



River Reader

October 2019

THE RIVER OAKS HOMEOWNERS ASSOCIATION IS A SC REGISTERED 501(c)(3) NON-PROFIT CORPORATION, HAS MANDATORY REGIME FEES AND IS GOVERNED BY COVENANTS AND RESTRICTIONS

Management Company Information

Dorchester Real Estate Services (DRES) is our Management Company.

You may contact DRES for any questions regarding violations, Covenant and Restrictions (C&R) questions, dues information, or payment information.

Dorchester Real Estate Services – Contact Info:

Phone: 843-563-5005

Fax: 843-563-5095

Email: HOA1@dorchestersold.net (Julie Eargle)

Mailing Address:

PO Box 116

St George SC 29477

For ARB Requests, please go to

<https://www.riveroaksnorthcharleston.com/arb-requests.html>

and follow the instructions for filling out the form.

Always Looking for Volunteers!

Homeowners – YOUR HOA needs you to step up. Only 16 of the 22 positions are currently filled. If you like the lights on and the green space maintained, step up. Without the HOA, the lights go out and the greenspace becomes overgrown and your property values could plummet. I know that sounds like doom and gloom, but if the neighborhood does not look good, then buyers will look at other neighborhoods.

Every homeowner is invited to their board’s monthly meeting. The ROHA Board currently meets on the second Monday of each month at Faith Assembly Church Youth Trailer at 7 pm.

Where can you find us?

<http://www.riveroaksnorthcharleston.com/>

Sign up to receive the newsletter via email!

www.riveroaksnorthcharleston.com/e-newsletter-sign-up.html

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.

[River Oaks HOA North Charleston](#)

LexisNexis® **Community Crime Map** is a public crime map that allows law enforcement to share selected crime data with the public. Dorchester County does not currently share information with the website; however, North Charleston does. Logon to <https://communitycrimemap.com/> for additional

REMINDER

Common areas belong to the association. Homeowners that violate C&R's by disposing of landscaping or other debris, or in any way destroying or damaging common property will be held liable. This includes tree removal and/or damage to signs.

ANOTHER REMINDER

Burning in your yard is allowable with Fire Department APPROVAL; however, be respectable of your neighbors. Some neighbors may have breathing problems and smoking them out of using their backyards is not neighborly.



RIVER OAKS Fall Community Yard Sale

Start Planning Yard Sale

Saturday, October 12, 2019

8:00 am To 1:00 pm

POTHOLE REPORTING

North Charleston Roads – 745-1026

Dorchester County Roads – 832-0070

STREET LIGHT OUT?

1-800-251-7234

Will need the number on the pole

2019 Board of Directors				
Subdivision	Name	Committee	Phone	Email
Anasley Pointe	Matt Jones	Maintenance	843-494-0069	mattswoodworking@gmail.com
	Vacant			
Appian Landing I	Robin McKeown	Community Outreach	843-991-4302	Rmckeown1960@gmail.com
	Vacant			
Appian Landing II	Paul Amarendran	Maintenance	843-552-2601	Amarendran@knology.net
	Vacant			
Appian Landing III	Karlean Williams			riveroakshoa@aol.com
	Vacant			
Marsh Hall	Dean Hinson	ARB	843-760-6850	Dhinson1@sc.rr.com
	Vacant			
Marsh Side (only neighborhood in the City of North Charleston)	Jimmy Cooper	Maintenance	843-343-2514	jamesfcooper2@outlook.com
	Vacant			
Palmetto Plantation	Darrel McKeown	Webpage	843-303-9068	darrel@ctelc.com
	Bill Summer	ARB	843-209-2200	wsummer@dorchester2.k12.sc.us
River Chase	Sean Patrum	Secretary/ARB	843-727-5226	spatrum@gmail.com
	Ed Nead		843-872-6802	ednead1958@gmail.com
Woodington I	Maya Allen	Treasurer	843-696-4621	maya.outlaw@gmail.com
	Vacant			
Woodington II	Ellen Sapp	Vice President	843-810-4737	Emhawaii1@yahoo.com
	Cheryl Cannon	Community Advocacy	843-552-9092	Ckcannon50@yahoo.com
Woodington III	Jeff Morey	President	843-552-9012	Jmorey1@sc.rr.com
	Kevin Bruch		843-767-8299	kbruch@sc.rr.com

