

RIVER  
ISLANDS

C U R R E N T S



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

Susan Dell'Osso

More than anything I have witnessed in my lifetime, Covid has had a dramatic and widespread impact on all of our lives and the lives of those around us. I have no doubt that for months to come, many conversations with co-workers, friends and family members will include an exchange of news about its occurrence close to home.

Here at River Islands, we have experienced the Covid crisis in many ways as we comply with changing state and local health guidelines. The result? Our parks are open but the play equipment is closed off. The Boathouse is open for outdoor dining one week, and then only for take-away meals the next. The sales offices of our home builders are now open by appointment only, and our own office is open only to those wearing masks and abiding by distancing guidelines.

I am so proud of our residents for addressing the holiday season with hope and creating happiness for so many. Thanks to your generosity, our 365 Days of Giving campaign to support Second Harvest Food Banks is an ongoing success. The Giving Tree provided 38 needy children with presents at Christmas. You decorated your homes and your neighborhoods and you came out, with your cars festooned in holiday array, to give the community a boost in holiday spirits when everyone needed it the most. For this, and all of the quiet and thoughtful things that you do for each other, as neighbors and friends, I am most grateful.

I am humbled by the everyday acts of heroism that are abundant—whether it is a neighbor who drops off food for someone just home from the hospital, or families who have welcomed people into their “social pod” for communal sharing in a safe environment.

I am also very cognizant of the tough decisions that face us in the days and weeks ahead. For me, one of the most pressing is how to reopen the schools, balancing the need to return our students to their classrooms with the serious concern about increasing the risks in so doing. What is the best solution for students AND staff and how can they remain safe? What is very clear is that everyone has a separate set of circumstances that informs the way that they face every day, and I keep that in the forefront of my thoughts as I make decisions—none of which are easy, and none of which I take lightly.

I look forward to brighter days ahead.

All the best—

Susan Dell'Osso  
President, River Islands Development

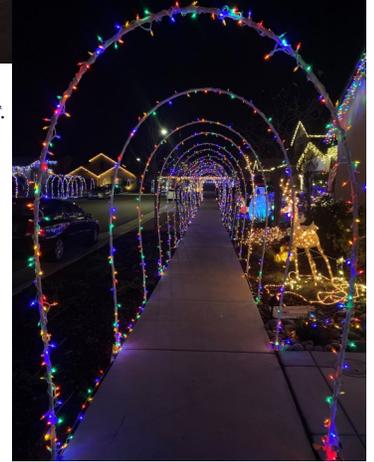
## COMMUNITY SPIRIT SHINES IN HOLIDAY DECORATING CONTEST

This season, more homes than ever – and whole streets—showed their holiday spirit (and fearless design sense!) in a breathtaking array that truly elevated the Holiday Lights contest to an art form.

Thanks to all who participated, raising the spirits of everyone in the community who could walk or drive through our streets during the holiday season and share in the fun. First Place winner: David Luera, on Melones Drive, Second Place winner: Tin Nguyen, on Cornwall Drive Third Place winner: Jennifer Love on Dalton Drive.



*First Place Winner  
above and to the right.*



*Second Place winner.*



*Third Place winner.*

## SANTA AND MRS. CLAUS JOIN THE FIRE DEPARTMENT FOR THE HOLIDAY LIGHTS PARADE

With so many homes alight for the holidays, what better than to have Santa and Mrs. Claus lead a community parade, chauffeured by members of our own Fire Station Number 35?

Dozens of decorated cars arrived at the Welcome Center to take part in the first annual Holiday Lights Parade, whose route led through many of our streets that were festooned in lights and decorations.



## MASTER-PLANNING UPDATE: GROUND-BREAKINGS AND OPENINGS FOR EARLY 2021

Most of what happens at the community development level is the result of so many months (or years!) of planning and approvals that when we have a ground breaking or open a new amenity or facility, it is truly a cause for celebration!

