

# 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.

OCTOBER - NOVEMBER 2010

## Contact Information

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Roseville, CA 95661

916-740-2462/ Fax: 740-2463  
AnnC@riversidemgmt.com  
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## Next Board Meeting

October 11, 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 Heintz	Treasurer
Harriet Kallemeyn	Secretary
Elizabeth Gunson	At Large

## COMMUNITY NEWS

### **NEW OPPORTUNITIES TO SERVE YOUR ASSOCIATION**

Have you ever said to yourself that you really want to get involved and help the River City Commons Association in a positive manner? Now is the time to get started by volunteering on a committee that interests you. (These are not paid positions)

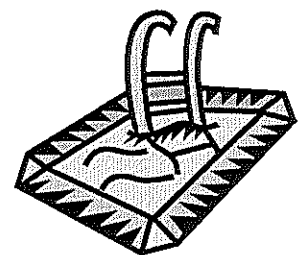
1. The Architectural Committee needs someone to assist with oversight of the softscapes in the commons areas. This would include working as a liaison between the committee and the landscape company that works on site. The A.C. would train you and provide support in all phases of the work. Please contact Denise Jerome at [arch@rivercitycommons.com](mailto:arch@rivercitycommons.com).
2. RCCA Board has created a committee to discuss the future impact of Regional Transit's proposed light rail service that would connect downtown Sacramento to the River District, South & North Natomas, and the Sacramento International Airport with a new line dubbed "Green Line". This light rail line will cross the American River and run the rail system down Truxel Road. The committee will investigate & discuss what impact this will potentially have on our neighborhood and how we can communicate our concerns to Regional Transit and the City of Sacramento. If you are interested in volunteering on the committee or would like to provide your input for the committee to address Regional Transit, please contact David Heitz – [david@davidheitz.com](mailto:david@davidheitz.com). Visit Regional Transit's website for more detailed information [www.sacrt.com](http://www.sacrt.com).



### **POOL CLOSING**

Our pools and spa will be closing on Oct. 7, 2010, until further notice. We are preparing for a complete renovation of the decking around the pool area, which has major cracking and requires it to be replaced for esthetics and safety reasons.

Although we have kept the spa open during the off season in the recent past, due to the lack of volunteer help in maintaining the area, we are unable to offer that service this year.





## GRAFFITI IS VANDALISM

We have seen a recent increase in graffiti in our community and we need to work together to wipe out graffiti and help to clean up crime in RCC. Enclosed you will find a brochure on the Graffiti Abatement Program from the City of Sacramento. Please keep this information on how to Record-Report-Remove Graffiti handy should your property be vandalized and remember to call the Property Manager for assistance in matching touch up methods. You will receive an immediate referral to a member of the Architectural Committee who will assist you in restoration efforts.

## REASONS FOR TREES

(Reprinted from an AARP "Your Money" article by Sid Kirchheimer)



*"September is a good time to buy trees, shrubs and other plants because many nurseries offer discounts to clear out stock before winter. Plus, with strategic planting, you can cut your energy bills. In cold weather, a row of evergreens or low-crown shrubs planted as a windbreak can cut heating costs as much as 30 percent. Distance from the house should be two to five times the plants' mature height. Bushes and shrubs placed one to three feet from your house will act as insulation.*

*A six-foot sapling begins shading windows right away, lowering cooling costs in summer. Trees tall enough to shade the roof are big cost savers...."*

For more tips, visit [www.arboday.org](http://www.arboday.org). or you can get local planting advice from the Sacramento Tree Foundation at [www.sactree.com](http://www.sactree.com). The foundation is a nonprofit organization working with community partners and volunteers to plant, protect, and teach about trees. You can set up an appointment to meet with a Community Forester to receive a *free* SMUD shade tree. You can also join in their effort to plant 5 million trees in our region by 2025.

Please keep in mind that major changes to your landscaping, such as removing or planting a tree, requires that you follow the Architectural Change Application process.

## LAWN WEEDS

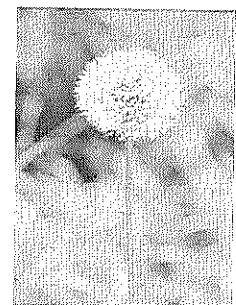
The UC Statewide Integrated Pest Management website describes the various turf grass species and identifies common lawn weeds (broad-leaf, sedge and grass weeds) with information on getting rid of the weeds.

There could be any one or multiple species of weeds in your lawn. Many weed grasses look similar such as smooth crabgrass, dallisgrass, goosegrass, large crabgrass, or witchgrass.

Clover and wild strawberry are common broad-leaf weeds found in lawns. The detailed diagrams on this website can help you identify which are which.

