must be at curbside **by 7AM on Friday’s (not Thursday’s)**. After your waste has been picked you are required to collect the container(s) and return them to their designated area **out of sight, either in your utility building or patio area, not your front porch, front of your home or driveway**. Also, we work very hard to keep our community clean and we continue to pick up trash (coffee cups, wine bottles, beer cans, etc.,) that people throw out of vehicles. From time to time we actually see this occurring and when we approach the culprit it’s a pretty embarrassing situation for them. So you never know who’s watching, please do your part and deposit your trash in the proper place.

Boat Racks: With the three (3) Nor-eastern storms rampaging through our community recently bringing along very high winds please take this opportunity to ensure your canoe/kayak is still on the rack and is tightly secured. Also, just a reminder that these crafts are **not permitted to be stored on your home site** unless they are placed inside your utility building or under your home. Any questions please let me know.

Are you Adhering to your Rental Agreement? Many of you have either spoken to or received a letter from either Scott or myself concerning your home sites. We have been out walking around doing what we hear most from residents which is to ensure that the Rental Agreement is being adhered to. In doing so, I need you all to take a look at the following and please address these items before hearing from us:

- Building Materials—extra framing lumber, plywood, blocks and the like should not be stored outside of the utility building or behind your home after a project has been completed. Properly store these in your utility building or remove them from the Community.

- Debris and Junk—Random items should never be allowed to accumulate on a deck, patio, three season room, at the back of homes or utility buildings.

- Personal Items—including bikes, toys, grills, coolers, folding chairs and the like need to be properly stored out of sight and not left around the yard, house, or shed.

- Yard Equipment & Tools—Need to be stored inside a shed or your home as most applicable.

- Lawn Furniture Randomly Used in Yards—Each home has a patio or deck for lawn furniture to be placed. This does not mean you cannot have a larger family picnic in your yard and move these items to your yard for the event. However, after the function these items must be returned to the patio or deck area.

Projects: This time of year were all very excited to get outside and rejuvenate our homes, however, remember that if you plan to create a garden, install planters, privacy fencing, repair/replace decks, etc. that you must first complete the project request form or provide a **written request and not start the project** until to receive our approval letter back. Any question please contact me

Pet Droppings: Yes; this continues to be an issue! Pet owners have a non-negotiable responsibility to pick up the doggy doo deposited by their pet. If you’re walking your pet they are not permitted to roam on other resident’s home sites, this includes mailbox posts. I’ve had several recent complaints from both residents and maintenance crews that they’ve inadvertently stepped in or mowed over a pile of pet poop. This also pertains to **your own home site** as you are required to clean up after your pet on a **weekly basis**. Having this happen tends to diminish the level of one’s happiness; so PLEASE monitor and pick up after your pet.

In closing; Enjoy the beautiful Spring as our plantings start to come out of hibernation!

RIVER PINES

POOL RULES & REGULATIONS

HOURS OF OPERATION

Pool Opens: 6:00 AM to 9:00 PM (7 Days Per Week)

Pool Will Normally Be Closed from 8:00 AM to 10:00 AM For Cleaning

- THERE IS NO LIFEGUARD ON DUTY. Pool use is at your own risk.
- DO NOT USE THE POOL ALONE. You MUST be accompanied by a "Swim Buddy".
- ONLY River Pines Residents and their guest(s) are allowed to use the Pool.
- HOMEOWNER(S) are responsible for their guests AND THEY MUST ACCOMPANY AND REMAIN WITH THEM AT ALL TIMES.
- Residents should come to the Pool with proper identification.
- Each homeowner IS LIMITED TO 2 (two) GUESTS MAXIMUM at any one time.
- Children 16 and under MUST be accompanied by an Adult Resident at all times.
- Residents are not allowed to loan out their Pool or Recreation Center keys.
- Proper bathing attire MUST be worn by all persons using the Pool. Cut-off's are not allowed and footwear cannot be worn while in the Pool.
- Diaper clad children and/or incontinent persons are not allowed in the Pool.
- Pool toys such as beach balls, rafts, blow-up floaters, flippers or other disruptive type play objects are not allowed either in the Pool or used on the Pool Deck.
- Deck chairs and tables, if moved, MUST be returned to their original location. Table umbrellas must be collapsed and secured when not in use.
- Running, diving, jumping in or around the Pool and other type of disruptive horseplay or behavior is not permitted. Persons who choose to violate this rule may be subject to the loss of their Pool privileges.
- Alcoholic beverages and/or beverages in glass containers are not allowed on the Pool Deck.
- Bathers are only allowed use of the Pool, Deck Area, and Recreation Center restrooms. Bathers must dry off prior to entering the Recreation Center.
- Recommendations, complaints and/or other issues regarding the Pool, Recreation Center or violators of Pool Rules MUST be in writing, signed, and directed to the Community Manager.
- Jensen Community employees will enforce Pool Rules and Regulations and depending upon the situation and circumstances may request a violator(s) to leave the Pool. Such incident will be communicated to the Community Manager for review and action as appropriate.
- Residents and/or their guests that violate Pool Rules and Regulations may lose their Pool privileges.

IN CASE OF EMERGENCY

DIAL 911 (PHONE IS LOCATED IN THE DOWNSTAIRS HALLWAY OF THE RECREATION CENTER)

A FIRST AID KIT IS LOCATED JUST INSIDE THE RECREATION CENTER TO THE RIGHT OF THE ENTRANCE DOOR

LIFE-SAVING EQUIPMENT IS LOCATED ON THE FENCE THAT SURROUNDS THE POOL