

Office phone
952-894-4368

Email
riverwoods@myriverwoods.org

Maintenance requests
rgroundsmgr@gmail.com

THE Villager



May 2026

myriverwoods.org

Paint Cycle for Units 274–333

This year's paint cycle will include units 274–333, with painting prep (mainly power washing) starting in late May or early June, depending on the weather. While it's always gratifying to get a new coat of paint on your house (or, if you have vinyl siding, your house's trim, doors and deck railing), bear in mind that if you have damage to your siding, trim, doors or deck railing that prevents painting, you won't get painted.

All townhouses in the this year's paint cycle were inspected during the recent Spring Walkthrough, and those which need repairs have been informed by mail of what needs to be repaired before painting prep starts.

Any units cited in the Walkthrough may find themselves not painted if the damage is serious enough to prevent painting, and may be subject to a fine for serious or long-standing damages that are left unrepaired.

Plans for repairs (with date for completion specified) should be submitted to the River Woods office by May 15, and repairs should be completed no later than May 31.

Power Washing Rules

As power washing will begin in late May or early June, please make sure you have removed all plantings, furniture decoration, etc., until your townhouse has been power washed. Both wood-sided and vinyl-sided townhouses will be power washed. Power washing often reveals rotted wood on the unit, which will need to be replaced prior to painting. Once siding is power washed, white paint will be sprayed on to indicate any wood that needs replacement. Also, your exterior water connections will need to be accessed, so please be sure you have water turned on for your outdoor faucets.

Reminder on Grill Placement

With summer looming, we are all looking forward to grilling out on our decks. This is a reminder that we are still prohibited by our Master Insurance Policy from locating our grills closer than five feet from any structure, wall or window, on penalty of our insurance being canceled. You shouldn't be grilling with your grill any closer than five feet, anyway, as heat from grills can partially melt or warp vinyl siding. Also, the spring walkthrough noted four units with charcoal grills. These are prohibited anywhere in the Association, both by the Master Insurance Plan and by Association rules. The owners have been notified. As these violations could result in insurance cancellation and greatly increased insurance costs for all of us, the Board will be levying fines against all violators within the next few weeks, unless grills are moved away from walls and, in the case of charcoal or wood-burning grills, removed completely from view.



May Dates to Remember

The **Board** meets on May 19 at 5:30 in the HOA office.

The **ACC** meets on May 26 at 5:30 in the HOA office. Deadline for ACC requests: May 5

The **HOA office** will be closed May 22 and May 25.

Pool Opening: May 23, *weather permitting*

Garbage/Recycling Pickup: Thursday, May 28

Annual Meeting is June 16

The annual meeting will be held June 16, 2026 in the Heritage Library in Lakeville at 6 p.m. Every owner is invited to attend. You will be receiving an annual meeting packet in the next week or so with your proxy ballot and a notice of the election. The annual report of the Association will be available at the meeting.

There will be an election of three Board members at the meeting, a short discussion of insurance by a Kraus-Anderson representative, and a question and answer session about maintenance.

The meeting will be adjourned at 7:15. Any questions there isn't time to answer will be responded to directly by email after the meeting (for questions relating to a particular homeowner) or in the next newsletter (for questions relating to the whole Association).

Roof Re-shingling Finishing Up

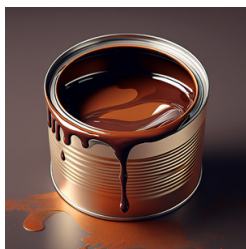
We are completing the second cycle of roof shingle replacement this year, with the completion of detached garages for Units 58–61, 76–79 and 106–111. This will be done throughout the spring and summer, as weather permits. Because of the unpredictable nature of our weather, we are unable to publish a schedule for roof-shingle replacement. However, we will send an email notice and post a notice on garages when we know when the work is about to be done.



The next (third) cycle of roof-shingle replacement will start in about 8–10 years. We review all roofs annually to make sure we get roof shingles replaced when needed. As we are putting money away in our Reserve Fund each month for this purpose, we do not anticipate any necessity for a special assessment for the next cycle of roof-shingle replacement.

Paint Requests

We will be ordering paint for touch-ups by homeowners this month. If you need paint to touch up your unit, please email the grounds manager to be added to the list of those who need paint, specifying color and amount needed.