Here's what's coming in the next few months:

- The Police Department Administrative Headquarters Building will be completed soon. At this time, given health advisories, no plans have been announced for a public opening or tours of the building.
- The 15-acre park that is bordered by River Islands Parkway is ready to break ground. Given its sheer size and the complexity of the project, it will be under construction for about 12 months.
- The third K-8 campus of the River Islands Academies will be breaking ground for a 2022 opening.
- With the creation of Banta Unified School District, we are moving ahead on design plans for a high school, with an opening of grades 9 and 10 planned for 2023.

We will keep you up-to-date on these projects and more in future issues of the Currents, and on [MyRiverIslands.com](http://MyRiverIslands.com).

## RIVER ISLANDS IS NAMED TO LIST OF MOST SUCCESSFUL MASTERPLANS IN THE US

In early January, two of the country's most-respected real estate consulting firms, RCL Advisors and John Burns Real Estate Consulting, published their lists of the most successful master planned communities in the country. River Islands not only made the list for the third year in a row, but moved up to Number 24—making it the only masterplan in Northern California in the Top 25!

## RON WOTUS, SF GIANT, VISITS ISLANDERS FIELD

*Note: The following is a story by sports writer Matt Schwab that appeared in the Danville Patch newspaper late in 2020. We thought it was so interesting that we are providing highlights of the story here. For the feature in its entirety, go to [myriverislands.com](http://myriverislands.com).*

San Francisco Giants third base coach Ron Wotus stopped by the River Islands community this week to renew acquaintances and get another look at Islanders Field, next to the San Joaquin River in Lathrop.

The ballpark, which resembles a “Field of Dreams” when illuminated by lights in a scenic tapestry, has quickly become a hotspot for amateur baseball showcases. Plus, the venue taps into Wotus’ love of the game. “It brings you back to your youth when a game was a game and you played it for fun,” Wotus says.

The highly respected Wotus recently announced he will be returning for his 34th season in the Giants organization, and the 24th season at the major league level.

“I’m grateful and honored to be back again,” Wotus said of the news. “I appreciate the fact that I have experience that I can offer to the other coaches and obviously to the players that I’ve been around, the (Brandon) Crawford and the (Brandon) Belts, and we’ve won World Series together.”

Wotus and Marty Lurie, host of Giants’ talk shows on KNBR, are River Islands ambassadors who help market the master-planned community on their Sunday shows. Islanders Field has even drawn some of its design features from Oracle Park in San Francisco. Islanders Field site director Don Johns relishes having his longtime friend “Wo” on board.

## TWO GRAND OPENINGS AND TWO PREVIEW SHOWINGS OF NEW HOME NEIGHBORHOODS

Van Daele Homes started previewing its plans for Hideaway late last year. As a result, more than 40 homes were sold before the Grand Opening of its models on January 9. These 3 and 4 bedroom homes are being built in clusters of three, to provide low maintenance living in single family detached plans. What’s more, the community has its own private pool and spa for its residents—a first at River Islands.

Kiper Homes had such a huge following for its Catalina community that they bought more lots—to provide larger back yards—and updated their amenities to bring Catalina II to market some time in late February. The new collection of homes will be sold from the existing Catalina models.

Another builder who has earned a following for its appealing home designs and features is Pulte Homes, the builder of Daybreak. They will be pre-selling an all- new collection of homes, called Sunset, from their Daybreak sales office in early February.

Van Daele Homes also has a luxury home neighborhood that is opening for previews in February: Veranda. Veranda offers 4 – 6 bedrooms and up to 3775 square feet of space, along with a dramatic selection of exterior elevations.

For more information, you can go to the River Islands website or to the websites of the individual builders listed above.



*Van Daele Homes: Hideaway Plan 3... 4 bd, 3ba, approx. 1538 sq. ft.*



*Van Daele Homes: Veranda ... 3 plans, 4-6 bd. Up to 3775 sq. ft.*



*Kiper Homes: Catalina II Residence 3... 5 bd, 3ba, approx. 2380 sq. ft.*



*Pulte Homes: Sunset Dablia... 5-6 bd, 4.5-5.5 ba, approx. 3177 sq. ft.*

## INTRODUCING PRIEST RANCH A NAPA VALLEY WINERY WITH TIES TO RIVER ISLANDS

Priest Ranch Winery is affiliated with River Islands through its ownership, the Somerston Group. Wine maker and co-founder of Priest Ranch, Craig Becker, is offering a “Friends and Family” discount to all residents of River Islands, worth 15% on any online wine sales or visits to the Tasting Room in downtown Yountville.

