

RIVER CITY COMMONS Association

JUNE/JULY 2009

BOARD OF DIRECTORS:

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.

Contact Information:
Riverside Management
4811 Chippendale Dr # 602
Sacramento, CA 95841
916-349-3160/Fax: 349-3166
Or
AnnC@riversidemgmt.com
Celeste@riversidemgmt.com

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

JULY Board Meeting - Change of Date

The next Board of Directors meeting will be held on Wed., July 8 at 6pm in the Cabana Area of the RCCA Pool. We hope to see YOU there!

NOTICE OF ANNUAL MEETING

And Election of 2 New Board Members

The 2009 Annual Membership Meeting and Election of 2 new board members for River City Commons Homeowners Association will be held on August 10, 2009, at 6:00 PM. The meeting will be held at the South Natomas Community Center 2921 Truxel Rd. Sacramento, CA 95833. The Inspector of Elections will declare the ballot box closed at 6:00 PM on August 10, 2009. Nomination forms were sent out in May and nominations closed June 30, 2009. *No nominations from the floor at the annual meeting will be allowed.*

When you receive your ballot in the mail, please vote for your candidates of choice and return it right away. It is necessary that 51% of the Association members be represented in person or by ballot for the annual meeting to proceed. If a quorum is not represented at the meeting, the meeting will have to be rescheduled. This is an unnecessary expense for the Association. As a member of the Association, it is your obligation to comply with the corporate requirements of the Association. Your ballot will only be valid if received by the Inspector of Elections at P.O. Box 41099 Sacramento, CA 95841 or you may hand deliver to 4811 Chippendale Drive, Suite 602, Sacramento CA. 95841 or you may deliver your ballot to the meeting. *No balloting material will be provided at the meeting.*

New Water Conservation Rules For Sacramento City

Effective May 12, 2009

Water waste prohibited

No one may willingly allow water to run off their property into gutters or streets while irrigating landscaping.

Irrigation days

- Addresses ending in odd numbers: Tuesday, Thursday, Saturday.
- Addresses ending in even numbers: Wednesday, Friday, Sunday.
- No irrigation on Mondays.

Exceptions:

- When standard time is in effect, generally November through early March, odd-number addresses may water only on Saturdays; even addresses only on Sundays.
- New landscaping may be watered daily for 21 days from the date of planting.

Irrigation times

- Banned between 10 AM and 6 PM every day.

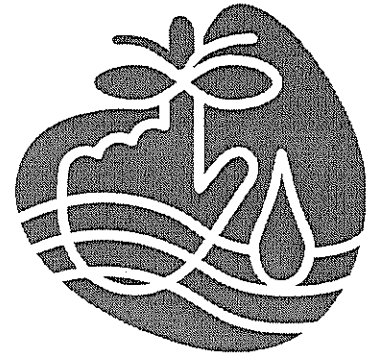
Other Water Use

Washing driveways, sidewalks, parking lots: Now banned (except for health and safety reasons with prior approval).

Washing cars: Shutoff nozzle now required on hose, and washing allowed only on designated irrigation days.

Penalties

- First violation: written notice.
- Second violation: \$25 fine, waived upon completion of a water conservation class.
- Third violation: \$100 fine.
- Fourth and subsequent violations: \$500 fine.
- Fines are doubled during a declared water shortage.



COMMUNITY NEWS

The official *River City Commons Association* website is constantly updated with news & events of interest in our community. www.Rivercitycommons.com

* Beginning with this newsletter, copies for non-owner residents will be posted in the Cabana area.

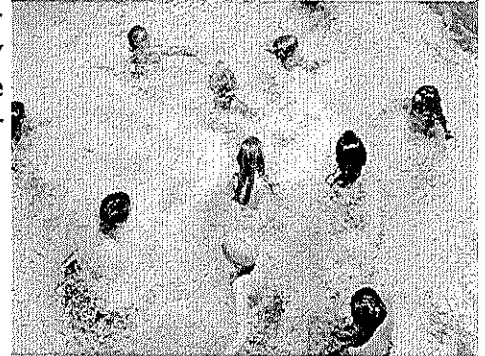
“POOL BABBLES” by Amy

Here we are well into our second month in our pool monitor responsibilities. Party season is in full swing, the pool area, basketball courts and tennis court are getting regular use. Our community is out and enjoying the beautiful space we are fortunate to have available.

I find myself considering a Bridget Jones type diary entry, although instead of a daily record of number of cigarettes smoked - I would be recording the number of cigarette butts picked up. Today was a good day - only 5. And, unfortunately, I am also counting the number of used diapers, condoms and feminine hygiene products picked up. So far, 8 in 2 months.

Please note - none of those items were retrieved from the designated smoking area, cigarette butt bucket or trash cans. As I watched an 18-month-old pick up a cigarette butt we must have missed in our nightly round and attempt to pop it in his mouth - my thoughts wander to the other products I have been unfortunate enough to discard on our neighbors' behalf and I hope we find all the items before the children of the community do.

Thus I would like to remind our neighbors of personal responsibility and respect for your neighbors and our common area. Thank you!



REMINDER: When you have a party of 10 or more, you must reserve the Cabana area. We recently had two parties show up with no reservations. The application form is on the website at

[www. rivercitycommons.com](http://www.rivercitycommons.com).

NEW WATER AEROBICS CLASS, SUNDAY MORNINGS

AT 10:00 am AT RCCA POOL

Several residents are participating in a water aerobics class and they are having a wonderful time!! The class is co-ed and all you need to join is a doctor's permission slip, a bottle of water, a "noodle" and a yoga mat. A single class session costs \$5.00, to offset the travel expenses of the instructor. The class also has an informal session mid-week.

Noodles are available at the Dollar Tree or the 99¢ Store and the yoga mats are available at Target and Wal-Mart. Contact Marcia Virago at 359-2835 or marvirago@yahoo.com if you or someone you know is interested in joining in the fun and healthy exercise.

WARNING:

We have received reports from residents that a man is presenting himself as representing RCCA in an official capacity in order to obtain work. Be aware that the RCCA Board of Directors has not authorized or recommended any one to perform handyman work or landscaping work in our neighborhood, on behalf of the association.



“RCCA needs your Vote!”

Dear Homeowner:

As many of you know, our association (RCCA) has been running a campaign lately to try to get in more ballots for the CC&Rs . Several homeowners have volunteered to knock on doors, make phone calls, and mail ballots and information to absentee homeowners. According to our records, Riverside Management has only received about 65% of homeowner’s ballots concerning the updated version of our CC&Rs. (Covenants, Conditions and Restrictions.)

The State of California requires that CC&Rs be a part of all homeowner association’s governing documents. Our CC&Rs have not been updated, for over 30 years. As you can well imagine, **we are way out of compliance with the state**, and for our own protection, we need to get these documents updated. **It’s up to you.** Our board has the new updated CC&Rs ready to go. **We just need your vote.**

If we don’t get these documents passed this time around, we will have to start over again. Starting over can mean incurring extensive attorney fees, possibly resulting in a special assessment or dues increase just to cover the legal fees.

It’s imperative that we get everyone’s vote. As our CC&Rs are now written, a good part of them are more than likely unenforceable and homeowners have little protection for their common assets.

Reminder: A **YES** vote changes things, bringing us into compliance with current laws. A **NO** vote leaves things as they are (way out of date).

If you need another copy of the updated CC&Rs, or a ballot, please call Riverside Management at 916-349-3160 and ask for Celeste. Or better yet, you can download a copy of the proposed CC&Rs from our Web Site at www.rivercitycommons.com.