

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.

SEPTEMBER—OCTOBER 2009

Contact Information

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Next Board Meeting

October 12, 2009
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

ELECTION RESULTS

The ballots were opened at the Sept. 14th meeting and the count showed Pat Sandlin (53); Tom Fowler (50); Liz Gunson (29); Kitty Rollins (25) and write-in David Heitz (3). Hence, Pat Sandlin and Tom Fowler were elected to serve as our Board Members for the upcoming 2-year term.



Tom, regrettably, is unable to serve at this time due to business commitments. Our By-Laws provide in the event of a vacancy on the board, the current members may appointment a person to fill the position. The Board has asked Liz Gunson to fill the vacancy and she has accepted the appointment.

The Officers for the Board will be Pat Sandlin, President; Dexter Moore, Vice-President; Harriet Kallemeyn, Secretary; Michael O'Conner, Treasurer and Liz Gunson, Director-At-Large.

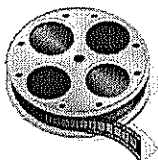
UPDATE ON THE CC&Rs VOTING

There will be a judicial hearing in Department 53 of the Sacramento County Superior Court on Oct. 1, 2009 at 2:00 p.m. in order to finalize the update of our 1978 Governing Documents to bring them into compliance with current law. Your appearance is not required. If you voted, your vote has already been counted. THANK YOU very much for your participation in our community.

The hearing is required simply because, after two years of mailings and door to door efforts, the unfortunate apathy of some homeowners has left us no choice. While 59% of our homeowners voted for passage, we needed 2/3 of the membership voting yes to revise the documents. The petition before the court is to reduce the required voting percentage. Stay tuned for the exciting results!

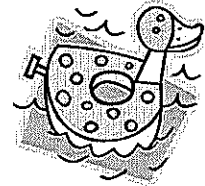
MOVIE NIGHT IN THE PARK

Kids of all ages came out to the RCC park this summer with their blankets and pillows and enjoyed classic cartoons and great family friendly movies. Stay tuned for the return of this event next summer so you can join in the FUN!



POOL CLOSING

We have had a great summer at our park and pool area, but the season is quickly coming to a close. The last day for daily attendance will be Oct. 18. We are looking for volunteers to open and close the pool gate on the weekends, so people can continue to enjoy the spa until the end of the year. If YOU are willing to help, please call Riverside at 349-3160 or contact Amy Hathaway, our pool monitor.



RESERVED PARTIES AT POOL & PARK

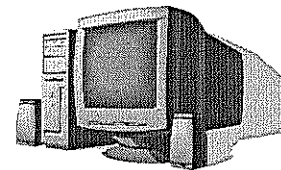
We had many successful parties at the pool and park this summer, however we also had more than one party where the host resident failed to make a reservation and also violated the rules for hosting a party by having more than 30 people in attendance, propping open the gates to the park, bringing in glass bottles and other glassware, leaving trash and garbage in the area. All of which basically disrespects the community at large and creates a situation where other members of the association cannot enjoy their rights to full access and use of the facilities.

The association pays the salary of our Pool Monitor to maintain the peace and security of the area, not to babysit or clean up after residents who should be responsible enough to follow the rules that are in place. It is NOT a public park, it is part of the private property we hold in common as homeowners in the community.

Also please be reminded that you should never let anyone into the gate(s) to the park or pool unless you recognize that they are homeowners or residents of the community. If you are asked to open the gate and you don't know the person, you should require them to provide you with some identification and the address where they live. Otherwise, you should deny them access.

RCCA WEBSITE

If you wish access to view the locked portion of our website where the RCCA Agendas and Minutes are located, please email: webdesigner@rivercitycommons.com for a personal ID and password.



The information is protected for legal reasons and is not intended for the general public viewing; You must be a current homeowner to receive access.

Our website will be featured in an article in an upcoming edition of CA Modern magazine, because "it's the best they've seen in a comparable sized community association". Watch for it in your mailbox. Congratulations, Tasha!



PETS & SOME WILD ANIMALS

A homeowner asked us to remind resident dog owners that our yards are not doggy bathrooms and to please remember to clean up after your pets. This is not just a show of respect for the neighbors, but for everyone's health as well.

Other neighbors have reported problems with raccoons in the community. One lady had 6 raccoons in her backyard recently, drooling over her koi pond. Raccoons can also harm small dogs or cats, so remember that any food you leave outside may be attracting these critters.