The winery is unique in that it specializes in “estate grown” wines. The term is given only to wines that have been grown, harvested, and made in a single setting—in this case, a hillside vineyard in Saint Helena. Included in its lineup is a selection of both reds and whites—with a bubbling bottle of sparkling rose in the mix as well. Go to its website, [priestranchwines.com](http://priestranchwines.com), to read up on its cabernets, petite sirahs, grenache blanc and sauvignon blanc wines. When you want to make an order online, use the coupon code “Islanders” to receive your 15% discount.

The Tasting Room offers outdoor seating, and has just re-opened in keeping with public health guidelines. It offers not only wine tastings, but wine-and-food pairings, including the popular wine-and-bacon tasting—four wines and four smoky bacon pairings. Amazing!



## 365 DAYS OF GIVING KICK-OFF A SUCCESS

In November, before the Thanksgiving holiday, River Islands launched a 24/7 program to support the Second Harvest Food Bank. Called 365 Days of

Giving, it has been set up as a reminder to all of us that the need exists all year long for food to families in need in the greater Lathrop community.

The Lathrop-Manteca Fire Department has partnered with River Islands on this important project and has bins for drop off of non-perishable food items at their station at the end of Somerston Parkway. Another way to donate is to go to [Target.com](http://Target.com) and enter River Islands as the “charity name” name in the Registry section; you can order food to be delivered to the Fire Department Station 35, 19001 Somerston Parkway, Lathrop, CA. It’s an easy way to make a difference, any time of year.



LIVE LEARN BELONG

## CC&Rs IN THE SPOTLIGHT: PRE-APPROVALS NECESSARY FOR EXTERIOR CHANGES

The CC&Rs team at River Islands wants to hear from you BEFORE you start designing changes to the exterior of your home and yard. Send an email to [ccrteam@riverislands.com](mailto:ccrteam@riverislands.com) with your ideas, and they can let you know before you invest any time and money whether your plans are feasible. It's the fastest and easiest way to avoid the cost of making changes that are not in compliance with our CC&Rs.

Every buyer receives a copy of the CC&Rs for their neighborhood during the home buying process. It is such an important document that buyers must sign a form that indicates that they have received it. But in the rush of closing escrow and moving into a home, that document is often forgotten—and that is where headaches can begin.

The CC&Rs outline every project that needs approval, including the following:

- Repainting the home's exterior
- Re-landscaping the front yard
- Constructing retaining walls
- Changing the fencing or gates
- Extensions to driveways
- Side yard changes
- Porch extensions
- Building a pool
- Adding exterior shutters
- Installing a shed or gazebo

In addition, the CC&Rs provide guidelines about RVs and Boats, street parking, exterior speakers, and a number of other items that are a part of the City of Lathrop's guidelines and regulations or those of River Islands.

## MY RIVER ISLANDS IS GETTING ITS OWN APP

Just as the River Islands website has information for prospective buyers about the community and its many offerings, we created MyRiverIslands as a way to update our residents about events going on in the community and provide connections to the resources you need once you've moved in.

In an effort to make the site even more useful, we are designing a mobile app, to make access to the information, dates, addresses and calendar items on the site available to you on the go. We expect the app to go live sometime late in Q1; please check the website for instructions on downloading this helpful resource.

## EMAIL VERSION OF THE CURRENTS IS NOW AVAILABLE

If you would like to have your issue of The Currents delivered to your inbox instead of your mailbox, just go to [MyRiverIslands.com](http://MyRiverIslands.com). There is a link on the home page to click on. Be sure to include your address in the form if you would like to be removed from receiving the hard copy. That way, we can take you off one list and add you to another. If you already receive The Currents electronically and would like to stop receiving the hard copy, please email your request with your mailing address to [Community@RiverIslands.com](mailto:Community@RiverIslands.com). You can find back issues of The Currents online at [MyRiverIslands.com](http://MyRiverIslands.com), under the News tab.

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