

RIVER ISLANDS

CURRENTS



Susan Dell'Osso,  
Project Director

OPEN LETTER FROM  
SUSAN DELL'OSSO  
PROJECT DIRECTOR

Some mornings, you can really feel that fall is coming. There's a special freshness in the air that makes us all start thinking about wearing sweaters and finding a great recipe for hot mulled wine. With September already here, can Halloween be far behind?

Just down the street, at Dell'Osso Family Farm, the very last details are being put into place for the opening day of the 22<sup>nd</sup> annual Pumpkin Maze on September 29. From its home-grown beginnings as a pumpkin patch and corn maze back in 1997, this year's month-long celebration of all things Halloween will attract about 250,000 people to our corner of Lathrop. Many of our residents have shared that although they didn't know where River Islands was before their first visit, they certainly knew how to find Dell'Osso Family Farm from years of bringing their families to the Pumpkin Maze. This event is part of my personal life that I love very much.

Over the years, there is hardly a service organization whose members have not worked at the Pumpkin Maze as a way of raising money for their programs. We have enjoyed the support—and enjoyed supporting—*decades* of Girls and Boys Club members, as well as Boy Scouts and Girl Scouts of America, Senior Center, Rotarians, Kiwanis, off-duty fire and police staff, and a whole roster of notable Lathrop citizens, like former mayor Gloryanna Rhodes. One of Dell'Osso Family Farm's best successes has been in nurturing these long-term relationships that support all of Lathrop, from all walks of life.

I hope to see all of you this season, and I have a little insider tip to share: My idea of the best time to come over is on any Wednesday afternoon, when school gets out early, and everyone can take advantage of early bird entrance before 2 pm. You can spend an afternoon together without the weekend crowds, head toward the Food Court at dinner time, and get home before dark. Perfect.

I hope you enjoy all of the bounty of the fall season!

All the best,  
Susan Dell'Osso  
Project Director

A TIMELY REMINDER:  
DON'T FORGET TO REGISTER  
TO VOTE AND CHECK YOUR  
VOTER REGISTRATION STATUS

Registering to vote has never been easier: you can register online at [www.registertovote.ca.gov](http://www.registertovote.ca.gov), or fill out paper registration forms that are available every day at the Welcome Center. Any member of your household, 18 years and older, who is a US citizen, a resident of California and qualifies under state guidelines, may register.



When you register online, you may apply to vote by mail at the same time.

**The General Election will be held on November 6, 2018. If you are not yet registered, you must register online, in person or by mail 15 days in advance—by October 22.**

**If you are already registered and want to vote-by-mail, go to San Joaquin County's online Registrar of Voters page, [www.sjcrov.org](http://www.sjcrov.org). You can change your registration to vote-by-mail up until 7 days before Election Day.**

Remember: just changing your address on your DMV registration does not mean that you have registered to vote here at River Islands! You must register with your new address to vote in the local election. You can check on the status of your voter registration at [www.sos.ca.gov/elections/voter-registration](http://www.sos.ca.gov/elections/voter-registration). Please take the time to register now, and vote in the IMPORTANT local, regional and statewide elections coming this fall!

## THREE RESIDENTS TO APPEAR ON BANTA SCHOOL BOARD BALLOT IN NOVEMBER

Three residents of River Islands will be running for two vacant board seats in the Banta Elementary School District election in the November election.

The three—Joshua Anderson, realtor and business owner, Dan-Joe Lopez, software engineer for SAP and Gene Neely, Lathrop Manteca Fire District Chief—all live in River Islands, which is the largest growth area for the Banta District. The fourth candidate, incumbent Frank Silva, is a long-time resident of Banta.

Banta Elementary School District oversees two schools at this time—Banta Elementary, just outside of Tracy and the Next Generation STEAM Academy in River Islands. The District, in operation since the late 1880's, serves a K-8 student population. The growth of River Islands will bring as many as eight more schools to the master planned community, including a high school. How these schools are planned and districted are part of the responsibilities of the Banta School Board members.