Lawn Maintenance

Revised: 9/16/2009

Tips and ideas for keeping your lawn to maximum appearance

Mow & Edge

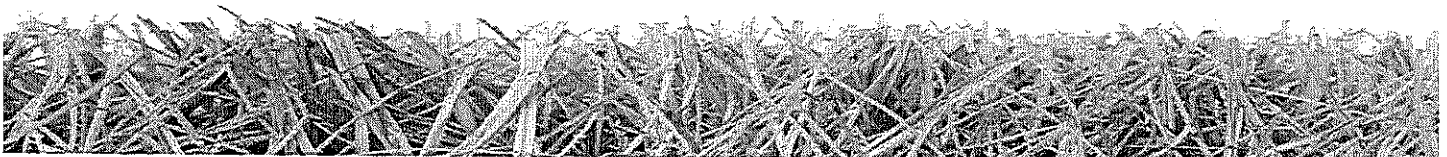
- * Never cut more than 1/3 of the grass height at a time. In other words, do not let the grass grow taller than 4 inches.
- * Mow it no lower than 2 ½ to 3 inches for all lawns except Bermuda grass.
- * For Bermuda grass, keep it mowed to 1-1 ½ inches and never let it grow to form flower heads because it contaminates the whole neighborhood with its seeds.
- * Edge the grass around the sidewalk, driveway and walkways with an edging tool to form a clean, straight line.

Compost

- * For inexpensive compost, rake the grass clippings into the grass after mowing.

Irrigate

- * Water deeply and infrequently per City restrictions (odd house numbers on Tues, Thurs. & Sat; even numbers on Wed., Fri., & Sun.).
- * Water early in the morning (before 10:00 a.m.).
- * To prevent runoff, sprinkle 10-15 min. then repeat in an hour.
- * Do not water during periods of heavy rain in the winter.
- * If you find mossy areas instead of grass in your lawn, it indicates there is a problem (probably too much water). Adjust your watering, dig up the moss and re-seed the area or consult a lawn expert.



Lawn Maintenance

Revised: 9/16/2009

Tips and ideas for keeping your lawn to maximum appearance (continued)

Weed

- * Dig out crabgrass, Guackgrass and other weeds whenever they appear.
- * To remove crabgrass in the lawn, use a fertilizer that has a pre-emergent in it. Apply it in the middle of February. If you use this product, do not over-seed in the spring because the seeds will not germinate.
- * For non-Bermuda grass lawns: once established in your lawn, it is difficult to remove Bermuda grass. It is best to pull it out as soon as you see it. If it has established itself, you will need to hire a person certified to apply an herbicide to get rid of it.
- * Try a weed-n-feed product to both fertilize and kill weeds including strawberries and clover.

Fertilize

- * Aerate with a special tool to loosen the soil before fertilizing.
- * You can test the soil using a soil testing kit available at garden centers to help determine which proportions of nitrogen, phosphorus and potassium your lawn needs from your fertilizer.
- * Fertilizers with a ratio of 15-15-15 (nitrogen, phosphorus and potassium) or a controlled release 16-6-8 are good choices for our lawns. Follow instructions on the package for timing and amounts.
- * The best time to fertilize is when the temperatures start to approach the 70's in the spring. Avoid fertilizing in July, August and September because the grass needs to spend its energy surviving the heat, not putting on new growth. If you want to fertilize in the winter, use a commercial winterizing fertilizer.
- * Consider using organic fertilizers.

Over-seed

- * Sow more grass seed to help keep out weeds and cover bare spots.
- * Fall is the best time of year to over-seed a lawn. The second best time is in the spring.
- * For our area, use tall fescue when over-seeding. However, if you have a Bermuda grass lawn, over-seed with annual rye each fall to keep it green in the winter.
- * After over-seeding, you will need to keep the lawn moist until the rains come.

Amend

- * Applying gypsum on top of the lawn helps break up the clay in the soil and improves water penetration. You can find it at any nursery.

De-thatch

Every few years, de-thatch your lawn in the fall to improve water penetration and reduce runoff. De-thatching removes dead mats of grass that build up. When the dead mats accumulate, they can smother the grass, blocking out the flow of air, water and nutrients. In addition, it creates a hiding place for pests and diseases. Aerating the lawn will also help keep thatch under control.

