

RIVER  
ISLANDS

C U R R E N T S



Susan Dell'Ossso

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

River Islands held a Town Hall Meeting last month, with a plan of providing information and answering questions about the processes involved in upholding our community's CC&Rs. We also organized a presentation by Lathrop Irrigation District (LID) regarding electrical power issues.

More than 150 residents attended, representing a wide range of households, including some that have been a part of River Islands since its earliest move-ins and some brand-new residents looking for clarification before starting home improvement projects.

**We came to talk, but we also came to listen. And as a result, we learned a lot about our community that we had not been aware of. Many speakers made helpful suggestions and alerted us to issues we did not know. We greatly appreciated the candid conversation that evening, and welcome input at any time.**

The day after the meeting, in the early morning hours, I drove around the community, taking notes and making calls to those departments that are responsible for invasive weeds, public landscaping maintenance and irregularities in upkeep around our levees.

Within a week of the meeting, an executive team met to start-up an all-new service for weed abatement. Within 10 days, everyone who had left a phone number at the meeting had a phone call back from me, to get to the heart of the matter. The end result is evidenced in making a number of changes necessary to uphold the beauty and safety of River Islands.

I want to thank everyone who came out to listen, to speak or to support their neighbors in their requests. More than that, I want to commend our residents for asking good questions, bringing forward information and providing us with ideas for making things work more smoothly. I look forward to hosting another Town Hall event before the end of the year.

All the best—

Susan Dell'Ossso  
President, River Islands

## INSIDE OUR COMMUNITY CC&RS

Covenants, Conditions and Restrictions (CC&Rs) are put in place to establish standards for the community. Good maintenance and abiding by the terms in the CC&R document help retain the overall beauty of River Islands and can enhance its lifestyle.

We formed the CC&R Team to identify maintenance and construction violations and to enforce the development standards. All homeowners are responsible for maintaining, if applicable, their front yards, side yards, back yards, lake slopes, parkway strips, sidewalks and street trees in the parkway strips. General maintenance includes, but is not limited to weed-pulling, adequate watering of plants, paint touch-ups and fence or dock repair.

For those interested in making alterations to the front landscaping or exterior of your home that differ from the original design, the process starts with simply filling out a CC&R application, always available on [www.MyRiverIslands.com](http://www.MyRiverIslands.com). The rule of thumb is: if your requested changes will be visible to neighbors and the rest of the community, you will need approval first. A complete Power Point, presented by Susan Dell'Osso in the last Town Hall Meeting, is available online at [MyRiverIslands.com](http://MyRiverIslands.com) as well.

## WHEN TO SEEK APPROVAL



There are certain changes that do not need approval from River Islands or the CC&R team, such as replacing dead plants or mulch with the same kind and color, touching up exterior paint, "hardscape" in the back yard and seat walls less than 48" tall with some exceptions.

Any alterations to the original design of the home and landscaping DO need approval from River Islands and the CC&R team ahead of time. This includes new structures in the front or back yard, swimming pools, paint changes, driveway extensions and any changes on a lake slope.

If your improvement is significant and requires approval from another agency, the CC&R team will indicate what else is required and will help with the process. This includes the parkway strips owned by the City of Lathrop but designated to be maintained by the homeowner. There is an entire section on [www.MyRiverIslands.com](http://www.MyRiverIslands.com) full of helpful information and answers to questions you may have about the CC&Rs. For additional information, send an email to [ccrteam@riverislands.com](mailto:ccrteam@riverislands.com) and a CCR team member will be happy to assist you.

## RECEIVE THE CURRENTS VIA EMAIL

Scan the QR code below if you would like to receive the Currents digitally via email or if you already receive the "Currents" digitally and would like to discontinue receiving it through the USPS mail.



