



River Reader

April 2016

THE RIVER OAKS COMMUNITY HAS MANDATORY REGIME FEES AND IS GOVERNED BY COVENANTS AND RESTRICTIONS

River Oaks Homeowner Association General Meeting – January 26, 2016

Detailed minutes are on the website <http://bit.ly/1RQD5z3>. We had 29 attendees (12 Board members) and 17 proxies. A quorum is 5% of members in good standing so we met the quorum.

The voting was:

Budget - 44 yes; 1 no

Change to Bylaws - 42 yes; 2 no

Lt Junior Barnhill is the Community Services Officer as well as the Crime Watch Coordinator for Dorchester County Sheriff's office. He reported that from 12/15/15 to 1/26/2016, the following crimes had occurred:

- Theft of items from an unlocked vehicle in Appian Landing
- He reminded everyone to lock their vehicles at all times and to light the outside of their homes.
- He mentioned that if members of the community see littering, they can report to Dorchester County. (NOTE: There is a 877-7LITTER number that can be used to report a litterbug or you can submit online at <http://palmettopride.org/enforcement/report-a-litterbug/>) Lt Barnhill can be reached at 843-200-4207 or via email at jbarnhill@dorchestercounty.net.

Councilman George Bailey also spoke. The sidewalk on Appian Way was mentioned and as of the date of this newsletter has been completed. **We want to thank Kevin Bruch, the ROHA President, for his persistence in following up with Councilman Bailey to get the sidewalk completed!!** Mr. Bailey also mentioned the storm water drainage ditch, the new stop sign at Landing Parkway and Park Forest Parkway and resurfacing of streets. We will continue to work with Mr. Bailey to get these items addressed.

Mr. Larry Harper, the new Director of Dorchester County Water and Sewer Department was also a guest. Mr. Harper just started work on January 25th. He has asked for 30 days to obtain information and will get back with us. We will follow up. He can be contacted at 843-832-0061 or 843-200-7177.



April 16
8:00 am to 1:00 pm

The ROHA Board will put up signs on Park Forest Parkway and Appian Way. We will advertise on the ROHA Facebook Page and on the Website – spread the word!

ROHA Dues Now Due

A \$50.00 late fee will be applied on April 1 for all current year dues not received as of March 31. Please make checks payable to ROHA and mail to Halcyon, 7210 Broad River Road, Suite I, Irmo SC 29063.

The last course of action that the ROHA wants to take is filing liens and going to court which increases costs to the association. But we have a fiscal responsibility to all of our homeowners to ensure that the C&R's are enforced and that the community reflects the developers' intentions as stated in the C&R's.

If you are having difficulty paying your dues, please contact Halcyon (843-291-2686) to discuss payment arrangements. Every reasonable effort will be made to help you to bring your account up-to-date.

2016 Board of Directors

Ansley Pointe

Karen Graham (Secretary/**ARB**) 843-327-5515
Vacant

Appian Landing I

Anna Mitchel 703-403-0054
Vacant

Appian Landing II

Paul Amarendran 843-552-2601
Vacant

Appian Landing III

Michelle Jackson (Web/Newsletter) 843-822-7000
Ernie Kornahrens 843-412-5094

Marsh Hall

Dean Hinson **ARB** 843-760-6850
Vacant

Marsh Side

Darcia Hicks Treasurer 843-475-7293
Vacant

Palmetto Plantation

Bill Summer **ARB** 843-209-2200
Rhonda Long 843-760-9954

River Chase

Sean Patrum **ARB** 727-5226
Vacant

Woodington I

Betsy Mitchum Activities 843-552-0945
Dennis Shelters 843-552-8748

Woodington II

Ellen Sapp 843-810-4737
Cheryl Cannon 843-552-9092

Woodington III

Jeff Morey (VP/Web/Newsletter) 843-552-9012
Kevin Bruch (President) 843-767-8299

See <http://bit.ly/1QUnTX6> for email addresses

ROHA Committees

Would you like to help out in your community but being on the board isn't your thing? We are looking to establish committees (some temporary) to work on some much needed items. If you're interested in volunteering or for more information, contact Betsy Mitchum at 843-552-0945 or by email at BetsyMitchum@gmail.com.

Community Advocacy – Community wellness concerns (sewer plant, speed bumps, road resurfacing)

Community Maintenance - Lighting, neighborhood signs

Community Outreach – Community yard sales, parades, get togethers

Communications Committee – Newsletter, Social Media including FaceBook, Twitter, etc.

Bylaws (temporary) – Review current bylaws

Community ARB and CCRs – Review ARB requests, CCR reports.



Wanted!

