

RIVER ISLANDS

C U R R E N T S



Susan Dell'Osso,
Project Director

CELEBRATING OUR FIRST YEAR AT RIVER ISLANDS

River Islands is celebrating the first anniversary of its Grand Opening during the month of September! Let's take a look back on where we were a scant 12 months ago to see how much our community has grown!

In one year, we have opened five sets of models, two community parks, moved our River Islands Technology Academy to a new campus, landscaped our major streets and hosted three events for our residents. Approximately 250 homes have been sold, and 140 homes are now occupied. Coming up: the opening of our community boathouse!

There's always something being planned, designed or built at River Islands. Right now, I am looking at the schedule for opening our next lakes, talking to outstanding home builders, both existing and new, about bringing new neighborhoods to our community in 2016, and looking forward to joining you for the upcoming Residents VIP Opening of the Boathouse restaurant, planned for some time in late October.

In the meantime, should you have any questions about the community, our offerings or plans, please contact me at www.info@riverislands.com. I am happy to hear from you!

All the best—

Susan Dell'Osso
Project Director



OUR FIRST YEAR IN REVIEW....

September 2014: Grand Opening of the River Islands community, with models at Edgewater, Windrift and Waterpointe

October 2014: First resident families Trick or Treat at the Welcome Center!

November 2014: Veteran's Day dedication of Michael Vega Jr. Memorial Park. Grand Opening of Drake's Bend models; 14 models on our model home tour!

December 2014: First homeowners event: holiday brunch at the Welcome Center

January 2015: New Year starts out with 85 homes sold, and 38 homes closed. Total population at River Islands: 24 households!

February 2015: River Islands announces new site for River Islands Technology Academy

March 2015: 4,000 square foot deck installed around the community boathouse

April 2015: Homeowners event: Easter egg hunt at Michael Vega Park

May 2015: River Islands Technology Academy starts taking shape at its new campus

June 2015: Bocce courts completed at Sunset Point Park

July 2015: Sunset Point Park amenities available for resident use prior to Fall opening

August 2015: National Night Out for residents at River Islands! River Islands Technology Academy celebrates first day of school!

September 2015: New models open at Shoreline by Tim Lewis Communities



RIVER ISLANDS ACCLAIMED TECHNOLOGY ACADEMY CELEBRATES ITS MOVE TO A NEW CAMPUS!

When the parents of our 570 students arrived at the River Islands Technology Academy campus for Meet the Teachers Night on August 6, they were amazed to find an even larger, more technologically-advanced campus than the one they left behind in June. Principal Brenda Scholl and her amazing teachers and staff were on hand to talk about the curriculum, the clubs and teams, and parent participation programs. "Everyone is upbeat and interested in our plans for our K-8 students this

year," said Principal Scholl. "With our new campus, we have a lot of ability to expand our facilities as we need them. And with a lake adjacent to our classrooms, one of our teachers is even talking about giving sailing lessons!"

River Islands wants to thank the City of Lathrop for its belief in the importance of the school to the community. The City of Lathrop's staff and council exemplified a "let's make it happen" spirit which allowed our new school to arise from vacant land in approximately four months.

We would also like to recognize the engineering and planning staff at River Islands, its consulting engineers and contractors, and the dedicated construction crew who worked seven days a week to create a campus at a cost of approximately six million dollars.

All of the residents at River Islands have priority seating at the new school, whose motto is "We Are College Bound". When you walk through the campus, and see the pennants representing colleges from all over the United States, it is thrilling to imagine what schools our students will attend in the years to come.

Susan Dell'Osso, Project Director, was interviewed by the Manteca Bulletin, telling its editor that "the enormous effort of the past six months has been a labor of love in support of the students and their futures. We are preserving a culture of academic achievement that is unlike anything else in the area. We are incredibly excited to have met our deadlines and to deliver on the promise of a new home for the River Islands Technology Academy."

For the full story, go to the River Islands website, www.riverislands.com. A link is posted there, with pictures taken of the teachers, construction crews and executive staff taken just before everyone put their handprints in cement, to memorialize this achievement.



NEW PARKING LOT OPENS AT THE RIVER ISLANDS TECHNOLOGY ACADEMY

We came, we listened, and we made a big change: with approximately 570 students in our K-8 classrooms at River Islands Technology Academy, our parents were frustrated with the traffic backup in the morning and afternoon pickup times. Principal Brenda Scholl met with the engineering and construction crews at the Project Director's office, and within a week, plans were drawn and approved for a second parking lot. Two weeks later, the parking lot was open and in use, helping parents get their kids to school on time and in safety.



