

# RIVER ISLANDS

## C U R R E N T S



Susan Dell'Ossso,  
Project Director

### OPEN LETTER FROM SUSAN DELL'OSSO, PROJECT DIRECTER

Here we are, well into the first month of a new year, and so much is already happening! Our students are back in school, our home builders are making good progress on delivering new neighborhoods and our construction crews are working on some major community improvements.

The recent weather system has been Topic One with visitors to the Welcome Center and on social media. Since so many of our neighborhoods are being built around man-made lakes, residents ask about the possibility of the lakes rising up over their banks. While we cannot guarantee that the lakes will never overflow, we do take every precaution to monitor storm events and prepare for their effects. We actually lower lake levels prior to major storms so that the lakes can accommodate the rainwater.

In spite of the weather, roadwork has been moving ahead on the Bradshaw's Crossing Bridge, which will provide resident commuters quick access to I-5 and more importantly, take the traffic burden off of our Stewart Road entrance. When Bradshaw's Crossing Bridge opens, we expect all construction traffic to move to River Islands Parkway for access to new development areas. We also expect to see the parents of students who live outside of the community to use River Islands Parkway as their main road for drop off and pick up. At this time, we anticipate the opening of Bradshaw's Crossing Bridge to take place in the Spring.

I would like to take a moment to recognize the generosity of our residents, who made our annual Giving Tree program an over-the-top success. In response to a wave of early contributions to the program, we were able to expand our program to include double the number of families to receive our bounty, provide for a dozen veterans and add to the number of animal shelters being gifted as well. Second Harvest Food Bank was the recipient of the canned goods that were collected at the Welcome Center. A heartfelt thank you to everyone in the River Islands community for remembering that the holidays are all about GIVING.

All the best—

Susan Dell'Ossso

### READING AND SPELLING TAKE CENTER STAGE AT RIVER ISLANDS SCHOOLS

River Islands Technology Academy hosted two authors in recent weeks: Sandy Lee, author of *No Unturned Stone, a Mother's Quest* visited the Family Night Book Fair on December 6.

Adam Sidwell, author of *Evertaster* and character animator on such films as *I Robot*, *Pirates of the Caribbean* and *Thor*, visited the school and spoke about the excitement of reading.

The STEAM Academy announced that fifth grader Andra Htoo was declared winner in her section at the San Joaquin County Spelling Bee. By correctly spelling the word "vacuum", Andra qualified to participate in the California State Spelling Bee Championship.





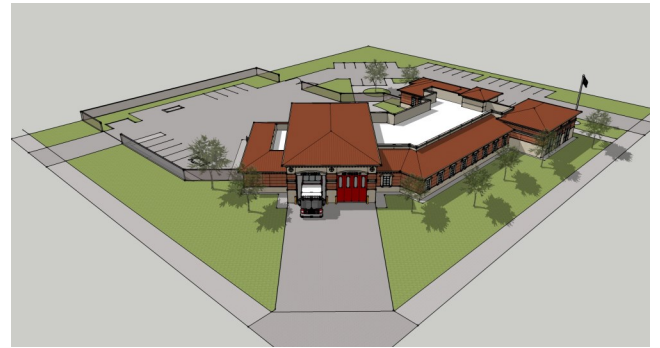
## GROUND BREAKING HELD FOR NEW FIRE STATION

River Islands hosted a group of about seventy five people in mid-December for the ground breaking of a new fire station for the Lathrop Manteca Fire Department.

The new fire department building will be constructed on approximately two acres of land within the River Islands Business Campus, at the intersection of Somerston Parkway and Golden Valley Parkway. It will also serve as the site for the department's administration office. It will provide services to all aspects of the River Islands community, as well as the homes and businesses in the Lathrop-Manteca area.

Ultimately, Fire Station 35 will house eight on-duty crew members in its approximately 12,300 square foot building. In addition to providing a home base for crew members, the station will also feature a meeting room for fire board and community meetings.

