

RIVER ISLANDS

C U R R E N T S



Susan Dell'Osso,
Project Director

OPEN LETTER FROM SUSAN DELL'OSSO PROJECT DIRECTOR

Several times a week, I take people on tour through River Islands. Whether these “tourists” are potential homebuilders for future neighborhoods, reporters interested in our success story or members of the city or regional government, I love to head out into the community to showcase our many points of pride: our neighborhoods; Michael Vega Park; our exceptional River Islands Technology Academy; the Boathouse and Sunset Point Park, to name a few.

The feedback from newcomers is always the same: they are amazed that we have accomplished so much in two short years, since the opening of the very first models. I have to smile when I think about the more than 20 years that preceded our opening, and all of the work that went into creating this first glimpse of our future when we unveiled River Islands in 2014.

I realize that some of the information that I share on my tours would be of interest to our residents as well, so let me do a quick update for you about new projects and amenities that are upcoming:

BRADSHAW'S CROSSING BRIDGE is named after the late Mike Bradshaw, a long-time resident who brought together all facets of the community. The bridge, the first new major river crossing to be built in decades, should open in early 2017.

EXPANSION AT RiTechA – Our student population continues to grow! We are adding a third classroom to each grade at RiTechA to accommodate the newest members of River Islands.

THE TRAIL SYSTEM along the San Joaquin will be built in phases. Our first link of this pedestrian and bicycle friendly pathway is currently being reviewed by the permitting agencies and will hopefully start construction in about six months. Because the trail provides access to the river, it must be reviewed by both state and federal agencies.

There is always so much to see and so much to say about River Islands, and I am always happy to keep you apprised of our progress! Remember, you can always contact me with questions or concerns at info@riverislands.com.

All the Best,

Susan Dell'Osso
Project Director

TUESDAY, AUGUST 2: NATIONAL NIGHT OUT AT RIVER ISLANDS!

Mark your calendar for Tuesday, August 2! It's the second annual National Night Out celebration at River Islands and we want to invite you and your entire family to enjoy an evening with your neighbors.

National Night Out was started in 1984 to give people a chance to meet their local police and fire service people in a friendly, relaxed setting, with the idea that the more neighbors know each other, the less opportunity for neighborhood crime. Thousands of neighborhoods all across the country come together on the second Tuesday in August to meet their local police and fire service people, spend time with their neighbors, and develop their own approach to community safety awareness.

At River Islands, we're planning a free event at Michael Vega Park, starting at 6:00 pm till dusk. We'll have food, activities and lots of opportunities to get together with your neighbors and the residents of other neighborhoods within River Islands. Approximately 1000 people are now in residence, and this is a great way to help the newcomers feel connected!

Last year, at our first National Night Out, almost ALL of our residents turned out, and we won an award from the City of Lathrop for having the best community get-together in the City! Contact Community Liaison Yvonne Sampson with any questions or ideas: Ysampson@riverislands.com.



RIVER ISLANDS BUSINESS PARK EARNS ACCLAIM IN REGIONAL ECONOMIC REPORT

The Economic Institute of the Bay Area Council has just published its report “The Northern California Megaregion” (www.bayareaeconomy.org/publications/) which provides analysis and ideas about providing more connectivity outside of the 9-county Bay Area, and reaching into San Joaquin and Sacramento counties for housing, job creation and transportation solutions. The River Islands Business Park has been highlighted in the report as a shovel-ready destination for Bay Area businesses looking for office, R&D, medical, technology and higher education space. Zoning for the 350-acre business park, located just across the lake from the Boathouse, specifically restricts warehousing and industrial use, to attract businesses with higher employment densities to the site.

An economic development fund, unique to River Islands, has been established to provide incentives to new businesses. Up to \$55 million will be available for allocation to businesses based on the number and types of jobs created.

River Islands actively partners with the San Joaquin Partnership and other local and regional economic groups to highlight the benefits for businesses considering a move across the Altamont. If your firm is considering a move, contact Susan Dell’Osso at the Executive Offices, 209-879-7900, for an information packet.

SCHOOL STARTS SOON AT RIVER ISLANDS TECHNOLOGY ACADEMY

Construction crews have been busy this summer at the River Islands Technology Academy, adding new buildings so that every grade, from kindergarten through 8th, will have three separate classrooms. This will reduce the number of students per classroom, giving the teachers more opportunities for individualized instruction. Every grade level within River Islands Technology Academy is at a 1:1 device per student ratio, allowing the students to use their devices at home and in the classroom.

Principal Brenda Scholl has hired eight new teachers, all of whom are setting up their classrooms and curricula for the opening day of school on August 10. The 2016-17 school year is the first year for River Islands Technology Academy to operate under the oversight of the San Joaquin County Office of Education, having successfully petitioned to leave Banta Elementary School District last year.

Once school starts, all of the activities, from chess to the popular running club, which offers a progressive marathon, will get underway. The school lunch program, which provides fresh, healthy school lunches, delivered daily, will be accepting signups.