Although River Islands is located within the Banta School District boundaries, at present only the Steam Academy is authorized by the Banta School Board. River Islands Technology Academy is authorized by the San Joaquin Board of Education and our resident high school students attend West High in Tracy, which is governed by Tracy Unified School District.

River Islands will ultimately have up to 8,000 school aged children in grades K thru 12. The Banta Board is currently deciding whether to unify, expand and become a K-12 district (it is now K-8). If they do, the new high school to be built in the next few years at River Islands will become a Banta (rather than a Tracy Unified) school. Extending Banta's authority into the high school level will foster continuity in the educational path of our students from kindergarten through high school, and River Islands is very supportive of the unification.

Banta is currently one of the state's smallest school districts. The growth of River Islands will expand it into a medium sized school district; with the potential incorporation of Banta as a unified school district, it will become the district making decisions about River Islands' future high school.

The first of River Islands residents running for one of the two open seats is Joshua Anderson, 39, who is looking at the opportunity to fight for “the quality of our kids' education and our teachers.” The father of nine, Joshua brings more than 20 years of management experience to a role that would allow him to bring new ideas to a school board whose make up has remained unchallenged and unchanged for many years. Joshua has been actively involved in his children's education at River Islands Technology Academy, serving as the Chairman of RiTechA's School Site Council. Joshua is excited about the technology-rich curriculum available to the students there.

Dan-Joe Lopez, 36, a STEAM parent and member of its Executive Committee is by profession a Global DevOps Team Lead at SAP. He is looking for “an opportunity to represent the students' best interests; helping them not only to be successful in school, but successful in life.” Dan-Joe is an Eagle Scout and leader in local Cub and Girl Scouts, where two of his children are active members. The father of 4 children, he feels that with so much growth coming to the Banta district, “it is imperative that there be solid goals and a common vision”. “Ultimately,” he says, “you have to get involved in being part of the solution.”

Lathrop-Manteca Fire District Chief Gene Neely, 52, already represents River Islands as a member of the board that governs River Islands Technology Academy. He says that “the Banta School District's growth will be best directed by listening to the needs of its residents, with a school board that can strategize a plan representing all of its constituents--students, parents, teachers, administrators and schools-- and look to the future.” He added, “In my years in the fire district, I have seen the overwhelming good that is achieved when a community works together toward the common good.”

### 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!

## ISLANDERS FIELD OPENING SOON

Islanders Field, a regulation-sized baseball venue planned for tournament play, is under construction for an opening in the next few months. The stadium, whose brick façade and canopy of palm trees gives it the timeless look of traditional Central Valley ball parks built 100 years ago, has been designed to bring the community together to watch the highest level of high school baseball, with approximately 500 fixed seats, picnic seating and formal picnic groves, and an area dedicated to food vendors. Its location, close to Bradshaw's Crossing Bridge, backs up to the San Joaquin River Delta, giving it a picture postcard setting.

An important part of the planning has been designing in a number flexible use areas, so that Islanders Field can also function as a gathering area for residents, and a place for community events.

Project Director Susan Dell'Osso said, "Once we started thinking about a ball park, we could envision the opportunities of having a year-round centerpiece for the community. For example, Islanders Field will become the permanent home of our Farmers Market. People will be able to walk or bicycle from their neighborhoods in the evenings and weekends with a fun destination in mind."

The park has been designed to provide a regulation baseball venue for players ages 13 to 18 from River Islands, Lathrop and nearby cities like Manteca and Tracy. The operation of the baseball field is being directed by Bay Area youth baseball veteran Don Johns, president and head coach of the Danville Hoots Baseball Club. The Hoots, a staple in the San Ramon Valley since the early 1990s, have won multiple California State Championships, three World Series appearances and the American Legion National Championship.

