

RIVER ISLANDS

C U R R E N T S



Susan Dell'Oso,
Project Director

OPEN LETTER FROM SUSAN DELL'OSSO PROJECT DIRECTOR

The 2015-16 school year is over, and River Islands Technology Academy has graduated its first class of eighth graders, who will start their freshman year in high school in the late summer. When we opened the school in the fall term of 2013, we consciously decided to open as a K-6, and add a grade level each year thereafter so that our oldest students could get indoctrinated with the RiTechA culture before we sent them off to high school.

We have been watching this class. We have been observing their needs, their outlook, their learning style..... As school board president, I was thrilled to speak at their graduation and see them graduate to high school. Standing with Principal Brenda Scholl, looking out over their faces, I could only think about all of the graduation ceremonies ahead of them—from high school, college and beyond—and feel that we gave these students their first taste of their future, immersed in an environment of digital learning and supportive teacher-student relationships.

Principal Scholl and I are so invested in these first graduates that we will be starting a pilot program of online surveys to track the students' progress during their high school years, to ascertain how their early education at River Islands Technology Academy and their access to computers and digital devices might impact the way that they approach their studies in the future.

The first surveys will go out in June, 2017, as the graduates complete their freshman year in high school.

If you have any questions about River Islands Technology Academy's growth and progress, please send me a note at www.info@riverislands.com. I am happy to answer your questions.

All the best,

Susan Dell'Oso
Project Director

TWO NEW NEIGHBORHOODS NOW UNDER CONSTRUCTION FOR FALL OPENINGS

With school being out for the summer, traffic in the morning and afternoon is lighter. The summer months are also prime months for home construction, underground work for future roadways and the grading of new home sites. The success of River Islands has brought to us a group of homebuilders for our next neighborhoods, some who have built within the community already and some who are new to the entire area.

What that means is the introduction of new ideas and techniques—in building science, in architectural design and in features that make homes comfortable year-round.

Currently, models are underway at Summer House, Van Daele Homes' follow up to its successful Waterpointe community. Floorplans and elevations are available for viewing at the existing Waterpointe sales office. The new homes will be among the largest in the community, with 4-6 bedrooms and up to 3,812 sq ft.

Kiper Homes is building a collection of homes designed specifically for their lakeside location. Called 360 Lakeside, the neighborhood consists of 3 – 5 bedroom homes ranging in size from 2,016 to 2,566 sq ft. Their models are now underway, with the opening of model homes anticipated for a fall opening.

River Islands Development will be announcing two more neighborhoods later this summer, in the August issue of The Currents.

HIRING QUALITY CONTRACTORS BY CHECKING THEIR RIVER ISLANDS REFERENCES

Many of our homeowners enjoy customizing their homes and yards after they move in. It is critical to hire quality subcontractors who can make quality, lasting changes to a home's hardscape or landscape.

The construction office gets phone calls weekly about subcontractors working on home improvement projects. Although the majority of the subcontractors working within River Islands deliver the desired changes, on time and in budget, sometimes we hear stories about projects that do not go well.

A community as large as River Islands, with so many new homes, also attracts subcontractors whose main attribute seems to be their ability to underbid their competition on every job. The River Islands construction office management team urges every homeowner to follow two steps in considering hiring a subcontractor to do work on your home or yard: get two or three competitive bids, and always ask for local references. With more than 350 homeowners now in residence within the community and all of Lathrop and Manteca within an easy drive, it's worth your time to call about the satisfaction of a completed job much like the one you are considering. A good subcontractor should have recent, local references to go along with his estimate.

Also from the Construction Office: a reminder that homeowners are required by the CC&Rs to turn in their home improvement plans in advance of the commencement of work. A simple drawing and a description of the work to be done, filed in advance, will stop the heartache that comes of executing a project that does not meet the architectural guidelines for the community. Considering changing your exterior paint colors? You need to fill in a form and supply the color you are envisioning. Pouring concrete in the side yard? That needs approval as well, both to ensure that the concrete does not effect the flow of water in the owner's yard or in that of his neighbor. Considering creating a long-term parking place for a boat or an RV? It will not be approved, inasmuch as the CC&Rs clearly state that nothing can be parked behind the side or rear fence that extends over the top of the fence.

Please contact Curtis Bryant at the Construction Office at 209-323-5000 with inquiries about our community CC&Rs, or stop by and pick up a form at 401 West Stewart Road—right across from the Welcome Center.



FIRST VOTERS PARTICIPATE IN PRIMARY ELECTION

A number of River Islands voters delivered their absentee ballots or voted in person at the Lathrop City Hall for the June 7 primary. Of River Islands approximately 875 residents, we need 250+ resident voters to enable the community to apply to be a polling place. It is critical that

you register to vote so that your voice is heard.

