

RIVER ISLANDS

C U R R E N T S



Susan Dell'Ossso

OPEN LETTER FROM SUSAN DELL'OSSO PRESIDENT, RIVER ISLANDS DEVELOPMENT

With the arrival of spring, I find that I am filled with the spirit of optimism. The road to re-opening California seems to be assured, and there is such a feeling of excitement and enthusiasm everywhere I go, as people start making plans to move about more freely than they have for more than a year.

Some of those plans are quite local, like participating in neighborhood block parties or meeting up with club members in a backyard instead of on a Zoom screen. In March, I was heartened to see the number of kids and their parents who participated in our Saint Patrick's Day scavenger hunt and traversed the community looking for clues to lead them to our pot of gold.

In the next weeks, we will see our parks re-opening in keeping with public health guidelines, the Boathouse will be back to offering full seating again, and both Islanders Field and the soccer fields will be hosting tournament play.

In this issue of The Currents, we'll catch you up on the re-opening of the schools, the plans for this year's Farmers Market and some of the events we are planning for our residents.

Just as everything starts blooming in the spring, I am looking forward to seeing our community in full bloom soon!

All the best
Susan Dell'Ossso
President, River Islands Development

RIVER ISLANDS IS FRONT PAGE NEWS!

The San Francisco Chronicle is not known for its coverage of San Joaquin County, but on March 8, all that changed when it featured River Islands in a front page story about the migration of Bay Area buyers across the Altamont.

As people left the more-congested areas around San Francisco and San Jose for more open space and an opportunity to work- from home, San Joaquin County became the home to more former Bay Area residents than ever. In a year that broke records for home sales, approximately 76% of our community's 641 home sales in 2020 came from Bay Area zip codes.

Many thanks to River Islands residents Leslie and Chad Boundin and Virgra "Bing" Banaag for being willing to be interviewed in this article. And thanks, Bing, for your final statement in the piece: "I had never even heard of River Islands before and now everybody wants to live here. It's the talk of my friends right now."

To read a pdf of the entire article, go to MyRiverIslands.com, which has a link posted.

RIVER ISLANDS ACADEMIES RE-OPEN WITH INNOVATIVE SCHEDULING



When Spring Break came to a close, parents of the students at River Islands Technology Academy and the STEAM Academy had a choice: in-classroom instruction or distance learning for their students.

Said Brenda Scholl, Executive Director of the River islands Academies, “As you can imagine, it has taken enormous cooperation from the administrators, teaching staff and our parents to come up with a program that allows for every student household to make a decision that fits them – and their children – best.”

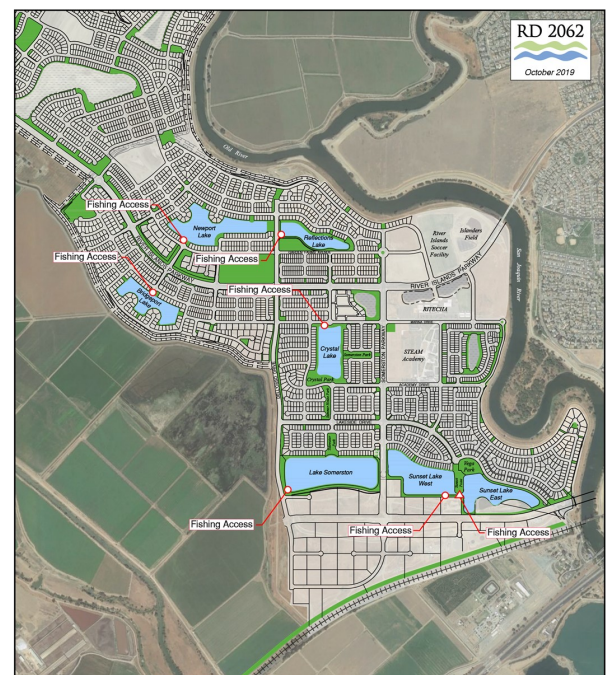
“The challenges served up by the pandemic did not stop us. There can never be a “lost year” in a child’s education. And it’s the same way with our teaching staff; we supported them with professional development training every Wednesday, even though we could not meet in person.”