## RESPONSIBILITIES OF ENTITIES WITH AN IMPACT ON RIVER ISLANDS

The major entities within River Islands and the improvements they maintain are as follows:

### River Islands Public Financing Authority (RIPFA)/Reclamation District 2062

- Streets and street landscaping
- Neighborhood parks and pocket parks
- Lighting in public places
- Lakes and levees

### City of Lathrop

- Water and sewer systems
- Major improvements on streets, such as potholes or pavement failures
- Public buildings, such as the Police station
- Traffic signals, such as the newly installed stoplights along River Islands Pkwy and Somerston Pkwy

### Lathrop Irrigation District (LID)

- Streetlights and bollards
- All electricity within the project

### River Islands Academies

- All school campuses

### Comcast/ATT

- Internet and phone services

### Lathrop-Manteca Fire Department

- Fire station

## REPORT TO THE RIVER ISLANDS HOTLINE



We have a phone line specifically set up to receive calls for nonemergency community-related issues such as: reporting graffiti, broken park structures or streetlights, irrigation leakage, trash dumping and more. Please report these concerns by calling (209) 888-4586. Also, the City of Lathrop recently launched a new phone app called “Lathrop Cares”. We encourage all of you to download the app. It allows you to alert the City about all types of issues, with varying levels of concerns. The City monitors this app daily and appreciates the way it helps to streamline maintenance, or non-emergency items.



## DIRECTORY OF SERVICES

There are a number of important entities located all over the area that provide services and safety support here at River Islands. Here, in one place, is a quick-reference directory to connect you with the people and services you need most.

### EMERGENCY - 911

For <b>MEDICAL AND EMERGENCY HELP, crimes-in-progress, auto accidents with injury, odor of gas, structure or brush fires, etc.</b>	<b>DIAL 911</b>
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### NON-EMERGENCY

To report <b>non-emergency police services</b> , report loud parties, auto accidents without injury, request police reports for any non-life-threatening incident or property crimes, illegally parked vehicles, boats, RV, tent trailers, jet skis, etc.	Lathrop Police Department (209) 647-6400
To request assistance with a <b>non-life-threatening</b> issue or <b>non-law enforcement</b> issue ie., report a suspicious vehicle that may require monitoring, report an individual driving on the levy roads that is not part of construction, etc.	Direct Line to on duty guard (209) 373-7633 M-Th 7 am - 5 pm Fri-7 am until Mon -7 am
To report <b>non-emergency fire services</b> , hazardous conditions, request a service call, etc.	Lathrop Fire (209) 464-4648
To report <b>power outages</b>	Lathrop Irrigation District (209) 888-4799
To report community problems, such as graffiti on a wall, broken streetlights, landscaping water escaping from a broken sprinkler head, weed abatement in non-landscaped areas.	River Islands HOTLINE (209) 888-4586
To report barking dogs, stray animals, injured animals, lost or found animals, <b>aggressive animals</b> , dog bites, animal cruelty or neglect. This applies to domestic or wild life.	Animal Control (209) 941-7240
To address questions regarding Architectural Guidelines / Seek Approval/ Community Rules and Regulations (CC&Rs)	CC&R Team (209) 808-5287 ccrteam@riverislands.com

### UTILITIES

To set up <b>electrical service</b> call or go on-line at: <a href="http://www.lathropirrigation.com/application-for-service">www.lathropirrigation.com/application-for-service</a>	Lathrop Irrigation District (209) 888-4799
To set up <b>garbage pickup</b>	Republic Services (209) 466-3604
To set up <b>water service</b>	City of Lathrop - Finance Dept (209) 941-7320
To set up <b>internet / cable</b>	Xfinity.com AT&T.com
To set up <b>gas service</b>	PG&E (800) 743-5000

### SCHOOLS

For questions about the River Islands Academies, admissions, programs, sports, etc. Call or email: <a href="mailto:rainfo@riverislandsacademies.net">rainfo@riverislandsacademies.net</a>	Office: (209) 229-4700
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### GENERAL

For questions about River Islands, its roads, levees, landscaping, future development, etc.	Susan Dell'Osso Project President <a href="mailto:info@riverislands.com">info@riverislands.com</a>
Reservations at The Boathouse Restaurant - 980 Lakeside Dr.	(209) 932-9986

### CITY OF LATHROP OFFICES AND SERVICES

Lathrop Police Department - 940 River Islands Parkway	(209) 647-6400
Lathrop City Hall - 390 Towne Centre Parkway	(209) 941-7200
Post Office - 15529 7th Street	(209) 858-2324

## NATIONAL NIGHT OUT GETS COMMUNITY TOGETHER

On August 2, hundreds of residents gathered at Islanders Field for our annual National Night Out celebration. The Police Department, Fire Department, River Islands Academies, the Welcome Center and our special guests, the American Heart Association, all attended and provided demonstrations, handouts, and staffers to answer questions. The Veterans Club barbecued hot dogs, and solo artist Horatio Walls provided great music for the adults while the kids played lawn games.



