Office phone
952-894-4368

Email
riverwoods@myriverwoods.org

Maintenance requests
rwgroundsmgr@gmail.com

THE Villager



December 2026 myriverwoods.org

Leaf-Blowing Time

It's leaf-blowing time in River Woods. With about 3,000 trees in the Association, we remove a lot of leaves each fall. The process works like this: On any day in late October or November when there isn't too much wind, it's not raining, and the leaves on the ground aren't still wet from previous rains, we have the crew out with portable blowers, blowing leaves into piles on the road. These leaves are then vacuumed into a chipper that chops them up to reduce the number of trips to the landfill. The leaves are then hauled to the landfill.



To give you an idea of the volume involved, between October 1 and November 16, we hauled 221 cubic yards of leaves to the landfill. And there were still a lot of leaves left to remove.

The homes in River Woods occupy about 44 acres of our 87 acres, so it takes the crew time to get to all the leaves. And, because trees drop leaves at different times, the crew has to go over the 44 acres with blowers several times each fall. Basically, we blow leaves every day that conditions are right until the first snow makes it impossible. Any leaves remaining — or leaves that are dropped in the winter or spring, such as oak leaves — are collected in the spring when the snow melts.

Free Firewood for Fireplaces

If you love a fire in your fireplace this winter – and you don't have a gas fireplace – we can provide you with firewood at no cost. We remove dozens of trees each year and dry and split them for fireplaces for River Woods residents. All firewood has been dried for at least a year, so it should burn well.



If you want firewood, email a note to the Grounds Manager, letting him know how much you want – up to a Bobcat bucket load – and we'll deliver it to your garage door, usually within a week. We don't deliver on demand; only as time permits, so plan ahead. Remember, Association rules don't permit you to store the wood outside your townhouse.

Please Don't 'Unsubscribe' from our emails

We are using a new email program called MailerLite to send emails to all residents. Unfortunately, it offers recipients the option to unsubscribe, and we can't change the option. Please don't click the "Unsubscribe" option. Email and newsletters are the primary

December Dates to Remember

No Board Meeting will be held in December

No ACC meeting will be held in December.

The HOA office is closed December 11, 18, and from December 23-25.

means we use to communicate with River Woods owners. These emails contain things you need to know: changes to rules and regulations, schedules of events at River Woods, and other useful information. Also, we use email to announce the availability of each month's new newsletter on our website.

Delays in Check Processing and Payment Options

We have received calls from owners asking why their fee-payment checks haven't been cashed. We researched this and found that some banking transactions, including check deposits, may take up to 20 days to fully process between financial institutions.

While the Association can confirm when your check has been received and deposited, we have no control over how long it takes for the funds to be withdrawn from your bank account. Please keep this in mind when monitoring your account balance, as a check may not clear your account immediately after being deposited by the Association.

For homeowners who prefer not to worry about check processing delays, the Association offers two alternative payment options:

• Free Automatic ACH Payments: Monthly association fees are automatically withdrawn from your designated bank account, eliminating the need to write and mail checks.

• Online Payment Portal (PayLease/Zego): Homeowners can manage and initiate their own payments online. Please note that processing fees apply, and payments typically take 3 to 6 business days to reach the Association, and your fees don't count as "paid" until those funds reach the Association.

Reminder: PayLease/Zego Payments are credited to homeowner accounts when received by the Association's bank, not when initiated. Please allow sufficient processing time to avoid potential late fees.

If you are interested in enrolling in the Association's free ACH program, forms are available on the website at www.myrivrerwoods.org, under the Documents tab - ACH Authorization Form (No Fee).

Winter's Coming — Are You Ready to Salt?

When snow and ice hit, the River Woods crew shovels sidewalks and plows the 3-1/2 miles of streets in River Woods. But sometimes sidewalks refreeze when snow melts overnight, often on weekends when the crew is not on duty.

To help, we will provide interested homeowners with free sidewalk salt and dispensers to supplement the crew's efforts. (Note: this is NOT pet-friendly salt.)



If you would like to request sidewalk salt, please email the grounds manager at rwgroundsmgr@gmail.com

When submitting your request, please indicate whether you already have a salt container or if you need one provided. This will help the grounds crew coordinate delivery of the necessary supplies.

Please note: Salt and container requests may not be fulfilled immediately. Deliveries are coordinated around the grounds crew's regular work schedule. We encourage homeowners to plan ahead and submit requests before supplies are needed.

We also encourage homeowners to use salt sparingly, as excessive application can damage concrete sidewalks and surrounding landscaping.

Remember the new Fee — $374

The Association fee rose to $374 per month (from $364 earlier) on November 1. Yet many homeowners are still paying only $364. If homeowners continue to underpay their fees for several months, they will ultimately be charged late fees each month. Please avoid this and make sure you are paying the correct monthly fee. Monthly statements are mailed out on the 10th of each month to all homeowners who owe any amount to the Association.

If you are on ACH (automatic withdrawal), the new fee has been automatically charged to your bank account. But if you have set your PayLease/Zego account to automatically send us $364 per month, it will continue to do so until you personally change it.

Payment Reminders

NSF Checks, Etc.

The Association's policy on returned checks —NSF, account closed, stopped payment, etc. — is that you will be charged $30 for each returned check. And if you have two such returned checks, we will require payment by cashier's check or money order for the next three years.

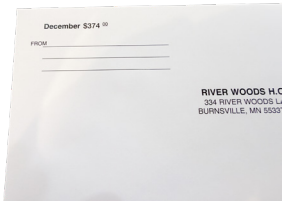
Large Credit Balances

Because of accounting system limitations, we do not permit homeowners to run with large credit balances. If you drastically overpay, we will return those funds. If it's inconvenient for you to write checks monthly, we strongly recommend you use ACH (automatic withdrawal) from your bank account.

Some homeowners have said they don't want to give the Association access to their accounts. ACH doesn't give us access to your accounts for anything but monthly fees. We can't even use ACH to pay any bills you may owe for such services as gutter cleaning.

Payment Envelopes

In October, we tried to distribute payment envelopes to every homeowner who paid by check. If we missed anyone, or if you misplaced those envelopes, email the office, and we can place a set on the office door for you to pick up.



Water Billing Reimbursement Due

Homeowners participating in the water reimbursement program have until December 31, 2026, to submit their summer and winter water bills so we can reimburse them for sprinkling.

Need a Certificate of Insurance?

If you need a certificate of insurance, email Kraus-Anderson Insurance directly at riverwoods@kainsurance.com. The HOA office cannot provide certificates of insurance.

Guest Parking Reminder

Our limited guest parking is for short-term guests only, not owners or residents, and is not permitted at all during snow events. During snow events, guest parking areas are used to push snow through. If cars are in guest parking, they may be plowed in or towed.

Is Anyone There in the Office?

Sometimes callers at the HOA office knock on the door and get no response, even though the lights are on. This may be because another resident is in the office (for privacy reasons, we never handle two residents' issues at the same time) or because our Village Administrator is engaged in an activity that can't be interrupted, such as issuing payroll checks or participating in a webinar.

If you need to see the Village Administrator in person, please email or call ahead to make an appointment at a time convenient for both of you.

Remove Yard Ornaments and Lights

All yard ornaments, solar lights, gutter downspouts, etc. next to driveways and sidewalks need to be removed before the snow falls. When the snow is plowed and sidewalks shoveled during snow events, these items may be damaged. The association will not be responsible for any damage to these items.