

***River Place Subdivision Association
2017-2018 Annual Meeting
Good Neighbors
September 2017***

Dear River Place Neighbors,

Greetings! We hope you have enjoyed living in River Place. If you attended the annual meeting you heard about all that is taking place to improve the front entrance and maintain common areas of our subdivision. You also heard about being a “Good Neighbor.”

What is the Good Neighbor?

As you all recognize our subdivision is changing. Some members are deciding to downsize, others involve job transfers, and others are moving for a variety of personal reasons. This means we will have more new neighbors. First of all, we want to welcome all our new neighbors to the neighborhood, and secondly, we want them to be aware of how homeowners in this neighborhood treat one another.

We believe Good Neighbors Practice

- Support Common Property Values
- Maintain their property
- Respect their neighbor’s property
- Drive safely on the side streets
- Support the HOA

Common Property Values

We live in a fabulous neighborhood! The Troy School System is a National Blue-Ribbon school district, we live a mile away from the best shopping and restaurants in the state, and most of the homes in our neighborhood are beautiful and well kept. Bottom line, this is a great place to live and people are willing to pay higher prices for homes in this community. We want to keep it that way.

This is also why the HOA has invested in new mailboxes, improved front entrances, and watered and mowed common areas. All of us are concerned about our property values and even if you do not plan on selling in the near future, having homes that sell for high market values all goes into the neighborhood pricing history.

Individual Home Landscaping and Appearance

Over the year the Board has continued to receive complaints from neighbors about how some homeowners are not maintaining their homes and landscaping. This affects everyone’s property values when potential buyers tour the neighborhood. Others have also voiced concern about dogs, noise, and vehicle parking.

We need to take care of our lawns and particularly the weeds. If you don't your lawn sprouts weeds and the weed seed is blown onto your neighbor's lawns and then they have to treat for weeds. Homeowners also need to trim and perhaps limb up or replace overgrown trees and shrubs.

Neighborhood home appearance is also a factor for visitors to our neighborhood. You have a beautiful neighborhood and then there is that house with worn out landscaping, the house needs painting and the windows are dirty. These are not the kinds of sights that attract people to our neighborhood.

If you are going to repaint your home exterior, please review your color selection with the Architectural Committee. If you need assistance with lawns, trees, landscaping, painting, or maintenance see the recommended contractor page on our website.

Respect for Neighbors Property

Part of being a good neighbor is respecting your neighbor's property, particularly if you are walking your dog. If you walk your dog(s) then by all means carry a plastic bag or similar apparatus to pick up dog waste. All dogs must be on a leash according to your HOA restrictions and the Troy City Ordinance.

Drive Safely

Some of our guests are driving entirely too fast for a residential side street. There are a lot of small children in the neighborhood, some live here and some visit often. Please remind your driving family members of this fact.

Support the HOA

Lastly, the Board has formally welcomed all new neighbors with a gift basket and attempted to familiarize them with the association, the website, etc. **Speaking of websites, have you noticed the Riverplacesub.org Website has been overhauled and contains new information.**

All the board member positions are filled by neighborhood volunteers. If the HOA were to have to hire a management company, the HOA can expect to pay at least double the dues that we pay. So, please pay your dues on time, be a good neighbor, and take your turn on the board.

Good Neighbors make our neighborhood a great place to live.

Thanks,

Jim Chamberlain

President, River Place Subdivision HOA