

RIVER READER



RIVER OAKS HOMEOWNERS ASSOCIATION

October 2023 NEWSLETTER

Hello Fellow Homeowners,

This has been an exciting year for our community. Homeowners are continually taking pride in the upkeep of their homes and surrounding areas. Just recently, we contracted with a new company to maintain our common areas. Within a short while, we hope that you will notice “major” changes in the upkeep of these areas.

We also have begun to assess liens, fines, and fees again. This process was placed on hold for over 5 years because of a pending suit, which has been partially resolved. We invite you to come to our general meeting on November 30th at 7:00 p.m. at Christ Community Lutheran Church on Dorchester Road for more details.

Two items I will highlight. First, we have noticed an uptick of golf carts being driven in the community. Also, not all were driven by adults. Please take note that cars are also being driven on the roads in our community. Licenses are required for a golf cart to be operated on our roads. To obtain a license, individuals must pass a “valid” test and be qualified to drive. Please refrain from letting youths and children drive on our roads. This is dangerous. Additionally, ensure all riders are secured in these vehicles.

Secondly, we have been monitoring criminal activities within the neighborhood. Recently, individuals did damages to vehicles along Longridge Road. Please do not leave your vehicles unlocked or leave guns, wallets and valuable items in your vehicles. Furthermore, if you noticed someone trying to enter your vehicle or have already done so, contact the Police department immediately.

Best regards.

Isaac Moore

President, River Oaks Homeowners Association



North Charleston Senior Center

The [Senior Center](#) at 6255 Dorchester Road offers ongoing daily activities to help encourage social interaction and support ongoing educational opportunities. The cost is \$10/month or \$100/year for North Charleston residents. For a list of activities, call 843-637-4828.

“The Senior Center is a hidden gem for senior citizens who want to stay active, no matter your level of fitness, in a zero judgement environment. If you aren’t into fitness there are many other activities to enjoy to socialize with others. Joining is the best decision I have made in a long time.”

- Cathy Carter, Appian Landing III

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Exciting News for Our Community!

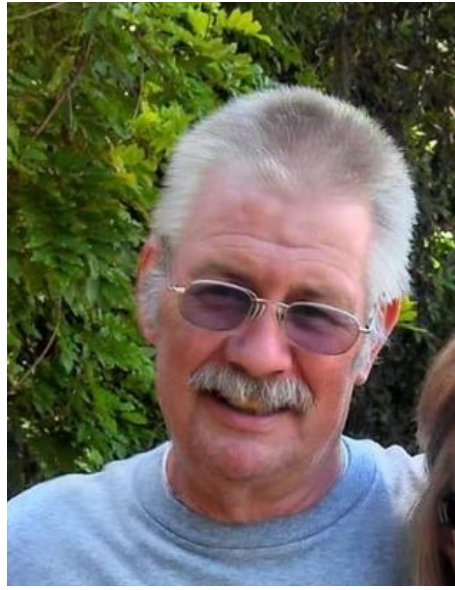


We've hired a new landscaping contractor to make our neighborhood even more beautiful ([KRC Landscape LLC](#)), effective October 15th, 2023.

If you have any questions or concerns related to landscaping, please reach out to Isaac Moore. He's our go-to person for all things green and gorgeous. Let's look forward to a greener, more vibrant community together!

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In Memory of Darrel McKeown



It is with heavy hearts that we bid farewell to a remarkable individual, Darrel McKeown, who passed away unexpectedly on September 3, 2023.

Darrel's journey was a tapestry of diverse experiences. In 1974, he enlisted in the Navy, where he excelled in electronics, radio communications, and cryptography. Over 20 years of service, he traversed the globe, from Italy to Sardinia, Spain, and beyond. Following his military career, he contributed his talents to the field of information technology.

Beyond his professional pursuits, Darrel found joy in life's simple pleasures. He cherished his motorcycle rides, tinkering with ham radios, sharing laughter with his grandchildren and great-grandchildren, and friendly games of pool with fellow veterans. But it was in his commitment to community service that his true character shone.

Darrel generously devoted his time to several worthy causes, including CERT, the Patriot Guard, and his local HOA. He welcomed eight step-daughters into his heart, offering them unwavering love, protection, and support, as if they were his own flesh and blood.

In the wake of his passing, Darrel McKeown leaves a void that will be deeply felt by many. He was a quick-witted, funny, loving, and loyal soul who brightened the lives of all who had the privilege of knowing him. His memory will forever remain in our hearts, a testament to a life well-lived and a heart well-loved.

With profound gratitude for his contributions to our community and the indelible mark he left on our lives, we say goodbye to our dear friend and HOA Vice President. Darrel's spirit will forever inspire us to carry on his legacy of compassion and service.