Chief Gene Neely, Fire Board President Gloryanna Rhodes and Susan Dell'Osso all spoke at the ceremony, before joining Lathrop Mayor Sonny Dhaliwal and Vice Mayor Steve Dresser, among other dignitaries, in a ground breaking ceremony.



## RESIDENTS CREATE SPARKLING NEIGHBORHOODS IN HOLIDAY LIGHTS COMPETITION

In the second annual Holiday Lights competition, individual households and whole neighborhoods demonstrated enormous creativity, design pizzazz and a commitment to make River Islands glow with holiday spirit.

First place winners were Rod and Leigh Lewis, followed by second place winners Cody and Jennifer Love and Miguel and Inez Miramontes in third place. All three homes were exceptional in their imagination and presentation.

Honorable mentions were earned by Fred and Caroline Meredith, Justin and Amanda Krauss, Martha Robles and Gabriel Almendarez, and Catherine Henrick. In addition, pizza parties are in the planning for the residents of Channel Drive, which displayed the most homes with creative lighting design, and Berkshire Court, which was entirely alight again this year.



## SEVEN NEIGHBORHOODS TO BE OPEN AT RIVER ISLANDS IN 2017!

In 2017, River Islands will enjoy hosting SEVEN new home communities, each with its own character and unique architectural features. Two of the neighborhoods opened their models in November of last year— Summer House by Van Daele Communities and 360 Lakeside by Kiper Homes—and have already received a tremendous response from home buyers.

Next to open will be Tim Lewis Communities' Crystal Cove neighborhood, offering two 2-story plans and two single story home designs. Prices will range from the low \$400,000s. The sales office and models are expected to be open by mid-February; until then, a sales team is working from one of the model homes at Shoreline.

In late February, The New Home Company will open its Tidewater neighborhood, where all homes are being built in the Savannah style of architecture. The neighborhood has been previewing its floorplans and elevations from a trailer onsite; the models will showcase a number of customizing options that the New Home Company has planned. Prices are expected to start in the low \$400,000s.

Richmond American Homes is putting a trailer onsite in the next few weeks to preview its plans for its Sandpointe neighborhood. Construction will be working toward a late spring opening date for the model homes, priced from the \$400,000s.

To stay current with our new and soon-to-open communities, including new offerings from Kiper Homes and Van Daele Homes, visit [RiverIslands.com](http://RiverIslands.com).



### KATI'S CORNER: COMMUNITY INTERVIEWS

*Editor's Note: When we decided to start a new monthly column to introduce the stories of our residents, we asked Kati Bradley, the Assistant Manager of the Welcome Center of River Islands, to take on the role of interviewer. Since she meets so many of the River Islands residents when they first visit the Welcome Center, we could not think of a better person to follow up on their stories about their lives here at River Islands.*

Candice Martin-Vega, her husband and their family were the first residents to move into River Islands. They have lived in Edgewater since 2014.

Candice says, "What I like most about River Islands is the fact that it is a community, not just a place where I lay my head. There is a real sense of belonging here, where people feel connected to one another. I love the fact that my children have other children growing up in the same community and will have lasting friendships they will take with them as they grow."

Among her family's favorite community events are Movie Night in the Park and the recent snow tubing holiday event at Dell'Osso Farm. Says Candice: "They're awesome!"

When I asked her what initially attracted her to River Islands, she said that the lake, the atmosphere and all the plans for the whole community, including trails for exercise were what drew her initially.

Now, after living here for two years, River Islands Technology Academy is "a major factor. It is excellent and feels very private. All of the staff have been amazing and they genuinely care about my sons at a level beyond what I could have ever dreamed of. My kids are happy to go to school and that makes me happy."

In the future, if she could inspire the start of a new club or activity, it would be a fishing club for kids—"It would be so cool for the kids in the neighborhood, who really like fishing."

*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.

### Did you know...

- ◆ Since mid-2014, River Islands has sold more than 500 homes.
- ◆ 37% of the homebuyers polled in the Bay Area and San Joaquin County stated that they would prefer to live in a master planned community.



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