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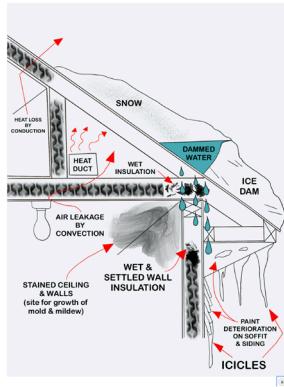
Preventing Damage From Ice Dams and Condensation

Now that winter and snow are here, it's time to pay attention to two problems some River Woods homeowners suffer: ice dams and condensation in the attic. The water leakage into your home from either of these problems can be damaging and expensive, and you need to take steps to avoid both.

Ice Dams

Ice dams form when there is a lot of snow on your roof and the temperature of the air in your attic is significantly warmer than the air outside. The heat from the attic air warms the roof, which melts snow at the bottom of your roof's snow pack that runs down the roof. When it hits the eave, which do not have attic air under it, the water freezes, forming a ridge of ice. Over time, the ridge can get as high as a foot or more.

When the snow melts on the roof, water running off is blocked by the ice dam and forms a pool of water that backs up under the shingles, finds a seam in the boards under the shingles and pours into your attic, and from there, often, into your house.



Remedies for Ice Dams

There are three things you can do that will keep your attic temperature close to that of the outside winter air:

- Significantly increase loose insulation in your attic.
- Increase the number of vents that let air into your attic and the number of vents and let attic air out through your roof. (Remember, vents in the eave need cardboard chutes that extend above the insulation, or the loose insulation will block off the vents.)
- Close off all bypasses that let warm air from your house into your attic, such as ceiling lights and fans or

bathroom exhaust fans that empty directly into your attic.

Condensation

Another serious source of water in your attic is condensation. When warm, moist air from your home leaks into your attic through ceiling bypasses or bathroom fans that empty into the attic instead of directly outside, the water in the air precipitates out when it hits cold surfaces, such as your roof, and forms frost. When the attic warms, this frost melts and becomes water that can leak into your house.

Remedies for Condensation

You can cut off warm moist air reaching your attic by closing off bypasses, perhaps with expanding foam, and extending bathroom exhaust pipes through the attic to exhaust directly outside through roof vents. (You'll need ACC approval to add roof vents.)

Failing these solutions, which admittedly can be expensive, the HOA offers ice dam mitigation services for a separate charge (the service is not included in your fees).

This involves the crew shoveling snow off your roof when it gets to a certain depth, and adding "ice socks" to the edges of your roof to melt channels through any ice dams so water can escape your roof. These methods are not 100% guarantees you won't have water damage from ice dams, but definitely reduce the chances of it

January Dates to Remember

The HOA Board Meeting will be held January 20, 2026 at 5:30 in the HOA office.

ACC Committee will not meet in January.

The HOA office is closed New Year's Eve and New Year's Day.

The HOA office is closed January 19 for MLK Day.

happening. There is a winter maintenance form on the HOA website you can use to sign up for ice dam mitigation. These services are billed separately from your monthly fees.

How Snow Plowing Is Handled at River Woods

This winter it seems as if we'll have a lot more snow than the previous two winters, so we thought we'd review how snow removal is handled at River Woods, so you'll know what to expect.

The "trigger point" for snow removal is about two inches of snow. Less than that, in most cases, the snow is easily driven through and disappears on its own.

Snow removal starts with plowing a single channel along all streets in the Association. Usually this is done as soon as a snowfall is over, but if it snows heavily, may be done several times during the snowfall. The goal here is to provide a clear space owners can back into so their cars don't get stuck in deep snow. Because the truck is not very maneuverable with a plow attached, snow is often dumped in piles near townhomes.

The second stage of snow removal starts when the snow stops. Members of the crew use Bobcats to scrape snow away from garages, remove piles of snow the plow left near houses and generally clean up snow the plow truck has missed. One limitation: crews are forbidden to plow closer than two feet from any structure or vehicle, as the Bobcats can easily slide a few inches in the snow. This means that if you have two large cars parked outside your garage, you likely won't get snow removed from around your cars in this first pass. The crew will bring a salt/sand truck to areas known to be slippery after a snow, such as the hill by the pool, to put down a mixture of sand and salt.

Meanwhile, other members of the crew start shoveling sidewalks. With 3.5 miles of private roads inside River Woods and nearly that much sidewalk, these tasks can easily take a full day to accomplish, or even more if snow is very heavy. If the crew shoveling sidewalks encounters ice of the sidewalks, they will be sand/salted, too.