2024 Budget Proposal

Income	Budgeted
Starting Balance	\$38,700.00
Deposit	\$75,800.00
Total	\$114,500.00
Expenses	Budgeted
Admin / Office Expenses / Corp Fee	\$400.00
Bank Charges	\$50.00
Community Improvements	\$6,000.00
Community Outreach / Special Events	\$4,000.00
Electrician	\$1,500.00
Facility use	\$400.00
General Maintenance / Repairs	\$2,500.00
HOA Management Fees	\$13,000.00
Insurance	\$9,000.00
Landscape Updating Removal	\$10,000.00
Landscaping	\$42,000.00
Legal	\$3,000.00
Mulch/Pine Straw	\$5,000.00
Newsletter Printing / Distributing	\$700.00
PO Box Fee	\$250.00
Pond Maintenance	\$2,000.00
Postage / Bulk Mail Permit	\$750.00
Property Taxes	\$500.00
Storage Unit	\$250.00
Street Lighting	\$12,500.00
Tax Preparation	\$300.00
Website	\$400.00
Total	\$114,500.00

HOA Budget

Open Balances

As of October 2023, there are a total of **84** unique homeowners who owe a total of **\$68,059.19** for unpaid dues, fines, or violations.

Paying your HOA dues is crucial for maintaining our community's well-being. These funds support essential services, upkeep, and improvements that ensure our neighborhood remains safe, beautiful, and an enjoyable place to live for all residents.

To confirm if your account with the HOA is in good standing, contact the HOA Management Co. at HOA1@dorchestersold.net, or the HOA Treasurer at Treasurer.ROHA@gmail.com.

Mail Below Ballot to:

Dorchester Real Estate Services
P.O. Box 116, St. George, SC 29477
no later than **November 22nd**.

Voting will be finalized at the general meeting on November 30th.



2023 ROHA BUDGET BALLOT

I, _____, as the primary owner of _____,
(Printed Name) (Printed Address)

do hereby constitute and appoint the River Oaks Homeowners Association (ROHA) Board of Directors and agents for me, in my name, place, and stead, to vote as my proxy(ies) in accordance with the choice indicated on the ballot below. I understand that voting will be at the bi-annual meeting of the members of the River Oaks Association on November 30th, 2023 at 7:00pm at Community Lutheran Church, 8315 Dorchester Road.

_____ (initial here) **YES**, I vote to **approve** the proposed 2024 operating budget.

_____ (initial here) **NO**, I vote to **disapprove** the proposed 2024 operating budget.

(Homeowner's Signature)

(Date)

Announcements

Home Cooking for the Holidays

Don't forget to practice fire safety while cooking for your loved ones this holiday season! Here are a few helpful reminders from the National Fire Protection Association.



- Stay in the kitchen to cook. Turn off all stove burners before leaving the kitchen, even briefly.
- Clean stove tops, ovens, and microwaves regularly.
- Keep your outdoor grill away from fire hazards. Grill away from people walking or playing.
- Keep a lid handy when cooking. This lets you swiftly cover the pan and turn off the heat in case of a grease fire.
- Keep pot and pan handles facing the back of the stove to avoid banging.
- Make sure your turkey is properly defrosted before deep-frying it for holidays.

Enhanced Emergency Services with Launch of PURVIS

Dorchester County is implementing PURVIS' Fire Station Alerting System to improve resident safety and well-being. PURVIS connects our Consolidated Dispatch Center with Fire Rescue and EMS via automated alerts to speed up response times and improve resource allocation during emergencies.

Let's keep our community safe and beautiful!

- Take care of violations
- Pay your HOA bill
- Mow & edge your lawn
- Pressure wash your home
- Don't park on the street or lawn
- Park boats & trailers out of view

Remember, no parking on the grass, no overnight parking on the street, and always follow the speed limit. These rules help us maintain a welcoming and well-organized neighborhood. Let's all do our part for a better, safer community!

Disaster Preparedness: Download the [SC Emergency Management Division](#)'s free SC Emergency Manager mobile app to stay prepared in the event of an emergency.

Contact rohaarbrequests@gmail.com for any questions regarding ARB requests **prior** to making a change that impacts the outside appearance of your home.

ROHA Resident Guide

Emergency Contacts

911 N. Chs Fire Dept, EMS, Dorchester Co. Sheriff
843-873-5111 Dorchester Co. Sheriff (non-emergency)
843-740-2812 N. Chs Police Central Bureau
2500 City Hall Lane, North Charleston, SC
843-207-0666 N. Chs Police North Bureau
7272 Cross County Rd (not always occupied)
800-222-1212 Poison Control
888-333-4465 Dominion Energy (outage reporting)
843-832-0070 Public Works (street signs, roads & ditch)
800-657-0330 Dept. of Transportation (medians & road conditions of Dorchester Rd)
843-832-0015 Dorchester Co. Animal Control
843-744-8021 Red Cross
800-848-5678 Nat'l Center for Missing & Exploited Children
800-621-4000 National Runaway Safeline
800-422-4453 National Child Abuse Hotline
211 United Way Crisis Services Locator Management Co.