Women that like Bunco, food and lots of laughs. We meet the 3rd Thursday of each month. It doesn't matter if you know how to play Bunco or not - we will teach you! If you are interested, email betsymitchum@gmail.com

Halcyon Contract

During the General meeting, a question came up regarding what we pay the management company, Halcyon, to do. A copy of the contract is on our website at <http://bit.ly/1Tp4Zbo> under the Current Contracts link. Please contact any board member for additional information

TIPS FOR HOME SELLERS - INCREASE YOUR HOME'S APPEAL

Exterior

Look at your property from the buyers' vantage point as they approach in their vehicle. If the mailbox is the first thing they see, it should be free of dents, clean, and fresh in appearance. Make sure trees and shrubs are properly trimmed back and the lawn is mowed.

Next, look at the house itself. Stand in the driveway and imagine you are seeing your home for the first time. Make certain the walkway to the front door is swept and that there are no children's toys scattered about.

See that the roof and gutters are clean, windows washed and welcome mat is in place. If you discover any obvious signs of disrepair (peeling paint, missing shingles, etc.) you may want to have them fixed before showing the home.

Interior

Do not undertake any major redecorating unless absolutely necessary as it may not be to the buyers' liking. In most instances you are not likely to recoup the added expense of any such work.

Repair or replace worn-out and broken accessories. Badly chipped tiles on the kitchen counter or a noisy hot water heater create a negative impression of the home's overall condition. The rather minimal expense of eliminating these problems is usually worthwhile.

Clean up! Your home should be clean and uncluttered. Make certain all faucets, sinks and toilet bowls are cleaned and properly functioning.

Thin out closets. Place extra clothing in temporary storage to give the impression that your home has adequate closet space.

Garage and basement: Get rid of the junk! Your buyers will want to see a neat, orderly space. Also, put a fresh coat of white paint on the walls. It's a minor expense and goes a long way toward creating the right feeling of freshness.

Be sure to make your home available for showings and try to accommodate requested appointments whenever possible. Compile a short packet of information on your neighborhood.

Randall "Webb" Charpia
Charpia Law Firm, LLC
300 North Cedar Street, Suite A
Summerville, SC 29483
843.261.7026 phone
843.261.7035 fax
www.charpialaw.com

Showing Tips:

- Straighten up minor messes
- Clear tables/counters
- Confine your pets
- Leave home when possible

HOME IMPROVEMENTS ARCHITECTURAL REVIEW BOARD (ARB)

Please review your C&R's before making home improvements. Where required, submit plans and drawings at least 30 days before beginning projects. Forms are available on <http://bit.ly/1R1ic6G>.

Mail ARB requests to:
ROHA c/o Halcyon
7210 Broad River Road
Suite I
Irmo, SC 29063

ROHA Online

Sign up for Next Door to help build a safer community.
<https://riveroakscharleston.nextdoor.com/login/>,

Log on to Facebook Page to interact with neighbors.
<https://www.facebook.com/RiverOaksHA>

Sign up for RAIDS: <https://www.raidsonline.com/> to be notified about crime in our community. Please note that Dorchester County *does not* participate but the city of North Charleston does.

For General Information and contacts visit Web Page at:
<https://sites.google.com/site/riveroakshomeownersassociation/home> or simply go to Google and type Google Sites River Oaks and the first link will take you to the page.



Thank You River Oaks Home Owners

This past February, the Boy Scouts of America, Troop 484 & Cub Scouts from Pack 707 held its annual Food Drive. As in past years the River Oaks home owners have shown their generosity and this year is no exception with donations of over 3,650 pounds of food. The food was donated to Tri-County Ministries and locally to the Back Pack Buddies program.

River Oaks Homeowner Association Board

The ROHA board is made up of volunteer homeowners. Do you have ideas of how things can be done differently to help our community? Ideas for fun activities? Tired of the status quo?

If you are interested in serving on the board or volunteering in any way, please contact any of the current board members or come to our monthly meetings.

The meetings are held the second Monday of the month at 7:00 p.m. at the Ashley River Fire Department Community Room located at 8045 Dorchester Road. ALL ARE WELCOME!

NEW HOMEOWNERS

Congratulations on the purchase of your home! We would like to take this opportunity to welcome you to our community. You will receive a visit from your area representative to personally welcome you, deliver a copy of your C&R's and to answer any questions that you may have.

We hope that you will find this newsletter informative and that you will consider becoming involved in your community.

POTHOLE REPORTING

North Charleston Roads – 745-1026
Dorchester County Roads – 832-0070

STREET LIGHT OUT?

Will need the number on the pole – call 1-800-251-7234

THE PURPOSE OF THE HOMEOWNERS' ASSOCIATION IS TO:

1. Provide a venue for preservation and enhancement of the value of your property.
2. Promote and protect the civic welfare of the River Oaks community.
3. Provide for the enhancement and maintenance of our entranceways.

PRSTR STD
USPS POSTAGE
PAID
CHARLESTON, SC
PERMIT NO 194

ROHA c/o Halcyon
7210 Broad River Road
Suite I
Irmo SC 29063

