



It's Time to Pay Dues!

Please help us make our budget for 2019-2020!



What do my dues pay for?

Your dues money will be hard at work for the next year paying for landscaping (mowing, seasonal color, plantings and more), watering & lighting at our three entrances. River Oaks is unique in that we have 3 entrances to upkeep. Your dues also help to provide fun family events like our annual 4th of July celebration. Other expenses your dues cover: insurance, storage rental, website, postage and more. View our budget at riveroaksha.org

Thank you for helping us keep River Oaks a great place to live!

**Your dues of \$150/year can be paid online at
riveroaksha.org (CLICK HOA DUES at top of website)
or by mailing to:**

ROHA - PO Box 3631 – Brentwood, TN 37024

SUMMER 2019

Save the Date!

ROHA Annual Meeting

Please mark your calendars and
join us Sunday, August 18th
at 4:00pm at
Johnson's Chapel Church
(201 High Lea) for our
ROHA Annual Meeting.

Don't Forget:

Social Media: Last minute and current updates can be found on the neighborhood Facebook page (@RiverOaksBrentwoodTn) and our NextDoor site (www.nextdoor.com).

Leash Law: City ordinance requires that dogs and cats be kept on a leash whenever they are not on the owner's property.

SAFETY: REMEMBER TO LOCK YOUR CAR DOORS. PLEASE SLOW DOWN WHILE DRIVING.

CONSTRUCTION / ARCHITECTURAL REVIEW UPDATES

As you are aware, there has been a lot of construction in the neighborhood, with plans for much more. We remind you to please have any construction personnel at your house follow our **Construction Guidelines**, which can be found on the website under ROHA DOCUMENTS.

Our Architectural Review Committee has reviewed many plans. We appreciate everyone that has called to ask questions and that has submitted plans for review. Once plans are submitted, they are reviewed by the board, then the homeowner is informed if the plans were approved or not. If plans are not approved, but the homeowner continues with the project, then they will receive a letter from our attorney stating they are in violation of the restrictive covenants and should take corrective action.

The Architectural Review Board division of ROHA was designed to answer questions regarding the restrictive covenants and to inform homeowners when they are in violation of the restrictive covenants. The covenants, which flow with the land, were put in place to provide guidelines to keep our neighborhood beautiful, consistent, and provide a cohesive language that flows throughout the neighborhood.

Many of you have asked about the two lots for sale at the River Oaks Road entrance. We have done a lot of research and spoken to many people. These lots are in Davidson County and pre-dated the formation of River Oaks subdivision. The current lot owners have a copy of our covenants, and we hope that the new owners agree to abide by the aesthetics of the neighborhood. More info can be found on the ROHA website under News and Info.

ROHA RESTRICTIVE COVENANTS AMENDED (???)

Your response is needed!

We are at an exciting moment in our neighborhood and the River Oaks Homeowners Association Board wants your input! Our Restrictive Covenants (can be viewed at riveroaksha.org) are set to expire on Jan. 1, 2020, and will automatically renew unless we amend them. They were last amended in 1999. After Jan 1, 2020 they will not expire for another 10 years.

River Oaks, like the communities around us, is rapidly changing. We have had a large increase in construction in the neighborhood and there are a wide variety of new projects that are in the planning stages. Do you believe that the covenants established in 1999 still cover what you are concerned about for River Oaks? Are there items in these restrictions that you

would like to change? Are there restrictions you would like to add? We want to hear from you!

If we decide as a community to amend these covenants, we will gather input from all neighbors. The covenants can only be changed if 70% of households agree to the changes.

Our first step in this process is to ask for you to give your opinion through the survey included on the Directory info page with this mailing.

Please fill it out and return it no later than August 15, 2019!

View our current Restrictive Covenants online at riveroaksha.org.
(Click ROHA DOCUMENTS and then click on the ROHA COVENANTS pdf.

The enclosed survey and directory info page must be received by August 15th to be included!

Please mail it to:
ROHA
PO Box 3631
Brentwood, TN 37024



LANDSCAPE & LIGHTING UPDATE

Landscaping:

2019 has been a busy time for our community landscaping. We are on our second year of working with Perfect Lawncare to fine tune our entrance plantings. We discovered some major electrical and irrigation issues at the Bridlewood entrance. We also found the backflow at Bridlewood had been vandalized and the water turned off at the meter. We will be keeping a close eye on the plantings to make sure we have things running smoothly.

The River Oaks entrance is thriving. Watch for a very friendly groundhog that has been spotted "sunning" in the grassy area in front of the beds. He/she isn't eating our plants, which is greatly appreciated. The Johnsons Chapel entrance is doing well. We are hoping to plant more seasonal color at the south bed. We also are planning on adding more plantings on the two sides of Bridlewood close to Old Hickory Blvd. If you happen to see interesting activity around any of our entrances or have any questions, please reach out to Trish Myatt at 615-596-2372 or Trish@TrishMyatt.com.

Lighting:

In a continued effort to beautify our entrances, we have recently added additional lighting at the River Oaks entrances and Bridlewood entrances. With some well planned steps and expertise from the board we were able to refurbish several fixtures from our Johnson Chapel entrance that were no longer being utilized due to changes in the landscape over the last few years. We also were able to fix the electrical wiring at our Bridlewood entrance so that both sides of the entrance have working outlets! This has resulted in our ability to light up the columns and landscaping on both sides of the entrance and will ensure the holiday lighting is at peak performance this Christmas. As funds become available we will continue to make additional lighting improvements to the Bridlewood and Johnson Chapel entrances.



2019-2020 ROHA Membership
Directory Information
FORM AND PAYMENT MUST BE RETURNED BY
AUGUST 15TH TO BE INCLUDED IN DIRECTORY

Name(s) : _____

Children's names (if you wish for them to be included):

Street number and name: _____

Email: _____

_____ Please add the above email to the neighborhood email distribution list.

Phone number(s): _____

The above information will be shared in the printed ROHA directory. Any information you do not wish to be included can be marked through. (Example: johnsmith@gmail.com)

ROHA DUES PAYMENT - \$150 for 2019/2020 year

_____ I will pay online at riveroaksha.org OR _____ A check is enclosed.

Neighborhood Restrictive Covenants Response (Please read newsletter for explanation & details).

1. Do you want to make any changes to the current restrictive covenants? ____ Yes ____ No ____ Not sure

2. **If you answered no**, it is because:

_____ I believe the covenants are fine the way they are written.

_____ I do not know what we would add or change to the covenants.

_____ Other: _____

3. **If you answered yes**, why do you think they need to be amended; and/or do you have ideas for changes you believe need to be made to the covenants?

4. Please share any general neighborhood comments you have (please use back if necessary):

Please return by August 15th to ROHA – PO Box 3631 – Brentwood, TN 37024

You can also drop in the mailbox of: Laura McClendon - 6209 Milbrook Road,
Bill Dobbs - 6006 Manassas Court, or Jenny Crouch – 216 Long Valley