

# 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.

AUGUST-SEPTEMBER 2010

## Contact Information

Riverside Management  
4811 Chippendale Dr # 602  
Sacramento, CA 95841

916-349-3160/Fax: 349-3166  
AnnC@riversidemgmt.com  
Celeste@riversidemgmt.com

## Next Board Meeting

Sept. 13, 2010 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

### 2010 ELECTION RESULTS!!

A Big Thank You to all who attended the annual meeting and to all who returned their ballots. A quorum was achieved with 14 homes represented in person and 52 homes represented by ballot.



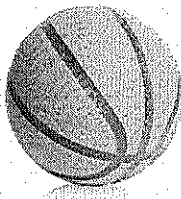
Michael O'Connor, Harriet Kallemeyn and David Heitz were elected to the RCCA Board and will serve for 2 years. Michael is our V.P., Harriet is our Secretary and David will assume the duties of Treasurer. Pat Sandlin continues in the office of President and Liz Gunson continues as Member-at-Large.

Voting results were as follows: David Heitz 48 votes, Harriet Kallemeyn 41 votes, Dexter Moore 39 votes, Michael O'Connor 47 votes, Amy Hathaway 1 vote, Pat Sandlin 1 vote, Dan Dowling 2 votes.

The Board wishes to thank Dexter Moore for his years of service to the Association and the Board and we hope to continue to see him at our meetings and having his participation in neighborhood activities. Thanks, Dexter!



### NEW HOOPS for the Basketball Court



Many thanks to the sports enthusiasts that play basketball every week at the park for putting up new nets at their own expense! This group of friends and family of Jose and Maribel of Chief Ct. have been playing basketball each week for the past couple of years and they help to monitor activities in the park by their presence. Their group is a positive influence on our community!



## **IMPORTANT ANNOUNCEMENTS**

- \* **If you recently received a notice from our management company to repair the sidewalk or gutter adjoining your property, please be advised that the notices are being rescinded and you will receive a correction in the mail.**

The City of Sacramento is currently inspecting all the sidewalks and gutters in our community and the inspectors will notify any RCCA homeowners that have damaged or displaced sidewalks or gutters that must be repaired in accordance with their established criteria.

Andy Borovansky, Construction Inspector II, with the Sacramento Department of Transportation, cautions our association members to hire only reputable licensed contractors that are familiar with city standards and NEVER allow contractors to wash concrete down into the gutter. You may contact Andy in his office at 916-808-6932 or his cell 916-952-8163 for assistance.

- \* **If you recently received a notice from our management company to repair/replace the driveway on your property, please be advised that the notices are being amended to require sections of drive ways to be replaced (NOT REPAIRED), according to the following criteria:**

**DISPLACEMENT:** A driveway section that has been displaced (risen or sunken) by 3/4 inch or more is unacceptable and must be replaced.

**DAMAGE:** A driveway section which is broken into 3 or more pieces is unacceptable and must be replaced.

**CRACKS:** A driveway section damaged with a crack greater than 1/4 inch in width is unacceptable and must be replaced.

**UNSIGHTLY REPAIRS:** Driveway sections with unsightly, uneven, not level, or non-aggregate patched repairs are unacceptable and must be replaced.

- \* ***Remedy: Each section must be replaced with matching natural exposed aggregate.***

Note: Please remember that you must submit a Home Improvement Application prior to starting the work on your property. Contact Riverside Management Company for further information.

## **FORECLOSURES & ABANDONED PROPERTIES:**

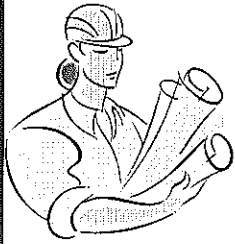
The Board is working to keep up with the number of foreclosed or abandoned properties in our community that have unsightly yards and other, more serious, problems by contacting the banks, realtors or lending authorities in an effort to keep up the landscaping and prevent break-ins and damage to the homes.

Recently someone broke into the backyard of an abandoned home one evening and broke off the water faucet, sending gallons of water into the yard and down the street. Fortunately, a watchful resident saw the water damage and called authorities to report the problem.

In another incident, people staying in an abandoned home were removed from the property with their belongings and they spent the night in the front yard. The police were contacted to remove them from the area.

Please help us to combat such problems by contacting Riverside Management or a member of the board if you see unauthorized people around abandoned property. If you see suspicious activity on any of our streets that have abandoned properties, please call the Police.