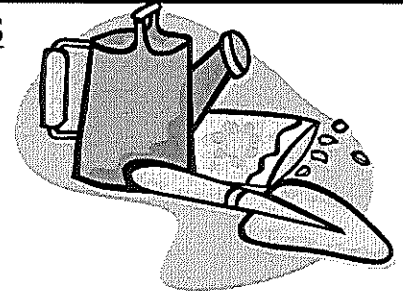
For weed identification, start with this link:

[http://www.ipm.ucdavis.edu/PMG/weeds\\_intro.html](http://www.ipm.ucdavis.edu/PMG/weeds_intro.html)



## **FALL LANDSCAPING/GARDENING TIPS**

(Information reprinted from Sac. Bee)



Take advantage of the fall weather and renew your landscaping/garden:

- \*Compost annuals and vegetables
- \*Cultivate and add compost for fall flowers
- \*Fertilize deciduous fruit trees
- \*Sow a new lawn or reseed bare spots - **consider replacing lawn with perennials.**

**PERENNIALS** - Let's get Native! With our plants, that is.

Planting California perennials and shrubs saves water, cuts down work (no more mowing and edging!) and helps wildlife, too. Birds, bees and beneficial insects flock to perennial gardens, which boast a variety of flowers and seeds.

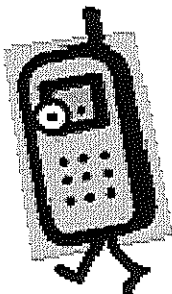
Because they are native to our climate, these plants adapt easily to homes here in the Sacramento Valley. They like hot, dry summers and can deal with wet winters, too.

For a list of perennials, go to [http://arboretum.ucdavis.edu/arboretum\\_all\\_stars.aspx](http://arboretum.ucdavis.edu/arboretum_all_stars.aspx).

**NEED HELP?** Help is available from our Architectural Committee members, who are experienced in native landscaping and they are ready to assist you with advice about how you can use native plants as an alternative to traditional lawns or shrubs. Remember that homeowners must follow the architectural guidelines and the application process for alterations and changes to landscaping.

## **GETTING BUGGED BY SALES PHONE CALLS?**

(Article by Kenn Boffin, NARFE Newsletter)