Ms. Scholl credits the supportive administrative staff and the commitment of the teachers that allowed the River Islands Academies to deliver a high level education experience . “At times like these, it is easy to capitalize on negativity. We chose to keep a good attitude while solving the problems at hand. I look forward to re-opening the school, and putting forward a message of optimism and hope.”

FISHING PERMITS AVAILABLE AT EXECUTIVE OFFICE

Interested in teaching your kids all about catch and release fishing? Seven lakes throughout the community are now designated for fishing, and here’s what you need to do:

- Make sure you have a valid, current City of Lathrop fishing permit, and carry it with you at all times.
- Getting a fishing permit is simple: come to the Executive Office on Monday through Thursday from 10-4, and bring along proof of residency. You must be willing to have your picture taken for the permit to be valid.
- Fishing permits are FREE to River Islands residents.
- A map of the access area for each lake is noted on a map handout, which you can get when you apply for your Fishing Permit. If you’ve lost your map, you can download it from MyRiverIslands.com
- At this time, you can fish at Bridgeport Lake, Newport Lake, Reflections Lake, Crystal Lake, Lake Somerston, and the east and west sides of Sunset Lake. Each of these lakes has an access point for entry.
- Remember, the docks attached to people’s property are for their private use. Everyone can fish from the designated access points, but please direct your children away from private docks.



Authorized Fishing Lake Map

No Public Fishing Access
Except as Shown on this Exhibit

- | | |
|------------------------------------|---|
| Lake with Public Fishing Access | Public Fishing Access Point (Boat Ramp) |
| Lake with No Public Fishing Access | Public Fishing Access Point (Concrete Steps Near Boathouse Lakes) |

NEW NEIGHBORHOODS OPEN WITH GREAT ARCHITECTURAL STYLING

Lennar Homes opened its first neighborhood at River Islands in March. Called Horizon, the community offers four different floorplans with 3 to 4 bedrooms and from 1578 to 2189 square feet. Lennar is famous for its “Everything’s Included” program, which pre-selects certain features and offers them at no extra cost. Horizon is located off Marina Drive just past Somerston. In keeping with current public safety requirements, the models are available for touring by appointment only.

The next project to be previewing at River Islands will be Balboa by Kiper Homes. Built on the shores of a brand-new lake, Balboa will offer three to five bedrooms from 1950 to 2750 square feet. The Kiper family approach to creating neighborhoods of lasting appeal is evident in all of the details in the architecture, designed by award-winning WHA Architects. Details and elevations will be posted on the RiverIslands.com website as soon as they are available from Kiper Homes.



Horizon by Lennar Homes



Balboa by Kiper Homes

COMING SUMMER 2021: CARDIFF BY SIGNATURE HOMES

From a homebuilder new to River Islands, Signature Homes, comes a collection of residences featuring three spacious floorplans ranging from 3,261 to 3,677 square feet. Located next to the upcoming K-8 school, Cardiff will showcase an array of contemporary exteriors that give way to thoughtfully designed interiors with flex spaces, a downstairs master bedroom, multi-gen suite options and ample garage space. With inclusions of Bonus Rooms and California Rooms, livable areas are maximized so that no space is wasted. Signature Homes, which prides itself on superior quality and green building, will begin previewing in late Spring and will be a welcome addition to River Islands.



LIVE LEARN BELONG

ST. PATRICK'S DAY SCAVENGER HUNT BRINGS GOOD LUCK TO THE BURKE FAMILY!

More than 40 families participated in the first St. Patrick's Day event at River Islands—a scavenger hunt that led people around the community in search of a pot of gold. We received many great candid shots from everyone participating, and it appeared that neither rain nor seasonal winds could keep people from chasing after leprechauns.

Congrats to the Burke family, winners of the \$150 gift card to The Boathouse!



Phoebe Burke en route to solving the puzzle!



FARMERS MARKET RETURNS IN MAY

An expanded Farmers Market will be held weekly, from May through September, on Saturdays at River Islands. At this time, hours of operation have been set from 8:30– 12:30 to allow for early risers and the after breakfast crowd alike to enjoy the bounty of the season. The market will be set up in the lot behind the Welcome Center, at the corner of River Islands Parkway and Somerston Parkway. The organizer and manager of the Farmers Market promises an array of fresh fruits and vegetables as well as breads, hummus, oils and dried fruits. A coffee cart will provide its own offerings, and the seating on the porch of the Welcome Center is available for neighbors to catch up and enjoy a beautiful morning.