Although the school has approximately 550 students enrolled, River Islands makes room for new resident students during the year. For information about resident registration, contact Principal Scholl at 209-229-4700.

NOVEMBER VOTER REGISTRATION DEADLINE IS OCTOBER 24!

River Islands residents will vote for the first time this year in a number of elections that will impact their schools, the Lathrop City Council and our representation in the US Congress! Please come out and vote and have your voice heard!

It is VERY unusual to have so many important seats come up for election at the same time. Voters will make the following choices:

- AT BANTA ELEMENTARY: One out of three Board seats are up for election;
- AT TRACY UNIFIED SCHOOL DISTRICT: Three out of seven Board seats are up for election;
- AT THE CITY OF LATHROP: Four out of five City Council seats are up for election.

At the state level, we will be voting for a new State Senator with the retirement of a 20+ year incumbent.

Each and every one of these contests will have a direct impact on our quality of life at River Islands. Registering to vote has never been easier: you can register online at www.registertovote.ca.gov, or pick up paper registration forms at the Welcome Center, the DMV, local library or the post office.

Until we get 250 registered voters from within River Islands, we cannot petition for a polling place here in our community!

So please remember to register AND request an Absentee Ballot in time to vote!

The General Election is on November 8. That means you must register to vote no later than October 24! Deadline for applying for an absentee ballot is November 1.

Remember: just changing your address on your DMV registration does not mean that you have registered to vote here at River Islands! Please take the time to register now!

GOING, GOING... GONE! HOMEBUILDERS COMPLETE FOUR NEIGHBORHOODS

The sight of new home construction is an everyday occurrence at River Islands. Now, the original four neighborhoods are not only sold out, but they are reaching the point of being closed out, meaning that the homes are on schedule to be completed in the fall. That marks an end to construction activity in the neighborhoods of Waterpointe, Edgewater, Windrift and Drake's Bend.

Waterpointe, built by Van Daele Homes, elected to keep its models open after its sell-out, since two of the three popular plans are being built again, with some design and amenities modifications, at Summer House. Once the Summer House models are ready to open in the fall—sometime around the beginning of September—Van Daele Homes will move its sales office to the new model complex and convert the models into move-in ready residences.

DeNova started the conversion of its models back in May, and began construction of a final home in its Edgewater neighborhood on the land that served as a parking lot during the sales period. With that final Edgewater home well underway, another River Islands neighborhood is nearing completion.

Brookfield's Windrift sold all of its models in the late spring, and is completing the last homes—all sold—in its construction inventory. The final residents will be joining the community in the next few weeks.

Coming in the next few months:

In August, as Shoreline approaches its sell-out, Tim Lewis Communities will start the presales preview of its new Crystal Cove neighborhood.

In September, Van Daele will open the models at its Summer House neighborhood. The Summer House plans have been so popular that more than 20 homes have been sold in its preview sales period.

In October, Kiper Homes will open its models at 360 Lakeside, whose trailer is already on-site for preview sales.



Kiper Homes 360 Lakeside



Kathy Willows
Realtor Associate
209-679-1710



River Islands Realty offers a personal and professional approach to selling your home within the community. Offering more than 25 years of real estate experience and a deep knowledge of the local market, River Islands Realty provides uncommon insight and experience. We understand what it takes to get the best offer in the shortest amount of time.

Call us for a free consultation on the local market and home values within River Islands. We are the only real estate firm in the market affiliated with River Islands Development, and we have your home's floorplan and amenities already in our files. We want to earn your business!

At Home.... Tips & Ideas

Shoo pests from your garden with these herbs and flowers

Basil - Repels house flies and mosquitoes

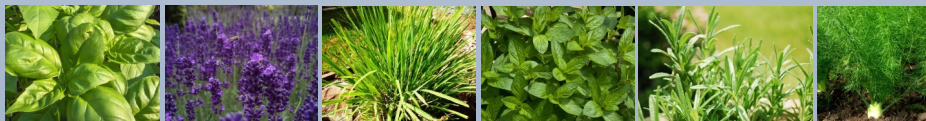
Lavender - Repels moths, fleas, flies and mosquitoes

Lemongrass - Repels mosquitoes

Mint - Repels mosquitoes

Rosemary - Repels mosquitoes and a variety of insects harmful to vegetable plants

Fennel - Repels aphids, slugs and snails



A FRIENDLY REMINDER TO OUR NEIGHBORS

In an attempt to keep our neighborhoods beautiful, we would like to remind you about certain rules that govern our community:

1. Trash cans should be kept out of public view. Please put them **BEHIND** your side-yard fence except on trash day.
2. Satellite dishes should be placed out of public view. Please ask your satellite company to place your dish in the back of the house.
3. Sports equipment (eg. temporary basketball hoops) should be put away when not in active use.

Thank you for your cooperation!