## NEXT UP: AMERICAN HEART ASSOCIATION WALK, OCTOBER 7

### HEART WALK

Our residents, their families and friends are all invited to participate in the first River Islands-based Heart Walk for the American Heart Association. Participants will meet at 7:30 AM at Islanders Field, with the first walkers setting off at 8:00.

River Islands has been chosen by the American Heart Association because of its beautiful trail system that starts along the San Joaquin River, which makes for an easy walk, close to nature.

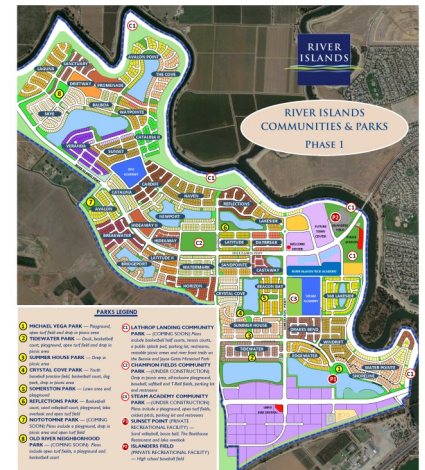
Residents can sign up as individuals, as families or as neighborhood teams. A dozen teams have already been formed! The purpose of the walk is to raise money for life-saving research and have some fun as a community. For more information and to sign up to participate, go to [MyRiverIslands.com](http://MyRiverIslands.com).

## PARKS, PLAYING FIELDS AND PLACES TO RELAX!

As River Islands continues to grow as a community, we are always working on amenities that support your lifestyle: parks, playing fields, lakes, new links to our trails, and enhancements to our schools and gathering areas.

This map of our neighborhood and community parks should help you discover new places to enjoy. We are putting the finishing touches on two parks whose design and construction have been years in the making. The first, in the Avalon neighborhood, is being built to celebrate the Native American tribes who lived along the Delta with input and approval from their representatives. The second is the large scale, 16-acre community park along River Islands Parkway with full restroom facilities, a picnic area and an all-inclusive playing area for our children.

We will be sending out announcements for the dedication of both of these parks as the time gets nearer. *(Full version of the parks map is at [MyRiverIslands.com](http://MyRiverIslands.com))*



## COMMUNITY YARD SALE IS COMING SEPTEMBER 16



More than 100 families have already signed up to participate in this year's Community Yard Sale, to be held on September 16 from 7 AM until noon. If you are looking to clean out your house and garage and offer up items for sale, register now to be included on the map of participating households at [MyRiverIslands.com](http://MyRiverIslands.com). Sign ups close on September 11.

## HIGH SCHOOL HOSTS BACK TO SCHOOL NIGHT

In mid-August, River Islands High School hosted a Back to School Night for its parents and students. Starting at the Epic Academy gym, Principal Carey Simoni provided introductions of the teachers and staff. School Counselor Kaci Carignan gave a presentation about the requirements for graduation and college admissions. Parents then had the opportunity to visit each classroom, meet the teachers and learn about the curriculum and expectations from each field of study. The event was a great way for everyone to get excited about the school year and establish open lines of communication between the school and families.



## WELCOME CENTER OPENS IT DOORS FOR A NEW RENTAL PROGRAM

We're excited to announce that the River Islands Welcome Center is now available for residents to rent for small gatherings and meeting space!

If you belong to a club within the community that needs a place to hold meetings or want to host a small-scale celebratory event for family and friends, then we can provide it by offering the Welcome Center lobby area and deck outside of business hours. Inside capacity is a 49-person maximum.

All requests will be reviewed on a case-by-case basis for approval. Please note that the Welcome Center is open daily – we cannot accommodate requests for use during operating hours, 10 am to 5 pm. For complete information about rules and fees, and to submit a request for use, please visit [www.MyRiverIslands.com](http://www.MyRiverIslands.com).