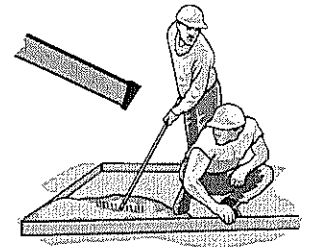


## MANAGING ARCHITECTURAL CHANGES

With the adoption of our new CC&Rs, Nov. 5, 2009, came some slight changes. Here is a condensed version of how our architectural review and approval process works (for details, see Article 8 of the CC&Rs).

1. Owners must submit the Home Improvement Application package (available on the Association website) to the property manager and receive the Architectural Committee's written approval prior to commencement of changes, additions or improvements to the exterior of a residence or lot.
2. Failure to submit an application may result in a fine or other consequences, as described in the CC&Rs.
3. The Committee may contact the owner to clarify application details. They may also contact neighbors when the requested change is visible or affects them.
4. The Committee will make a final determination of approval or denial (subject to review of the Board) for each change requested within forty-five (45) days and the property manager will furnish written approval or disapproval of each change item.
5. Owners may appeal denied applications within thirty (30) days of the Committee's disapproval by following the appeal process specified in the CC&Rs.
6. Work on an approved project shall begin within ninety (90) days of the approval date or on a later date, if agreed to by the Committee, and must be completed within one (1) year.
7. With consent of the Board, the Committee has the right to order an owner to stop a home improvement project that was not pre-approved or does not conform to the approved plan.

## RUST STAINS ON YOUR CONCRETE DRIVEWAY, SIDEWALK OR PATIO?



To remove rust stains from concrete there are several methods to try. You can purchase commercial rust stain removers from your local hardware store or you can try ordinary household items to do the job.

Lemon juice, which contains acid, is a natural remedy for removing rust stains from concrete and other hard surfaces. Pour or squeeze undiluted lemon juice on rust stains, and let it sit for several minutes. If the stains are on the side of a concrete foundation, put lemon juice in a spray bottle, and spray the rust-covered surface. Use a sturdy bristle brush to scrub the area, and then rinse the lemon juice away along with the stain.

Another natural solution for rust removal is ordinary household vinegar. Apple cider vinegar and white vinegar both contain acid. Use either one to aid in the removal of unsightly rust stains. Either pour or spray undiluted vinegar on the stains, and allow it to set for several minutes. Scrub the area with a sturdy bristle brush, and rinse the vinegar and stains away.

Remember that lemon juice and vinegar can damage plants, so it shouldn't be sprayed around planting areas.



Did you know that Sacramento's Regional Transit District is looking into adding 12.8 miles of light rail service connecting downtown Sacramento to the River District, South & North Natomas, and the Sacramento International Airport with a new line dubbed "Green Line".

The first section of the Green Line is under construction. This section of light rail services downtown Sacramento to Richards Boulevard along 7<sup>th</sup> Street. The next section is definitely the "hot potato"! This would involve building a bridge over the American River and running the light rail system down Truxel Road. Details have not been finalized and Regional Transit is hosting a series of community review meetings to get feedback & input into creating the overall system (stations, parking, etc.)

I recently attended a Green Line Community Review held at South Natomas Community Center Thursday, August 12. The first half of the review focused on Property Values. The four panelists, included our own Terry Preston, *WALKSacramento*. The second half of the review focused on Safety, Crime & Security.

RT is hosting a series of Community Reviews which will be held at the Natomas Crossing Business Center, 4190 Truxel Road, Suites 102 Wed – Sat, August 25 – 28. Visit Regional Transit's website for more detailed information <http://www.sacrt.com/>.

Sidestepping the issue of whether you are FOR or Against Light Rail ... I feel we should prepare ourselves for the system if it ends up being built. We need to be pro-active and seriously discuss issues like potentially having a sound wall built along Truxel Road to minimize the sound impacting our neighborhood, city issuing parking permits to protect our street parking from Light Rail and the increasing community events held at the Library, Community Center, & Park, & how do we protect our RCCA community center parking lot on Truxel Road from being used by non-residents.

Please join me on the RCCA Light Rail Committee to address the concerns of our community which we can provide Regional Transit in planning the system to have less impact on our community. Or if you just want to provide me with your input please contact me at [david@davidheitz.com](mailto:david@davidheitz.com) or 916.308.9000.