

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 2011

Contact Information

Riverside Management
1380 Lead Hill Blvd. Ste 201
Roseville, CA 95661
916-740-2462 Fax: 740-2463
AnnC@riversidemgmt.com
Celeste@riversidemgmt.com

Next Board Meeting

April 11, 2011 at 6 PM

South Natomas
Community Center
(2921 Truxel Rd)

Hope to see you there!

Board of Directors

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

COMMUNITY NEWS

POOL OPENING ON APRIL 15 FOR 2011 SEASON!



RCCA CORDIALLY INVITES YOU AND YOUR FAMILY
TO THE 4TH ANNUAL RIVER CITY COMMONS
NEIGHBORHOOD CELEBRATION – CONCERT IN THE PARK

Saturday, June 4th

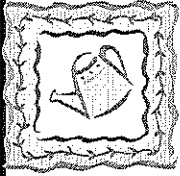
6PM–9PM

RIVER CITY COMMONS PARK
1710 RIVER CITY WAY
SACRAMENTO, CA 95833

BRING A BLANKET, A PICNIC BASKET AND
SIT BACK AND RELAX TO THE LIVE MUSIC OF

Lightning Hand

EVENT CONTACT PERSON: TASHA (916) 747-8283

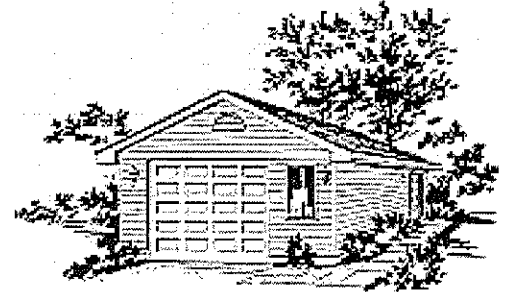


LANDSCAPING FINES SUSPENDED

The Board has suspended fines for landscaping violations for the month of April to give homeowners some time for the ground to dry out after all the rains in March.

Tips for a Clean Garage

Probably the most misused area of your house is the garage. In theory, a garage is only supposed to be used to keep your car(s) in. However, many of us use our garage to store anything and everything. Eventually there is no longer any room to even park a car in the garage and the garage itself becomes very dirty and unsightly. Well, if your garage is like this, here are a few tips for a clean garage.



When following the tips for a clean garage you first have to turn it back into a garage. So, you have to organize and clean it. Anything that you don't need throw out. Anything that doesn't have to be in the garage (and this should be just about everything) should get stored or placed somewhere else. You can even put-up shelves, hang cabinets, or use a storage chest to store items in the garage.

Once the garage is organized, you want to clean the walls, the ceiling, and the floor. The walls and ceiling can usually be cleaned well enough with a wet/dry vacuum. If your floor isn't too dirty you can use a wet/dry vacuum on it too. However, usually you need to use something more powerful.

To get rid of oil stains from your garage floor you can use any type of commercial cleaner made for the job.

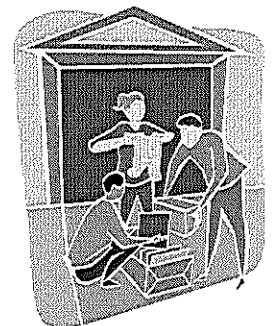
For extremely dirty floors, you should use a degreasing solution. Cover the floor with the solution, leave it for about ten minutes, and then scrub it. Next use a squeegee to get all the dirt and mud into one pile and then pick it up and dispose of it.

It's easy to let our garages become overrun with dirt and disorganization. To win back your garage, just follow these simple tips for a clean garage. It will take you the better part of a day but the time will be well spent.



COMMUNITY GARAGE/YARD SALE

MAY 7 FROM 8:00 AM UNTIL 4:00 PM.



If you've been thinking about cleaning out your garage, but you don't know what to do with all the *stuff* you've been collecting, here's an opportunity to pass it along to another collector. JOIN YOUR RIVER CITY COMMONS NEIGHBORS IN A COMMUNITY-WIDE YARD SALE ON SATURDAY, MAY 7 FROM 8:00 AM UNTIL 4:00 PM. GET YOUR SPRING CLEANING DONE AND MAKE SOME MONEY! HELP WOULD BE APPRECIATED PUTTING SIGNS UP AROUND THE COMMUNITY.
For more information, contact Celeste Comings at 916-740-2462.

Getting ready for an emergency - flood or fire!

www.fema.gov

Federal Emergency Management Agency

www.floodsmart.gov

Information about floods, risk of financial loss due to flooding and flood insurance.

www.ready.gov

Information on how to get ready for an emergency.

www.disasterassistance.com

Access to Disaster Help and Resources.

Do You Have A Plan?

Last night my bedroom's smoke detector gave the dreaded signal (constant beeping) that the battery was weak. Quite annoying at midnight! Then this morning there was the Sacramento Bee article on "Natomas to vote on tax to fix levees". Those two items brought back my recent neighborhood meeting with Mayor Kevin Johnson. One of the items we discussed was Mayor Johnson's interest in informing & getting Sacramento residents to be prepared for a flood.

