

The Bluff Villas Quarterly Newsletter

Q1 2023

Meet the new Treasurer Michael Holmes



“We moved to River Hills just over 3 years ago, and absolutely love it. I believe that being involved our community is key. I bring a 30-year career in Management, Accounting & Finance experience to the table. I plan to apply this skill set to the Bluffs HOA Treasurer position and find ways to impact savings and budget management.”

Michael Holmes
Holmes.mm@me.com

Meet the New Secretary Shannon Moore



“I moved to River Hills in May of 2020. Building community is important to me and being part of the Bluffs Board is one way I hope to help do that. I have a background in science, data analytics, statistics and an acute attention to detail. I plan to use these skills to help keep the community engaged and informed in HOA decisions and community events!”

Shannon Moore
shannonamerican@gmail.com

Important Announcements

New Website!

The new River Hills Bluffs Villas website is here! Visit your new website at <https://riverhillsbluffvillascondos.com/>.

The resident's password is **Bluffs!2023**.

New Board Email Address - riverhillsbluffsvillas@gmail.com. This email is accessible to all Board members. We promise to reply in a timely fashion! Repair and maintenance related requests should still be directed to Sandy Griffin, Community Manager, at sgriffin@amshoa.com.

The Pool!!

The pool will be open on April 15th this year! We are looking for volunteers to help keep the pool tidy this summer. We need several residents to choose one or two nights a week to:

- ❖ Make sure umbrellas are closed and remove any trash
- ❖ Empty kitchen trash and close the door and water flowers if needed
- ❖ Put any items left by residents in the kitchen's lost and found box
- ❖ Check the cleanliness and toiletry supplies in bathrooms
- ❖ Weekends only – wash the deck to remove food crumbs or sugary spills

Please reach out to Courtney McDonald, our Pool and Social Activities Chair, for more information and specifics on how you can volunteer!

CourtneyMcDonald14@gmail.com

Commercial Vehicle Ban

Recently, the River Hills Homeowners Association (not the Bluffs Association) put a ban on any commercial vehicles being parked long-term within the community, including the Bluffs. Since many Bluffs condo owners use commercial vehicles for their source of income, we have asked for a waiver for the Bluffs residents. We were denied. As a compromise, River Hills agreed to grandfather people in who already live in the Bluffs and drive commercial vehicles. In order to avoid being ticketed or fined, you must APPLY FOR A COMMERCIAL VEHICLE WAIVER ASAP.

Please contact Amy the General Manager for a commercial vehicle waiver GeneralManager@riverhills.com.

Important Announcements

Walkway Lighting

As with all the components in our community, the walkway lights are aging. Over the past 50 years, the underground wiring has been spliced, diced, and patched. Over the last 10 years, extensive repairs have been made to correctly repair the failed underground wires. Recently we had three (3) buildings with multiple unit lights fail. The original design of these lights was to have between 4 and 8 lights on one sensor and breaker, with wires connecting them buried underground. Unfortunately, when individual lights fail, it is not always just the bulb. We need to have an electrician troubleshoot the cause.

The recent failure of the 3 building's lights required troubleshooting by our electrician. They determined there were multiple shorts in the wiring for these 3 buildings and to dig up the wires and lay new wires with the existing design was an estimated cost of \$13,000, with potential additional expenses depending on what was found. With this finding, the age of the underground wiring, and the potential repair costs in the future, an alternate solution to these lights was investigated.

Our property manager, Sandy Griffin, obtained many quotes and suggestions from electricians and our homeowners. A pilot program was tried on 3 units which entailed attaching an individual landscape type light to the unit and shining it on the walkway. It was determined that with the varying topography throughout the property, the positioning of each light would not work. While testing this pilot plan, a few homeowners suggested that we simply keep the current walkway lights, and when they fail due to wiring, separate each lights wiring and wire it to the individual unit's sensor and breaker. The maintenance and repair of the walkway lights will continue to be the responsibility of the Association. The only change will be the very slight energy cost which, based on the expert's calculation, will be less than \$2.00 per unit a month. Based on the cost savings and ease of future repairs, this solution has been approved by the board.

If your walkway light is currently not working or you have any questions about walkway lights, please contact sgriffin@amshoa.com.

Important Announcements

Structural Improvements

During the 2021 and 2022 annual building cedar siding repair and painting project, a new process was implemented to identify and replace/repair all damaged wood prior to any painting. This process will help to ensure all wood needing to be repaired/replaced will be done during this project. Additionally, our property manager meets weekly with the vendor to inspect their work and the buildings to identify any potential misses. Please note, when new cedar siding is installed and without the years of paint buildup, the wood grain will show much more acutely and may appear that it needs additional repair or paint. Please understand that is a normal characteristic of newly painted cedar siding and only over time and additional paint will adjust the appearance.

Our annual building cedar siding repair and painting project will begin early spring, April or May. An email blast will be sent prior to this project beginning indicating the buildings being done in 2023. Also, a notification will be placed in your door a few days prior to this project beginning. If you notice cedar siding needing to be repaired, but your building is not on the schedule to be done this year, please email sgriffin@amshoa.com with your address and pictures of what is in need of repair. She will add these repairs to the vendors list while they are onsite to save on the cost for multiple trips to do one-offs.

Annual roof and gutter cleanings have been completed. Please be sure to advise our property manager, sgriffin@amshoa.com, if you notice any new roof leaks as soon as possible. The board has authorized a new vendor to repair our roof leaks, Baker Roofing, who are experts in roof repairs. This decision may increase the cost but will ensure the repairs are done expertly.

Homeowner Tips!

The Bluffs are now 50 years old. We know our buildings have great bones, but it is natural for things to deteriorate over time. As homeowners, we can do our part to help keep our buildings in great shape by keeping them as well maintained as possible. Here are some important tips for maintaining your property. If you notice any problems with tree limbs, siding, gutters, or roof leaks, report them to Sandy Griffin (sgriffin@amshoa.com) right away!

- ❖ Report dead trees and overhanging tree limbs. Spring is tree trimming time in preparation for summer storms!
- ❖ Inspect your siding! Check for holes, wood rot, curled wood panels, or leaks. You are responsible for the studs between the siding and the drywall, so make sure the exterior is in good condition. Report any rot or holes to the HOA immediately to keep your studs from rotting.
- ❖ Look at your gutters. Are they draining properly? Are they in disrepair? A leaky gutter can cause your siding to rot! Rotted siding leads to rotted studs, so report any rot asap.
- ❖ Check for roof leaks! If you see any water marks on your ceiling, report them right away so the leak can be fixed!
- ❖ Protect your home from fire hazards!
 - ❖ Our wiring is old. If there are any shorts in electrical outlets or light fixtures, get those fixed!
 - ❖ Check your appliances for any damaged or exposed wires.
 - ❖ Check the electrical boxes outside to ensure all the wiring is in good condition.
 - ❖ Clean and maintain your fireplace.
 - ❖ Lock up any firearms, flare guns, fireworks, sparklers, lighters, etc. and keep them away from children.
 - ❖ Make sure you have a working fire extinguisher and smoke detectors on every floor of your home. If you have natural gas in your home, get a carbon monoxide detector!

By doing your part, we can ensure that our community remains one of the best places to live in the Carolinas!