



River Reader

April 2015

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

Positive Change is on the way to the River Oaks Homeowners Association

The goal of the ROHA Board is to make every effort to enhance the River Oaks community and make it more of a place that we are all proud to call home. This includes physical changes such as landscaping and street signs, a walking trail, well-planned community events, and a maximum return on the association's resources. Please look for more detailed information in your mailbox within the next few weeks.

COMMUNITY EVENTS

The River Oaks Spring Community Yard Sale was very successful! Thank you to all homeowners that participated.

Sunday, April 26, 2015 (date change) Spring Get Together – 4:00 p.m.

We will serve hotdogs, hamburgers, chips and drinks on a first come, first serve basis. Come out and meet your neighbors and board members. This event will be on greenway along Appian Landing between Landing Parkway and Wynnefield Drive.

Saturday, October 3, 2015 Fall Community Yard Sale – 8:00 a.m.

ROHA Dues

A quorum of homeowners approved the 2015 operating budget at the January General Meeting that increased annual dues from \$100.00 to \$105.00.

A \$50.00 late fee was applied on April 1 if you have not paid your dues. If you paid \$100.00 prior to March 31, 2015, \$5.00 is due. If you have not paid your 2015 dues, the amount is \$155.00. Please make checks payable to ROHA and mail to Dorchester Real Estate Service, Inc., P.O. Box 116, St. George, SC 29477.

LATE Dues

Unfortunately, many projects cannot be implemented because not all of our homeowners are paying their dues on time. Please refer to ROHA Bylaws Article VII that covers dues, fines, fees and collections that all homeowners are bound by as a member of the ROHA. A copy of the Bylaws and C&R's should have been given to you at closing or by your area representative shortly after you moved into the community.

Several homeowners owe in excess of \$500.00, to the ROHA and we have had to file cases with the Dorchester County Magistrate's office to collect late dues, C&R fines, lien filings, and late fees. Most recently nine cases were filed and ROHA was successful in either getting the accounts paid in full, put on payment arrangements, or settled just prior to going to court.

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 Julie at Dorchester Realty (843-563-5005) to discuss payment arrangements. Every reasonable effort will be made to help you to bring your account up-to-date.

2015 Board of Directors

Ansley Pointe

Karen Graham Secretary/ARB 327-5515
Vacant

Appian Landing I

Phyllis Lambert 909-4506
Vacant

Appian Landing II

Paul Amarendran 552-2601
Vacant

Appian Landing III

Michelle Jackson 822-7000
Ernie Kornahrens 412-5094

Marsh Hall

Dean Hinson ARB 760-6850
Vacant

Marsh Side

Darcia Hicks Treasurer 475-7293
Vacant

Palmetto Plantation

Bill Summer ARB 209-2200
Rhonda Long 760-9954

River Chase

Sean Patrum ARB 727-5226
Vacant

Woodington I

Betsy Mitchum Activities 552-0945
Vacant

Woodington II

Ellen Sapp 870-4737
Cheryl Cannon 552-9092

Woodington III

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

***ARB Architectural Review Board**

Mail Dues Payments to:

**ROHA c/o Dorchester Real Estate Services
P.O. Box 116
St. George, SC 29477**



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.

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.

HOME IMPROVEMENTS ARCHITECTURAL REVIEW BOARD

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 the ROHA website.

Mail ARB requests to:

Attn: ARB / ROHA
P.O. Box 40956
North Charleston, SC 29420

POTHOLE REPORTING

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

River Oaks Homeowner Association Board Meetings

The second Monday of the month at 7:00 p.m.
at the Ashley River Fire Department Community Room
located at 8045 Dorchester Road.

RENTERS

If you are currently renting your home, we are a happy that you are a part of our community. Please visit the River Oaks Homeowners Association web page to become familiar with Covenant and Restrictions for your specific neighborhood and home.

Thank-You River Oaks Home Owners

This past February the Boy Scouts of America, Troop 484 and 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 3,750 pounds of food. The food was donated to Tri-County Ministries and more locally to the Back Pack Buddies program.

Child Safety

Speeding cars, buses, construction trucks and other vehicles are a danger to everyone in our community but especially our children.

Parents, please encourage your children to stay on the sidewalks on Appian Way and out of the street for their own safety and everyone's peace of mind. If you are one of the speeders, PLEASE SLOW DOWN!



Pet Hygiene

Pet owners the greenways are a common area that is shared by the ROHA community. Please be mindful of others that do not own pets and enjoy walking along the greenways. We need your help to clean up after your pet and to dispose of the waste responsibly. Your understanding is appreciated.



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Termite Swarmers

This is the time of year when we receive the most reports regarding termites swarming. Termite swarms are unmistakable from anything else and always include hundreds of termites. Termite swarms are a possible indication of current or future termite colonies. Swarming termites are locating mates and starting new colonies; however swarmers are usually harmless and generally do no damage. Damage generally comes from the worker termites of the colony.

If You Experience A Swarm:

1. Close off the room
2. Collect a few to show a termite treatment specialist
3. Try to locate the exact locations from which the swarmers emerged

How to identify Termite Swarmers:

- Straight, beaded antennae
- Broad waistline
- Two pairs of wings
- Wings equal in size

Five Steps to Limit the Likelihood of Termites

1. Eliminate any wood-to-soil contact near the foundations
2. Remove wood debris from under or near structures
3. Store firewood away from the foundation
4. Improve drainage by directing water away from foundations
5. Correct problem moisture conditions and water leaks within the under the home

River Oaks Homeowner Association Board

The ROHA board is made up of volunteer homeowners. We are in need of more homeowners to participate so that each community is fairly represented and so that the needs of the community are accurately communicated.

If you are interested in serving on the board or volunteering in any way, please come to a meeting.

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.

In the meantime, we hope that you will find this newsletter informative and that you will consider becoming involved in our community.



ROHA Approved 2015 Operating Budget

	BUDGET 2015
Lawn-O-Green	\$27,400.00
SCEG	\$11,320.00
Water	\$420.00
Invoicing Agent	\$5,400.00
C&R Agent	\$3,600.00
Insurance (Board)	\$4,000.00
Pond Maintenance	\$1,500.00
Postage	\$1,200.00
Legal Fees	\$1,000.00
Emergency Fund **	\$1,000.00
Pine Straw & Installation	\$6,225.00
Newsletter	\$2,000.00
Taxes	\$400.00
Tax Preparation	\$500.00
Corporation Fee	\$25.00
Bulk Mail Fee	\$200.00
Facility Use	\$100.00
Mail Box Fee	\$100.00
Community Events	\$1,000.00
Improvements	\$2,980.00
Transfer to Emergency Fund	\$400.00
	\$70,770.00

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US POSTAGE
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PERMIT NO 194

RIVER OAKS HOMEOWNERS' ASSOCIATION
P. O. Box #40956
CHARLESTON, SC 29423