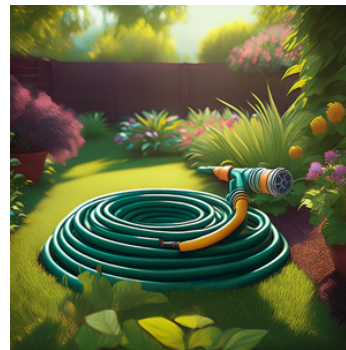
Recreational Fire Rules

Our rules and regulations echo the Burnsville city ordinances with regard to recreational fires. Any fire-burning unit must be at least 25 feet from any structure and 15 feet from the Association's borders. Burnsville ordinances also require a burning permit from the city. If you see someone burning something, with or without a fire pit, closer than 25 feet from a townhouse or garage, unattended, or without a water source, you can call the Burnsville Fire Department at 911. Please pay attention to the red flag warnings issued by the state regarding fire-hazard conditions.



Need Hoses or Sprinklers?

River woods does not have underground sprinkling everywhere in the Association; we have it only along River Wood Lane. Nor does it have water available for the crews to water lawns on the Association common grounds. So, if you want to keep your grass looking green — and alive — residents need to do their own watering. To make it as easy as possible, the HOA will loan you hoses and sprinklers, starting this month. You can email the grounds manager with such requests. We have hoses available in 50-foot and 100-foot lengths.



Also, we have a water compensation program. If you'll send us your water bills from both winter and summer months, and are watering lawns in your area, we will pay you the difference between your winter and summer water bills at the end of the year.

Need Money for Improving Your Home?

There are low-cost loans available for home improvements for Burnsville residents (as well as other Dakota County residents). You can find out details at the following websites:

<https://burnsvillemn.gov/1883/Homeowner-Resources>

<https://www.dakotacda.org/housing-resources/>

homeownership/home-improvement-loan-program/

These are low-interest loans that in some cases do not need to be repaid until your home is sold.

Keeping the Pools Running

The swimming pools in River Woods are the center of a lot of summer activity and enjoyment each year. Adults enjoy swimming and lounging around the pool, while the tinier residents enjoy splashing around in the nearby kiddie pool.

Keeping pools like these safe and fun places is a lot more involved than many residents might realize, so we thought we'd outline what's involved in keeping our pools safe places to spend your nice summer days.

Spring

Pool maintenance starts about a month before the pools open for the summer (usually on Memorial Day weekend, weather permitting). The cover that protects the pools through the fall and winter months is removed and stored after being dried out. The pool at that time is about half full of what's called "dark water," made dark by accumulating dirt, leaves and even small dead animals and birds that worked their way under the cover during the winter.

After this debris is cleared out, the pump and its filters are prepped and run for at least a day to make sure they are functioning correctly, filtering the remaining water in the pool. When that water is clear, and enough additional water is added to reach the 90,000-gallon capacity of the main pool. Then required chemicals are added to the water.

The state of Minnesota has strict regulations about a pool's water condition, necessary to keep disease-causing substances away from users, and specifies exactly what chemical balance must be maintained. Most people know that chlorine is one of the main chemicals in any pool. But chlorine is just the start. We also have to add stain preventatives, cyanuric acid (which makes the chlorine work better and last longer) and a blue clarifier, which makes the used chlorine particles more filterable. We also have to maintain the proper pH level of the pool, which can mean adding soda ash to make it less acidic or muriatic acid to make the water less alkaline, depending on the daily measurements.

Daily Maintenance

The pools are checked daily for debris and twice a day for chemical balance. Many factors can change that chemical balance. Heavy use by many people will cause chlorine to be "used up," requiring the addition of more chlorine, and the subsequent addition of other chemicals to maintain the required balance. A heavy storm can add enough rainwater to dilute the pool water and require re-balancing the chemicals. In the kiddie pool, children tend to splash water out of the pool — as well as polluting in ways adults generally don't. Again, a re-balancing of chemicals is frequently needed.

How often is chemical re-balancing required? It depends on the above factors, of course, but usually we do it at least once a week.

In addition, we have daily cleaning and maintenance of the restrooms and cleanup of the area around the pools.

Closing the Pools

After the pools close for the season, generally after Labor Day weekend, we drain the pool water about halfway, cover the pools, and then winterize the pump, filters, hoses and pipes to ensure no freezing happens during the winter. It's a detailed process, because any water inadvertently left can freeze, expand and do serious damages to pool machinery.

And then next year, we do it all again.

But it's an expense that pays off, and you'll see why every time you drive past the pools and watch the grownups and the kids enjoying the wonderful days of a Minnesota summer.