"The sense of community at River Islands is based upon the shared spirit of belonging, of having a place to put down roots," said Ms. Dell'Osso. "Building a landmark gathering spot like Islanders Field gives us all a place to gather, to root for our teams, enjoy our neighbors and relax together. Also, we think it will be the perfect home field for our future high school team to play."



*Early renderings of Islanders Field .*

## THE BOATHOUSE DEBUTS OUTDOOR PIZZA OVEN

Pizza is one of America's favorite foods. What is better than eating a pizza made with quality ingredients, authentically prepared? A pizza baked in a wood-fired oven!

The Boathouse Restaurant and Pub, true to its reputation for constantly introducing new approaches to customer favorites, has added a wood-fired pizza oven to its deck, adding a whole line of pizzas in the true Italian tradition of fast, fresh food.

The Boathouse's own pizza makers have been specially trained on creating and maintaining high temperatures in the oven, creating a unique flavor that can't be replicated in a traditional oven. The result is a whole new menu of flavors and textures, perfect for sharing with friends and family.



## GRAND OPENING FOR “CASTAWAY” BY VAN DAELE HOMES



Van Daele Homes continues its success story at River Islands with the Grand Opening of Castaway, and all-new collection of homes designed for its lakeside location. Van Daele Homes is best known at River Islands for large homes and luxurious features, as seen in its sold-out Waterpointe and Summer House neighborhoods. The idea of being able to buy a Van Daele home in a smaller size and a more affordable price was so appealing that more than 25 Castaway homes were sold during the Preview Showing of the community.

The Castaway concept lays out single family homes in groups of three, with two contemporary bungalows and a separate carriage style flat built above the garages for all three plans. The homes offer 3 or 4 bedrooms, and range in size from 1574 to 1775 square feet. Home prices start in the high \$300,000s.

Van Daele representatives call this approach to living “a lock-and-go, low maintenance lifestyle”. One of the plans even has a master downstairs, adding to the appeal of the neighborhood.

For more information about Castaway, go to [vandaele.com](http://vandaele.com) or visit the Castaway sales office, now open daily.

## CATCHING UP AROUND RIVER ISLANDS

Here's what's going on around River Islands at the end of September:

*Running Club* meets on the deck of the Welcome Center on Thursday evenings at 7; residents of all ages and fitness levels are invited.

*Our Farmers' Market* concludes its first season on September 26<sup>th</sup>, from 5 – 7 p.m. in the parking lot at River Islands Technology Academy. Watch for the return of the Farmers' Market at Islanders Field next spring!

*Movie Nights in the Park* finished up the summer season with the amazing hit, *Coco*. Yvonne Sampson is already reviewing lists of new movies for the 2019 program, which will start again in June.

*Dell'Osso Farms Pumpkin Maze* opens on September 29, and is open daily all through the month from 10 a.m. Last entries through the gate are at 8 p.m. This is the 22<sup>nd</sup> anniversary of the event, which draws people from all of Northern California. The highest traffic days are on weekends, so come over during the week to enjoy all of the activities and entertainment without the crowds! Discounted Season Passes are available for local residents.

*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.*



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Fewer and fewer families expect to stay in their first or second home for the long haul. It's never an easy decision, even if it's practical. Market conditions, financial situations, and basic needs all factor in to why – and if – you should sell your home, but emotions have an effect too. Before you decide to sell your home, you need to make sure you are ready. Here are some factors that could be important indicators.

- You've outgrown your home - Does your home still fit your basic needs? Many new families outgrow their first homes,
- Your home has outgrown you - Many homes outgrow older families, once all of the kids have moved away.
- Plenty of home equity - Subtract the value of your home from the amount you have left on your loan. What's left over is the equity -- or the amount you'll have post-sale. After you sell your home, you'll be a buyer again, so having some funds to put down is key.
- Interest from potential buyers - You'll want to list when you know buyers are looking.
- You're ready for change - You need to be ready for change, which often means that other factors in your life are more or less stable.

Moving is a big decision, one that requires careful consideration. If your needs have changed since you bought your home, don't hesitate to get in touch.