In November, a number of local contests will be on the ballot including:

- One school board seat out of three at Banta Elementary School District,
- Three school board seats out of seven at Tracy Unified School District,
- Four City Council seats out of five in the City of Lathrop.

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. Voting online has never been easier: register at www.registertovote.ca.gov or pick up paper registration forms at the Welcome Center, the DMV, local library or post office.

To vote in the General Election in November, you must be registered no later than October 24.

Resident Stickers - Free at the Welcome Center!

Be sure to get your "Resident" identification stickers for your cars. Their purpose is simple: with your car sticker in place, the security staff can more easily identify you as a part of the River Islands community.



Just come out to the Welcome Center and show your driver's license or a bill with your name and address on it, and the Welcome Center staff will provide you with stickers for your vehicles. If you are willing to share your email at that time, we will keep it on file to alert you in advance about changes in the community, street closures, landscaping maintenance and heavy construction that might change the routes you drive.

We have enjoyed seeing familiar faces as many of our residents have already come in; we look forward to providing you with your stickers at the Welcome Center, which is open daily from 10 - 6.

ART FAIR A COLORFUL SUCCESS AT RIVER ISLANDS TECHNOLOGY ACADEMY

In late May, the multipurpose room at River Islands Technology Academy took on a whole new look, as tables, booths and free-standing kiosks held an astonishing collection of artwork created by each grade and class. Depending on what the students had been studying, the art projects ranged from self-portraits to sculptural pieces, representing such schools of art as impressionism, pointillism, realism, cubism and even abstract expressionism in the style of Jackson Pollock.



WAYS TO CONSERVE ENERGY THIS SUMMER

As temperatures rise, so does our energy use. Yet there are many simple ways to keep your energy usage in line during the summer months:

- Delay using such heat-using appliances as your dishwasher, washing machine and dryer during the prime energy usage period, noon until 8 p.m.
- Wash your laundry with cold water. Approximately 90% of the energy used by washing machines goes to heating the water used in wash cycles.
- Set thermostats to 75 degrees when you are home and 85 degrees when you are away.
- Using ceiling fans while your air conditioning is on lets you raise the thermostat setting by up to four degrees.
- Draw your shades against the afternoon light, especially on west-facing windows.

FOURTH OF JULY IN TWO LOCATIONS!

The 4th of July is celebrated in a big way in two of our neighboring communities:

The City of Tracy starts its day off early, at 6 a.m., with a hot air balloon launch at East Eaton Park. The 4th of July Parade starts at 10 a.m. downtown, and the day finishes out with fireworks at Tracy High - \$4 for adults; \$2 for kids 12 and under.

Manteca is proud of its 4th of July parade, and promises floats, marching bands, antique and show vehicles, and horse teams. The party starts at 10 a.m. on Main Street with a parade, then moves on to Big League Dreams, which has entertainment and food, and is the setting for fireworks at night.



COMING IN AUGUST: NATIONAL NIGHT OUT AT RIVER ISLANDS!

Mark your calendar for Tuesday, August 2, and plan to attend River Islands' own National Night Out celebration! National Night Out was started in 1984 to give people a chance to meet their 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. There's food and fun—and it's free to the residents of River Islands and their families. It's a great way to meet your neighbors, talk to representatives from our police and fire departments, and enjoy the kind of camaraderie that makes neighborhoods 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 get-together in the City! More details to come, in our July issue of *The Currents*.

At Home....Tips & Ideas

River Islands Realty offers a personal yet professional approach to selling your home within the community. Offering over 25 years of real estate experience and a deep knowledge of the local market, River Islands Realty provides uncommon insight and experience, and understands 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.



Kathy Willows
Realtor Associate
209-679-1710



SUMMER HEALTH ALERT: HOT TIPS TO KEEP PETS COOL

Dogs and cats can suffer from the same problems that humans do--overheating, dehydration and even sunburn, when the mercury rises in the central valley. By taking a few simple precautions, you can keep your animal companions happy and healthy in hot weather:

- Exercise your dog in the early morning or evening--never when it's especially hot or humid. Take care not to let your dog stand on hot asphalt, as his sensitive paw pads can easily burn.
- Provide plenty of shade and cool, fresh water for animals kept outdoors, but bring your cat or dog inside during the hottest part of the day, and let him rest in a cool part of the house.
- Never leave your animal alone in a vehicle. Overheating can be fatal. Even with the doors open, a parked automobile can quickly become a furnace.
- Some animals need extra special care in hot weather, especially those who are elderly and overweight or have heart or lung disease. Breeds of dogs with short muzzles, including Pugs, Bulldogs, Lhasa Apsos and Shih Tzus, also need extra attention on hot days. If your pet is showing signs of exhaustion or heat stroke, such as rapid breathing and heart rate, panting, vomiting or warm, dry skin, take him to your veterinarian.

Source: <http://www.ci.lathrop.ca.us/residents/pets.aspx>

LIVE LEARN BELONG