

RIVER CITY COMMONS ASSOCIATION

www.rivercitycommons.com

The **Mission** of the River City Commons Association Board is to enhance the beauty, prosperity and safety of our Community. Our **Goal** is to bring about necessary improvements to our properties that will contribute to our mission. Our **Task** is to work with individual homeowners and residents in a manner that will result in the achievement of our goal.

APRIL 2010

Contact Information

Riverside Management
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Sacramento, CA 95841

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Next Board Meeting

April 12, 2010 6 PM

South Natomas
Community Center
(2921 Truxel Rd)

Hope to see you there!

Board of Directors

Pat Sandlin President
Dexter Moore Vice President
Michael O'Conner Treasurer
Harriet Kallemeyn Secretary
Elizabeth Gunson At Large

COMMUNITY NEWS

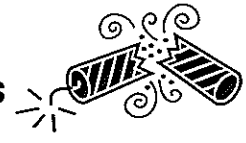


ANNOUNCEMENT:

Stay tuned for more details to the 3rd Annual River City Commons

Neighborhood Celebration. Check the website, www.rivercitycommons.com

for the most current celebration information.



REMINDERS

- * Those that have fences that line the park should make sure their gates are shut and that their fences are intact. For everyone's safety, we do not want pets to get out, where children and residents play. We also do not want the wind to blow a fence over and let a dog get loose.
A family was recently at the park playing with their children when a fence fell over and the resident came out, picked it up and set it back in place. They have a dog.
- * Homeowners must complete a Resident Information Form for their RCC property. Form can be found on the website under "Documents."
- * Now with warm sunny skies kids are out to play, so please drive down your street slowly and keep an eye out for the kids at play.

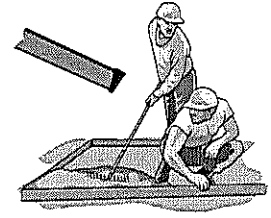
WEBSITE:

Looking for something or want to share something, use the RCCA website to advertise your request. Click on "Our Community" on the homepage and see what is already available.

If you are a homeowner and would like to access the RCCA Board minutes and agendas please send an email to webmaster@rivercitycommons.com to receive your ID and password. Please include your name and RCC property address.



DRIVEWAY MAINTENANCE



DISPLACEMENT: Driveways that have been vertically displaced (risen or sunken) relative to adjacent concrete areas by 3/4 inch or more are unacceptable.

DAMAGE: Driveway sections, which cracked into more than 3 pieces and have crumbled areas along the cracks, are unacceptable.

UNSIGHTLY REPAIR: Driveway sections with unsightly, uneven, unlevelled, or non-aggregate patched repairs are unacceptable.

Remedy - Replace each displaced, damaged and unsightly section with natural exposed aggregate according to the RCCA Driveway Replacement Specifications and Additional Driveway Standards.

DINGY: Driveways with moss, oil stains or dirt-covered areas are unacceptable.

Remedy - Power wash to brighten and clean; Spray moss with vinegar.

The property management company will send notices to owners with driveways with the problems described above. The notice will:

- instruct the owner to submit a Home Improvement Application describing how they plan to resolve the problem to ensure that it is fixed appropriately
- include a Home Improvement Application form
- include photos with the damaged sections circled
- include copies of the RCCA Driveway Replacement Specifications, RCCA Additional Driveway Standards, and RCCA Driveway Recommendations

RCCA RECOMMENDATIONS ON DRIVEWAY

Your Contractor

- Make sure your contractor will: 1) follow standard driveway construction practices, 2) prevent concrete run-off into storm drains during construction, and 3) procure a city permit.
- Many fly-by-nights and cheap contractors do such poor work that the driveway fails in a short time and has to be reconstructed. To avoid them, call their references and check their license with the California State Licensing Board at <http://www.cslb.ca.gov/> to certify that the contractor is in good standing.



RCCA RECOMMENDATIONS ON DRIVEWAY (continued)



Preventing Future Driveway Damage

- Never allow a heavy bin or dump truck on your driveway as it may cause significant cracking. Consider requesting that your roofer use a light trailer to load roof debris.
- Before replacing all or some sections of the driveway, identify the source of the damage and take measures to remove or minimize them. Concrete is susceptible to the damage associated with earth movement, water runoff undermining the structure, excess weight of heavy trucks, uneven distribution of weight when owners run over the corners of a driveway near the street, and from root pressure of nearby trees. To request advice from the City tree arborist, call 311.

FYI: City inspectors enforce City street sidewalk standards. To report sidewalk trip-and-fall hazards or unsightly damage, call 311.



CALL 3-1-1

The City of Sacramento has implemented a 24 hr., 7 days a week hot-line that will connect you with all city departments that deal with city services.

You can call them for animal control, water and garbage service, code enforcement, parking violations, graffiti, etc. You can email them at 311@cityofsacramento.org

ABORETUM ALL-STARS

The horticultural staff of the UC Davis Arboretum have identified 100 tough, reliable plants that have been tested in the Arboretum, are easy to grow, don't need a lot of water, have few problems with pests or diseases, and have outstanding qualities in the garden. Many of them are California native plants and support native birds and insects. We are pleased to recommend these great plants for valley-wise gardens. Most All-Star plants can also be successfully planted and grown throughout California.

http://arboretum.ucdavis.edu/arboretum_all_stars.aspx



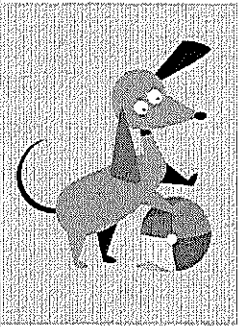


Pool opening on April 17, 2010 to October 17, 2010.

Please remember that the pool may only be used by Residents of RCC and their guests. If someone is not able to identify themselves as a resident and provide the RCC address, they will be asked to leave the area. Everyone must have a properly issued Pool Key.

Any group of ten (10) or more people are defined as a private party. Private parties are limited to thirty (30) people and must have a reservation scheduled through the management company, which will be posted on the cabana bulletin board. The sponsoring resident must be present at all times and is responsible for clean up and the general behavior of their guests. **NO GLASS** containers allowed. **POOL GATES MAY NOT BE PROPPED OPEN FOR GUESTS.**

Children under fourteen (14) may not be in the pool area unless accompanied by an adult resident. No pets are allowed in the Park or Pool.



DOGS OFF LEASH

We have experienced some recent incidences with dogs off leash or having escaped from their backyards and attacking other people walking their dogs on leash. Please be mindful that our community has many dogs and we want their interactions with our human residents to be as pleasant as possible.

RCC VOLUNTEER OPPORTUNITES

1. Looking for volunteers to assist with this summer pool committee, if interested please send request to volunteer@rivercitycommons.com
2. Looking for outgoing, go getter volunteers to assist with the RCC Welcome Committee, if interested please send request to volunteer@rivercitycommons.com



Will be Missed

Long-time association activist Marcia Virago recently passed away from complications with back surgery. She volunteered for various projects and activities over the years she lived in RCC and Marcy will be missed by all of us who loved her laughter and good humor. She always made you feel happier when you were in her presence.