365 DAYS OF GIVING MOVES INTO SPRINGTIME MODE

The every day, all year long program to support the Second Harvest food bank continues with 365 Days of Giving. Residents can bring non-perishable food items to the Lathrop-Manteca Fire Station 35 at the end of Somerston Parkway and drop them off in the bins set aside for collections. The fire department will drop off all of the food to Second Harvest in Manteca. Among Second Harvest's programs are Food Assistance, Fresh Food 4 Kids, Mobile Fresh and Seniors Brown Bag. With donations of food or financial assistance, these programs serve the 35,000 individuals in need throughout the region.





ISLANDERS FIELD ANNOUNCES CALENDAR FOR PLAY TO COME

Don Johns, director of Islanders Field and coach and founder of the Hoots baseball club in Danville, has announced the spring schedule for activity at the ballpark. Remember, residents are welcome at the games! Here is a selection of games currently scheduled (*dates are subject to change*):

- NorCal Junior High Elite League on weekends and Warriors Junior High League on Wednesdays.
- April 23 Ripon vs. Sierra HS.
- April 24 College Park vs Acalanes HS.
- Perfect Game National Sunshine May 1-2.
- Ripon HS vs. Mountain House May 14.
- June 2 High School Covid Classic.
- June 4-6 Bay Area World Series Underclass.
- June 11-14 NorCal World Series.
- June 15-16 MLB Area Code Tryouts Underclass and Upper-class.
- June 17-20 National Invitational Tournament managed by Five Tool.
- June 22 Prep Baseball Report California State ID Games.
- June 25-27 Perfect Game West Nationals.

SPECIAL NOTE: ISLANDERS FIELD WILL HOST MAJOR LEAGUE BASEBALL AREA CODE TRYOUTS JUNE 15-16. These players would be considered to be the Top 100 players in Northern California and selected for the MLB draft now scheduled for July 11-13. After the draft The National Area Code games will be held in Los Angeles on August 11-13.

For information and a detailed calendar, go to www.islandersfield.org.

Said Coach Johns, “Islanders Field will be in the college and amateur baseball spotlight all summer with these outstanding events helping student athletes reach for the stars and see their dreams come true.”

COMMUNITY MAP NOW AVAILABLE

When you meet someone who tells you they live in Drake's Bend, do you know where that is? Do you know that Lakeside is not 360 Lakeside? Wouldn't you love to have a map that shows all of the River Islands neighborhoods, by name?

Go to MyRiverIslands.com to view and download a community-wide map that includes all of the neighborhoods from the beginning of the master plan's development. This is not a street map, but a neighborhood map, to help you navigate around the community as you put down roots.



LIVE LEARN BELONG

WHAT'S IN A NAME? DELL'OSSO DRIVE

When you drive along Dell'Ossso Drive, you probably think that it is named for Susan Dell'Ossso, the President of River Islands Development and a visionary who has spent more than 30 years bringing the dream of this riverside master plan to life.

Guess again! Dell'Ossso Drive was named to honor long-time Lathrop resident, Rudy Dell'Ossso, who was raised on and was the second generation operator of what is now called the Dell'Ossso Family Farm.

Rudy Dell'Ossso was born in San Francisco, but he grew up on the farm. His father and two uncles had houses next to each other and he was raised with his cousins and extended family. All the children attended a one-room school house in Mossdale from Kindergarten through 8th grade. From there he went to Tracy High School where he participated in many sports and was a letterman. Being part of a large farming family, hands-on farm work often took priority over education. But Rudy could speak four languages and was an amazing story-teller who often used all four languages in the same story!

After serving our country in WWII, Rudy moved his family back to the farm and began growing a variety of row and vegetable crops. Rudy was one of the first tomato growers contracted with Heinz when the company opened in Tracy.

Rudy was a proud Italian-American and the first generation born in the United States. He loved Italian food, Italian music and Italian family customs. He was the second generation of his family to farm, and now, the farm is in the hands of the third and fourth generations-- quite a feat for a family business. He passed away in November, 2020; the end of a life well-lived.