The following day, the crews will come around with shovels and Bobcats to remove snow they didn't get the day before. For example, if homeowners shovel off their decks and dump snow in front of their garage doors after the initial snow removal, it will likely stay there for at least a day before being removed. And, if

cars outside garages are moved after the first plowing, the crew will be able to remove the snow they couldn't get to the day previously.

After all this is done, usually two or three days after a snowfall, the crew will start shoveling roofs and decks of owners who have authorized it on winter maintenance forms. This may be delayed if there is high priority work to be done, such as removing snow after another heavy snowfall.

Note: the best way to avoid having snow you shovel from your deck pile up in front of your garage doors is to shovel your deck off *before* the Bobcats clear snow after the initial plowing. Don't expect concierge snow plowing service, where you notify the grounds manager that you've shoveled your deck and the crew immediately comes out and removes it. We don't have enough crew or Bobcats to respond instantly to plowing requests. We will get to it, but it may well take a day or two.

And *never* shovel snow off your deck onto sidewalks after they've been shoveled. This can create a dangerous hazard for any of your neighbors.

Free Firewood for RW Owners

All those trees we have to remove each year aren't wasted. We cut them to the appropriate size for fireplaces, split them, and store them for a year to dry out. At that point, they are available to any River Woods homeowner for their personal use only, free and delivered to your doorstep (or your garage door, as you prefer).



Please email your request to rwgoundsmgr@gmail.com. Include your unit number, the number of bundles or Bobcat buckets you wish to receive and where you would like the wood dropped. You must store the wood inside; it cannot be left outside.

Need Fee Envelopes?

Sometimes we find fee checks in the HOA drop box with no envelope, no address on the check, and signed by someone who is not a registered owner. This makes it difficult for the HOA office to credit the payment to the correct owner. If you've misplaced your fee envelopes or we inadvertently didn't deliver them to you, we have extra in the office. Just email us and we'll drop you off a set of fee envelopes.

Where Does This Bag Go?

Recycling can be confusing. Does a cardboard box go into the Recycling container? Suppose it's covered in shiny paper? Does it still go in the Recycling container. What about those flimsy plastic bags from the grocery store? Do they go in the Recycling container? (Answer: No)

Aspen recycling education can be found on the website: <https://www.myriverwoods.org/specifications>. This is helpful information for homeowners who may be confused about what is recyclable. Plastic bags are never to be recycled. The motto of our sanitation contractor, Aspen Sanitation, is: "When in doubt, throw it out.")

Traditional recycling information can be found at <https://dakotavalleyrecyclingmn.gov>

Review Your Master Insurance

Please read over the 2025/2026 Insurance newsletter found on our website (<https://www.myriverwoods.org>) in the Documents folder. Homeowners should take the time to review important information such as HO6 coverage specifications, River Woods grill restrictions, marijuana exclusions, mortgage change procedure and claim reporting procedures. The time to know what insurance covers is *before* you need to make a claim.

Getting Rid of your Christmas Tree

We make getting rid of your old real (not artificial) Christmas tree easy. We'll do it for you. Just email the Grounds Manager, and we'll pick up your tree and dispose of it. Be sure your tree is undecorated and stand is removed.

Aspen Sanitation will not take your tree with its weekly pick up.



Don't Feed the Animals — Except Birds

Association rules forbid leaving feed out for animals. It can attract pests and is unsightly. Feeding birds with a bird feeder is an exception to this rule. But do consider using bird feed that is shelled, as the ground under your feeder can get very littered with shells and husks from unshelled feed. (It's not against Association rules to use shelled bird feed. It's just messy.)

Vacationing or Snowbirding?

If you are going on a vacation this winter, or spending your winter months in a warm climate, there is a possibility that the furnace in your River Woods townhouse might fail while you're gone, leaving your water pipes freezing — and bursting — costing you thousands of dollars in repairs.

We suggest you give a friend, neighbor, or relative a key so they can check on your house from time to time to be sure it's still heated. If you have a security system, it may have an option to alert you if your home's temperature falls below a certain point.

The HOA Office Will Not Accept Packages for Homeowners

Please do not instruct delivery services, such as UPS or FedEx, to leave packages at the office if you are not home. We will not accept responsibility for those packages.

Doggie Doo-Doo Cleanup

Because it's snowing, some people think they don't need to clean up their dog's leavings, as it can't be seen. Not so. Not cleaning up your pet's defecation, any time of year, is a violation of Association rules, and can subject you to an ever-increasing fine for each violation. Just because the poo isn't visible in the snow doesn't mean it won't be a serious problem when spring comes and the crews try to mow the grass. It's unsightly and unhealthy.