Dorchester Real Estate Services
When to contact: HOA violations, C&R, and dues information.

- 843.563.5005
- HOA1@dorchestersold.net
- PO Box 116, St. George, SC 29477

Pothole Reporting

- 843-745-1026 - N. Charleston
- 843-832-0070 - Dorchester Co.

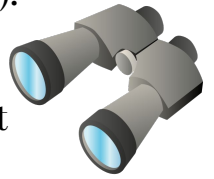
Street Light Outage

- 800-251-7234
- Provide pole number

Calling All Community Champions: Volunteers Needed to Make a Difference!

We are always looking for the participation of our residents to ensure success at protecting and representing the interests of our residents! Help make the voice of your neighborhood heard by joining the board, or use your skills and talents and make a difference in your community by joining a committee (board position not required).

For more information on the work performed by each committee, visit www.riveroaksnorthcharleston.com/committees. Once you find a committee that interests you, reach out to the committee chair or attend the next HOA meeting!



Monthly Board Meetings

Meetings are open to the public, and are held on the second Monday of each month at 7pm at Christ Community Lutheran Church, located at 8315 Dorchester Road. All are invited!

Reach out to us on [our contact page](#) if you would like to speak and be added to the agenda.

Next Board Meeting: Monday, November 13th 2023

Next General Meeting: Thursday, November 30th 2023



Board Members

Subdivision	Name	Email
Ansley Pointe	Kristina Carter	treasurer.roha@gmail.com
Ansley Pointe	Vacant	
Appian Landing I	Robin McKeown	rmckeown1960@gmail.com
Appian Landing I	Vacant	
Appian Landing II	Paul Amarendran	PaulAmarendran@gmail.com
Appian Landing II	Isaac Moore	isaacmooreHOA@hotmail.com
Appian Landing III	Adam Wade	wadeadama2021@gmail.com
Appian Landing III	Vacant	
Marsh Hall	Derek Beavers	beavs_24@hotmail.com
Marsh Hall	Vacant	
Marshside	Jimmy Cooper	jamesfcooper2@outlook.com
Marshside	Vacant	
Palmetto Plantation	Bill Summer	wsummer@dorchester2.k12.sc.us
Palmetto Plantation	Vacant	
River Chase	Ed Nead	enead1958@gmail.com
River Chase	Vacant	
Woodington I	Dakari Anderson	dakari@klifrealestate.com
Woodington I	Vacant	
Woodington II	Edward Corban	qfc1313@gmail.com
Woodington II	Vacant	
Woodington III	Cheryl Cannon	ckcannon50@yahoo.com
Woodington III	Vacant	

We're on the lookout for a new **Vice President** to join our HOA leadership team. If you're passionate about our community and want to make a positive impact, consider stepping into this role. Your involvement can help shape the future of our neighborhood!

Committee Chairs

- Architectural Review Board: riveroakshoa@aol.com
- Community Advocacy Committee: Isaac Moore
- Communications Committee: Dakari Anderson
- Maintenance Committee: Paul Amarendran
- Community Outreach Committee: Isaac Moore
- Executive Committee: Isaac Moore
- Auditing Committee: Kristina Carter

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Officers

- President: Isaac Moore
- Vice President: **Vacant**
- Secretary: Paul Amarendran
- Treasurer: Kristina Carter

Volunteers needed! [Contact us](#) to learn how you can help.

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Accomplishments

We would like to extend heartfelt gratitude to our HOA volunteers for their outstanding contributions to our community in the past year, which include, but are not limited to, the following:

- Don Oswald's thorough work and installation of the River Chase sign's missing "E" are impressive. A minor alteration has a great impact.
- Isaac Moore's quick removal of the Park Forest tree saved our lives and beautified our neighborhoods. Paul Amarendran and Don Oswald's tree removal and disposal collaboration is impressive.
- Our neighborhood looks better after the cleanup and pine-straw distribution at Woodington and Appian III entrances. These simple details create a cozy ambiance.
- Paul's rapid response to Woodington's entry light problem shows your dedication to our safety.
- Paul eliminated water pooling at Appian Way and Landing Parkway, preventing risks.
- Kristina's garage storage saved us money by avoiding monthly storage expenses.
- Transitioning our subdivision signs from fluorescent to LED lighting is a major sustainability step. Four lights were renovated, and all subdivision signs now use LEDs.
- Paul replacing the photo sensor at Appian III's entryway shows your commitment to energy-efficient lighting.
- Last but not least, our landscaping company switch has affected our common areas. Our community looks better thanks to KRC's grass mowing and care.

All of these achievements demonstrate our dedication to improving our community. These accomplishments should include fewer safety hazards, greater aesthetics, and cost savings from efficient storage solutions and LED lighting upgrades.

We anticipate additional favorable developments next year. We ask that you please remember to contact an HOA board member if you are interested in volunteering your time and skills to help our community continue to thrive!

Dorchester Real Estate Services
P.O. Box 116
St. George, SC 29477