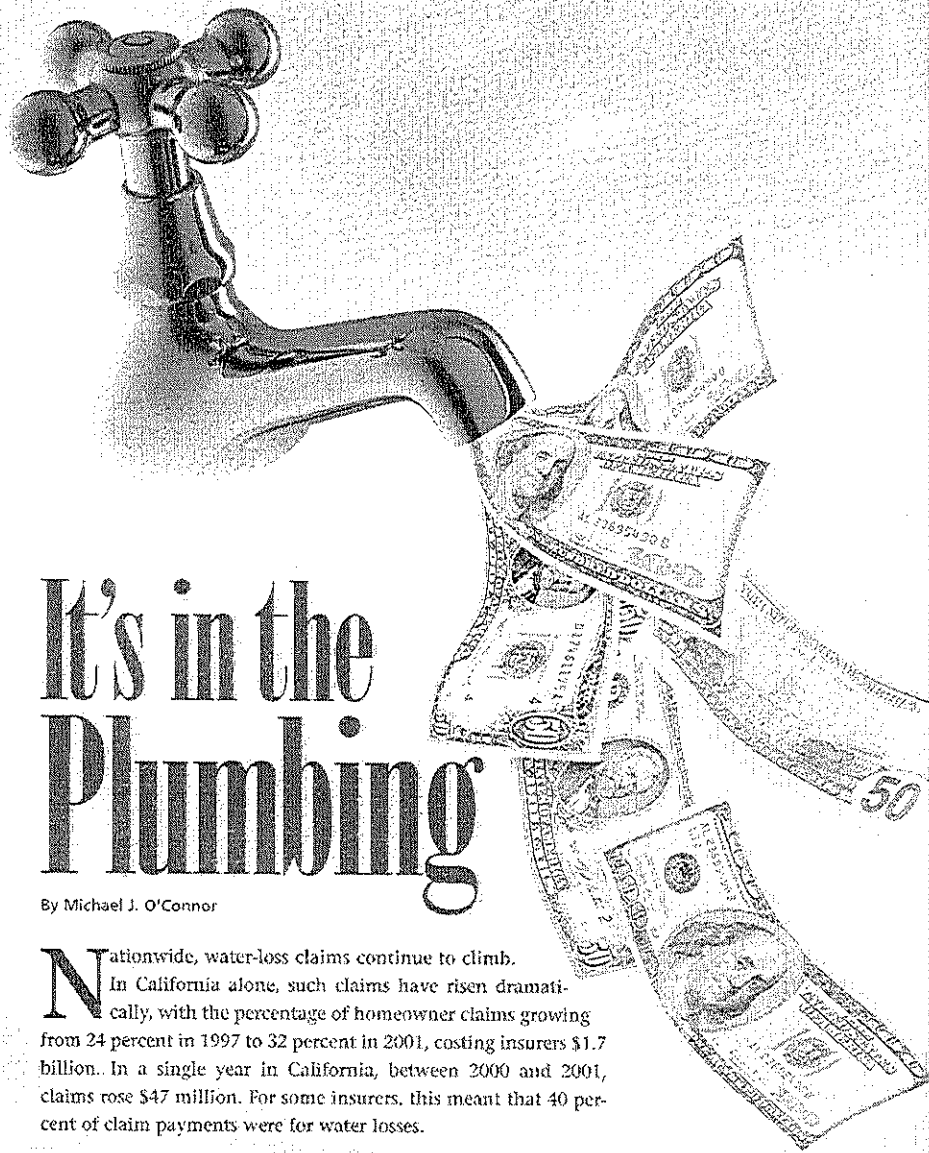


There's an answer. It's the **National DO NOT CALL List**. It's free and it works. It's simple to use and only takes a minute or so of your time. Just call 888-382-1222 and follow the prompts. You must call from the phone number you want to have blocked. It blocks the number for 5 years. Then you'll have to do it again. It is particularly important to do this for your cell phone, because in many cases you get charged for calls coming through your cell phone.

Cell phone numbers go public this month, so it's a must to do this now! There's even a listing to contact to complain if you get these calls after the block has been installed.

**NOTE OF THANKS** goes out to the homeowner who has graciously been taking care of the lawn on the abandoned property next door to him on River City Way!

**Thanks**



# It's in the Plumbing

By Michael J. O'Connor

**N**ationwide, water-loss claims continue to climb. In California alone, such claims have risen dramatically, with the percentage of homeowner claims growing from 24 percent in 1997 to 32 percent in 2001, costing insurers \$1.7 billion. In a single year in California, between 2000 and 2001, claims rose \$47 million. For some insurers, this meant that 40 percent of claim payments were for water losses.

The rise in water-related losses has been attributed to many causes. Some studies point out that modern homes have much more plumbing in them than older homes. In general, older homes do not have as many bathrooms, while newer homes often have extras such as wet bars, icemakers, water filter systems, soft water systems, and residential automatic fire sprinklers. Modern homes also are built to be more airtight, thus tending to trap moisture more readily. Much of the increase in water-related losses can be blamed on modern materials used in the manufacture of plumbing fixtures, as well as poor construction methods.

## Plastic vs. Metal

Plumbing fixtures, such as valves,

waterline risers, toilet ball-cock valves, and pipes themselves, used to be manufactured from metals such as copper, brass, stainless steel, and galvanized steel. Today, many of these items are made of plastic materials. The plastics used are cheap, lightweight, readily manufactured, and easy to install. The problems arise when plastics are used in the wrong applications, designed improperly, or installed incorrectly.

One striking example of plastics gone awry was the defective ABS drain-pipe debacle that resulted in class action suits against various manufacturers. The manufacturers had used defective resin in ABS drainpipes widely included in residential construction in the last half of the 1980s. The defective ABS pipes broke at the joints, causing leaks in walls and under slabs. These pipes are still causing problems nationwide.

In another case, a company designed, manufactured, and marketed a faucet water-line riser made from a polymer composite hose with metal connector nuts on each end. Connecting the nuts to the hose required barbed inserts inside the hose that were held in place with metal ferrule crimps. The inserts were made using nylon 6/6 plastic, which is subject to hydrolysis in hot water, meaning that the nylon will absorb the hot water causing the long nylon polymer chains to break. Over a period of years, the nylon 6/6 becomes weak and brittle, and eventually breaks. The break causes the metal nuts to come loose from the composite hose, which results in flooding.

Published engineering texts documenting the problems with nylon 6/6, including water absorption, hydrolysis, and failure, did not deter the manufacturer from choosing a plastic that was not suited to the environment in a hot-water supply line. Failures from these nylon barbed inserts have accounted for millions of dollars in property damage.

Another type of plastic failure is the cracking of plastic coupling nuts used in water-line risers to connect toilet ball-cock valves to the right-angle standoff valves in walls. These coupling nuts are supposed to be hand-tightened only. If the installer uses a tool, such as a pair of channel locks, to tighten the nut, the nut can become over-stressed and crack. Eventually, the coupling nut will fail and hundreds of gallons of water will flow into the home.

Even if these nuts are installed correctly, some are made from polyacetal resin, which is subject to chlorine attack even at concentrations as low as one part per million. These nuts break down over a period of five to seven years and eventually fail by circumferential cracking around the base of the threads. I have analyzed dozens of such cases in which no tool marks were found, yet the nut failed anyway after five or more years of service.

Stay tuned for the rest of this article on "It's in the Plumbing" by Michael J. O'Connor in the next issue!