ROHA Committees

We have established the committees below and, beginning January 2019, are meeting the **second Monday of the month at Faith Assembly Youth Trailer at 6:30 pm**. We are ALWAYS looking for folks to help! Come join us to help with one of the committees!!! You do NOT have to be on the board to be on a committee ☺

- **Community Advocacy** – Community wellness concerns (sewer plant, speed bumps, road resurfacing) – Ellen Sapp (Emhawaii1@yahoo.com)
- **Community Maintenance** - Lighting, neighborhood signs – Paul Amarendran (amarendran@knology.net) and Jimmy Cooper (jamesfcooper2@outlook.com)
- **Community Outreach** – Community yard sales, parades, get-togethers – Robin McKeown (Rmckeown1960@gmail.com)
- **Communications Committee** – Newsletter, Social Media including Facebook, Twitter, etc. – Jeff Morey (jmorey1@sc.rr.com)
- **Community ARB and CCRs** – Review ARB requests, CCR reports. Sean Patrum – (spatrum@gmail.com)

We need your talents and willingness to serve and learn!

For more information, contact
riveroaksassoc@gmail.com.

IMPORTANT NOTE FOR HOME OWNERS!

One of my neighbors, just a couple doors down has recently discovered a construction flaw in his house that has gone unnoticed for 20+ years. It could have resulted in an attic fire. Seems the builder ran the clothes dryer duct up into the attic where it was terminated and never exhausted through the siding to the exterior of the house. Apparently, this flaw was missed by the building inspector when the house was built, and again when he had it inspected before he bought it in 1995. This resulted in lint all over the attic. Hopefully this is a unique situation but since I'm sure many of the same construction teams were used in building homes in our subdivision it might lend itself to a reminder in the newsletter for homeowners to inspect their houses to ensure their dryer vent is properly exhausted.

Just a thought.

Beginning November 2nd 2019 we will be placing flags to honor our veterans. We are humbled by the sacrifice the men and women that served have made on our behalf. If you would like to participate please go to - <https://www.riveroaksnorthcharleston.com/news-and-events.html> to sign up for a flag be placed in honor or memory of your Veteran. Sign up by October 31st.

Home Owners of the River Oaks Homeowners Association (ROHA). The ROHA board has meet a few times to put together a budget that can work for us. Below is for your information and to let you know that we are also homeowners and are not trying to devastate the neighborhood. However, we are still looking at ways to reduce the numbers, but to maintain the neighborhood this is what we have come up with.