So I posed the question to myself. Do I have an emergency plan? It is sobering to realize that homes in high-risk flood areas have a 26% chance of flooding over the course of a 30 year loan. Yes I have fire & flood insurance but what is my emergency action plan? Is everyone in my house on the same page?

My Personal Property - Emergency Preparation

My number one priority is to keep everyone in the house safe! My number two priority is to minimize potential flood or fire damage and have the necessary records to substantiate & expedite the settlement of an insurance claim.

I identified these critical must have items that are packed & ready to go in a moment's notice:

A suitcase packed with three days clothing, extra shoes, toiletries, & coat (under my bed).

Medical Prescriptions - all neatly packed and ready to go.

Cell Phone & Battery Charger, Laptop Computer, & Digital Camera (photos after loss)

Includes inventory, photos & receipts of all purchases

File Box #1: Legal/Financial: Trust, Mortgage, Auto/Home/Flood Ins, Bank, Credit Card, Passport

File Box #2: Home Improvement Projects & Receipts

Dog Food Storage Container - Month Supply, Dog Food & Water Bowls

You might want to check out the website www.knowyourstuff.org. They have very easy to use free templates that store the information online.

Food & Water - Emergency Plan

- Safety kit - 3 gallons drinking water, 3 days canned food, opener, first aid kit, blankets, radio, flashlight.
- I've input three emergency phone numbers into my cell phone: Emergency #1, #2, #3.
- Plan & practice a flood evacuation route with your family. Know your safe routes that are on higher ground.
- My brother Ron (out-of-area) is the go to emergency contact. Believe it or not but long distance calls or texts have a better chance of working during a local emergency.
- * Have a plan to protect your pets.

Protect Yourself and Your Home

- If flooding occurs, go to higher ground and avoid areas subject to flooding.
- Designate one or two locations to meet in case you get separated during an emergency.
- Listen to a battery-operated radio for the latest storm information.

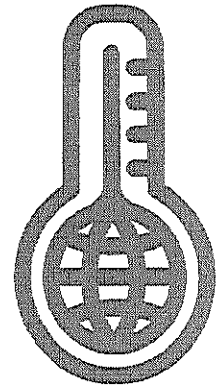
Turn off all utilities at the main power switch and close the main gas valve if advised to do so.

It Only Happens to the Other Guy!

I know I still have a long way to go but I must admit feeling a bit more comfortable and self-assured knowing that I am a little better prepared to not only handle an emergency myself but for those around me.

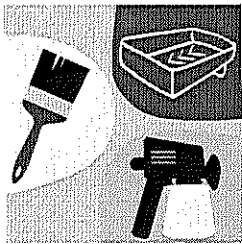
- David Heitz

How to Save on Home Heating and Air-Conditioning



Keeping your home warm during cold winter months and cool during the summer months takes energy and money. Cold-air drafts through windows, poor insulation and ill-fitting doors wreak havoc with your heating and air bills, as do high ceilings, manual thermostats and inefficient HVAC systems. Save yourself some money this year. Prep your house, and yourself, and count how much money you save on your home heating bill.

- 1 Perform a whole-house energy audit. Check every outlet, door and window for drafts. Hold a tissue at the seams on a windy day. If the tissue moves, you have a draft.
- 2 Schedule an inspection and annual maintenance appointment for your HVAC system. Make sure your HVAC is working at full capacity. Change the filters regularly. Wrap your hot water heater with an insulated blanket; these can be found at most home improvement stores.
- 3 Program your thermostat so it automatically lowers the temperatures at night and during the day when you are out of the house. If you don't have a programmable thermostat, buy one at your local home improvement store and install it.
- 4 Fill any cracks or gaps in your windows and doors with weather stripping. Use door thresholds with your doors leading outside. Don't forget your garage door. Any gap between the door and your garage floor invites cold air in and warm air out. Look for holes in crawl spaces too. Fill these with expandable foam or seal with caulk and weather stripping.
- 5 During the winter, open your curtains and blinds when the sun shines, but keep them closed on shady days and the opposite in summer. During the winter as dusk approaches, close all curtains and blinds to keep the heat in and the cold out.
- 6 Turn your ceiling fan on, but reverse the blades in the winter so it pushes the warm air down. The movement circulates the warm air. Close your chimney flue when not using your fireplace, and don't use your bathroom exhaust fans unless absolutely necessary.
- 7 Change your single-pane windows to multi-pane windows. These are more energy efficient and may qualify for a tax credit.



SUN DAMAGE AND DRY ROT? How do you know?

Damage is usually worse on the south and west facing areas.

Sun damage to the surface of T1-11 siding, fascia boards and beams show up as areas of cracked and blistered paint. For minor damage, you can sand and fill the damaged areas.

Fungal dry rot can infect the wood on your house including the extended beams, siding and fascia boards. Infections on the outside can spread to wood on the inside. When you see that the wood is split, cracked, warped or disintegrated, it is probably dry rot. If you suspect dry rot problems, consult a knowledgeable contractor to take care of it ASAP. If the damage is severe, replace the siding and fascia boards. The beams can be restored by cutting off the infected areas, treating them with an anti-fungal and rebuilding the beam.

Paint protects the wood from these kinds of damage. To prevent future damage, paint every four or five years. However, it's best to paint the south and west facing areas every two years.