RIVER ISLANDS TECHNOLOGY ACADEMY BY-THE-NUMBERS

- ◆ When you walk through the campus of the River Islands Technology Academy, here are some statistics to keep in mind:
- ◆ The school has 27 MILES of data wire, to deliver the latest technology to every classroom and office on campus
- ◆ Approximately 3,000 PLANTS AND SHRUBS have been planted, along with approximately 220 TREES
- ◆ A drip irrigation system that is FOUR MILES LONG will help the new plantings establish themselves while saving water
- ◆ THREE ACRES of ball fields have been planted in Bermuda grass, a hearty specimen that requires 20% LESS WATER
- ◆ ALL BALL FIELDS are irrigated with 100% non-potable water
- ◆ LED lighting has been installed throughout the school, for more efficient energy use

More Community Events in the Planning!

Yvonne Sampson, our Community Events Coordinator, has some great plans in the works for the fall at River Islands. We will be sending out notices for our first Movie Night in the Park, currently planned for September 25th. Additionally, a fishing derby and a VIP opening of the Boathouse Restaurant, are planned for some time in late October. As soon as we have our calendar set, we will send out invitations to all of our homeowners!

Movie Night in the Park is free for all residents, but we do need you to contact Yvonne to let her know how many people in your family will be attending so we can plan accordingly. The River Islands Technology Academy Booster Club will have food available for purchase. A before-movie crafts event for the kids will be held, so that they can attend the movie, "drive-in style" in cardboard cars of their own making. Please contact Yvonne at ysampson@riverislands.com with questions and to make your reservations.

Tim Lewis Communities Prepares for Grand Opening of Shoreline!

Tim Lewis Communities is bringing a new approach to home design and two new models to River Islands! Slated for a September 19 Grand Opening date, the 3, 4 and 5 bedroom homes at Shoreline are priced from the mid-\$400,000's.

If you have been watching the models being constructed, you will have noticed a distinct difference in the streetscape: none of the homes has a garage visible from the street. Michael Woodley, project architect and recent inductee into the building industry's Hall of Fame, has designed the homes to face out to the street. Their garages are accessed from a second street behind the homes, called an alley. The result is a streetscape that focuses on the character of the front living areas of the homes.

Inside the homes, the amenities are outstanding, with such features as separate soaking tubs and showers, kitchens with breakfast nook islands, substantial baseboards and the option of 2 car tandem, 3 and even 4 car garages.

One and two story plans are being built, although only the two story homes have furnished models to walk through. Excitement about these homes has been so great that 10 of the homes have already been sold, in advance of the neighborhood opening.

Shoreline's sales staff is happy to have you walk through the models in advance of the Grand Opening. The newly-completed sales office is open daily from 10 – 6.



LIVE LEARN BELONG

Before You Start Making Changes to Your Homes: Consult the CC&Rs!

At River Islands our CC&R's (Covenants, Conditions and Restrictions) allow all of the residents to live together by adhering to certain rules. Among them are rules that prohibit making changes to the exterior design of the homes without prior approval. Changes include color changes, the addition of decorative fencing and alterations to the home itself. That approval comes from the architectural review board of the master developer.

When you are contemplating changes to the exterior of your home, re-read the CC&R's. They explain what you can and cannot do within the constraints of the community. They are considered a public document, and are available from each of the builders, at the Welcome Center and on the River Islands website, www.riverislands.com. Of course, should you have any questions send them along to www.info@riverislands.com

Now Available: Resident Stickers - Free at the Welcome Center!

Last month, we announced the availability of "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.

We are all aware that in today's busy environment that we rush from time to time. This has become a major concern of mine within the development. With the builders moving to complete homes, contractors, subcontractors, consultants, workers, deliveries, residents and school moms and dads trying to get their daily tasks done, there is a substantial amount of traffic within the development. With all the activity and congestion that is happening each day there are drivers and pedestrians being placed at added risk. We need to mitigate the dangers as much as possible.

There have been several incidents of speeding and near misses. Many of the residents and builders have expressed concerns.

The last thing we want to see is an accident or for someone to get injured. Please slow down and be careful when you drive through the community. Thank you for your attention to this matter.

Curtis A Bryant
Public Agency Liaison



NATIONAL NIGHT OUT WINS AN AWARD!

Thanks to our residents, our first National Night Out, held on August 4, was a wonderful success. In fact, the level of participation and enthusiasm from all of our participating families earned River Islands recognition and an award from the City of Lathrop!

Come by the Welcome Center to see the award, and check out the video we shot of the evening's fun and festivities, from bounce house and the root beer float table to the delicious home-made desserts provided by our residents and the group picture of us all together, enjoying a beautiful summer evening along the lake, at Michael Vega Park.