Operating Account	2019 Approved Budget Anmmount	Board 2020 Proposed Budget (125) Agreed On	Assumptions/Comments
Income			
Projected Unallocated Carryover from 2019	\$22,000.00	\$0.00	Assuming No Off The Wall Expenditures
Annual Dues	\$70,770.00	\$84,375.00	100% pay rate of 674 homes at \$125.00 - Late Fees, C&R Fines, and Admin Fees are not budgeted - Carry over to be applied to new insurance deductible \$25,000.00 and any budget shortfall and capital improvements
Interest Income	\$10.00	\$10.00	
Total Income	\$92,780.00	\$84,385.00	
Expense			
Management Fees	\$11,700.00	\$11,700.00	Contract Fee of \$975.00 per month to handle C&R violations/Dues invoices/owner accounts
Newsletter/General Printing	\$1,500.00	\$2,400.00	4 times (February, May, August, November) average \$600 per printing - Electronic delivery option offered to reduce cost
Newsletter Distribution	\$150.00	\$700.00	4 times (February, May, August, November) average \$175 per mailing - Electronic delivery option offered to reduce cost
Website	\$800.00	\$150.00	Web Page Fee
Special Events		\$400.00	Spring/Fall Yard Sale, Veterans Day, Christmas, Fourth of July
Postage	\$1,355.00	\$1,440.00	Office \$765 = C&R violation letters & Annual Billing - Electronic delivery option offered to reduce cost
Mail Box Fee	\$120.00	\$134.00	ROHA Post Office Box
Facility Use	\$100.00	\$100.00	Meeting Space - Donation to Faith Assembly
Tax Preparation	\$265.00	\$350.00	Tax Return fee
Legal	\$3,500.00	\$3,500.00	Attorney Fees (SC Supreme Court ruling - an attorney is required to file/release property liens in SC) Lowest cost \$60.00 per filing/release
Electrician	\$500.00	\$1,500.00	Maintenance for up-lighting at marquee signs, communication board and islands on Appian Way & Park Forest
Emergency Fund	\$1,500.00	\$1,500.00	Increase to \$15,000.00
Insurance Deductible \$25,000.00	\$3,000.00	\$0.00	Create Insureanse Deductable From \$3000.00 To \$25,000.00 because Insurance Increase.
Landscape Service	\$33,000.00	\$37,416.00	Current Contract Fee Landscaping - 51 Visits Per Year
Landscape Updating/Removal	\$3,000.00	\$0.00	Neighborhood entrances / buffer zone from ballfield to Marshside - Prioritized by condition based on quotes
Mulch/Pine straw	\$5,500.00	\$6,000.00	Based on current budget/1000 bales est - To be reviewed and only HOA property.
Pond Maintenance	\$1,440.00	\$1,500.00	\$125 per month for service
Community Improvements	\$3,000.00	\$3,000.00	Neighborhood entrances sign repairs/cleaning - Prioritized by condition based on quotes
Electric	\$9,500.00	\$10,140.00	Street Lighting on Appian Way and Park Forest - Must Pay
Insurance	\$4,100.00	\$9,000.00	Includes GL and D&O Insurance
Property Taxes	\$400.00	\$400.00	Common areas
Total Expense	\$92,780.00	\$91,330.00	
Budget Shortfall		\$6,945.00	Carry over to be applied to new insurance deductible \$25,000.00 and any budget shortfall and capital improvements

Property values are up and we have hope for continued increases. River Oaks is a wonderful place to live.

We are blessed with reasonable taxes in SC and a safer neighborhood than many. Looking around at the different ways folks decorate may give others ideas for their own homes and help with the motivation to make and keep one's property up to the standards of our community. Most of us made a choice to buy or rent in Rivers Oaks, so in turn we should strive to make this our home a safer, cleaner and prettier place to live.

Home Owners Association's serve many purposes and one is to make sure everyone is on the same page. It ensures each owner keeps a property in a manner in which will not lower our neighbor's property value or infringe on others.

We have all seen homes (hopefully not here) that have junked cars and the refrigerator laying out in their yards. Lawn not cut or trimmed, house not clean or painted, shutters falling off and I could go on and on. This is NOT what you want to happen here. We have some homes which need a little work and others that need a lot and that is not what anyone wants. That will affect each and every one of us moving forward. If you're unsure if you may be one of these offenders just look around. Does your home look as good as most? Is your home the worse looking one on the street? Is your house the best one on the street? Great! If you are one of the not so great ones, change a few things starting with the Want To. We all are busy and never have enough money but little by little we can improve what we have. Most cases really only require a little good old fashion work. We will all be happier now and more so when we go to sell our homes. Your home in most cases is your biggest investment and it needs to be maintained daily.

Please help to make our community the place people want to live and be proud of. Let us all help to keep it clean, quiet and safe. Let everyone respect and care for one another.

The Bunco Ladies Group here in River Oaks is asking for Donations for a Community Service Project that we are working on. We are working with "The Homeless Period Project" which is an organization that is providing menstrual hygiene products to the homeless living in shelters and on the street. We are hosting a packing event to assemble period packs to be delivered to the shelters in this area. We need the following items for these packs: Quart Size Ziploc Bags, Menstrual Pads, Tampons and Liners. If you would like to donate any of these items please email betsymitchum@gmail.com so we can schedule a time for someone to come by and pickup your donations. We have to have all donations by November 4th. Thank you for your support.

