

RIVER ISLANDS

CURRENTS



Susan Dell'Ossso,
Project Director

OPEN LETTER FROM SUSAN DELL'OSSO PROJECT DIRECTOR

I am writing this letter during the Thanksgiving holiday weekend, during which—like many of you—I have shared a holiday meal with my family and had some free time to relax, get out and enjoy our community.

So much happens at River Islands every day—whether an enrichment to the curriculum at the River Islands Technology Academy, working with the City of Lathrop on improving community safety, sampling a new dish on the menu at The Boathouse or studying the land improvement plans that will someday become new parks, neighborhoods and streets — that it is easy to focus on individual features within the community.

With the feeling of Thanksgiving all around, this seems like an apt time to look around us with appreciation for all that we have become, and to thank the many people who have made a difference in building the River Islands community.

The Christmas holidays will be upon us in a matter of weeks. Our Giving Tree program at the Welcome Center and the neighborhood-by-neighborhood holiday home lighting contest are now underway. Traditions like these help shape a community, and I am happy to see so much planning and involvement so early in the season.

To all of you, from all of us at River Islands: the happiest of holidays!

All the Best,

Susan

GIVING TREE OFFERS OPPORTUNITIES FOR SHARING

For the second season, the River Islands community has “adopted” several families and some pets from the local animal shelter to be recipients of this year’s Giving Tree. The tree itself is already decorated and in place at the Welcome Center. If you are interested in contributing items, come by the Welcome Center by December 16 to choose a child or pet in need from our list. Once you review our lists at the Welcome Center and choose how to help, the next step is to bring back a wrapped gift by December 19. On December 20, Santa will be picking up the gifts, so please check the River Islands Living Facebook page for details about his arrival.

SUPPORT SECOND HARVEST FOOD BANK

The Welcome Center has a list of much-needed items to support the good work of Second Harvest Food Bank. Just ask for the list at the Welcome Center to see what is needed for this holiday season, and return the canned goods to the bins we have for on-site collection by December 19.



HOLIDAY LIGHTS SHINE BRIGHT

This year, individuals and neighborhoods will be recognized for their holiday lights! Cash prizes of \$300, \$200 and \$100 will be awarded to the three homes whose unique design and creative use of lights and decorations, theme, display of decorations and animated objects and overall presentation get the highest number of votes from our judges.

In addition, there will be a competition for “Best Decorated Block”, rewarded with a pizza party for the entire block at a date to be determined.

A complete list of rules and instructions has been mailed to every household. If you have any questions or need another copy, please contact Yvonne Sampson, River Islands Special Events Coordinator at 209-969-6048.



SNOW FUN AT DELL'OSSO FAMILY FARM EXCLUSIVELY FOR RIVER ISLANDS RESIDENTS

Every year, Dell'Osso Family Farm sparkles with an array of holiday-themed events. This year, the night before the Farm opens its gates to the public, the Dell'Osso family is hosting a special pre-opening event just for River Islands residents! On Friday, December 16 from 6:30 till 9:00, there will be snow tubing, ice skating and a private holiday party, with treats provided for all to attend.



It is important to RSVP in advance to the Executive Office main desk at 209-879-7900. Snow tubing tickets, priced for the public at \$20 for a 90-minute session are \$10 on this special night. Ice skating, usually priced at \$10 - \$14, will be priced at an additional \$5 over the snow tubing ticket price.

An invitation has been sent to every household; please bring it with you to present at the Main Ticket Booth on December 16 and join your neighbors for a very special night with our friends at Dell'Osso Family Farm.

THANKFULNESS COMES IN MANY SHAPES



Among the many classroom art projects at River Islands Technology Academy themed around the holidays, one of the classes for our youngest students made turkeys. One of our teachers wanted to share this very special piece of artwork, in which a student spelled out what he was thankful for: his school.

2017 RESIDENT DECALS AVAILABLE IN MID-JANUARY

The New Year also means new resident stickers for your windshields. When the January issue of *The Currents* is mailed out, it will include two Resident stickers for each household. If you need more, just stop off in the Welcome Center after January 15 to pick up additional stickers for all of your vehicles. This helps our on-site Security identify non-residents driving or parking in the community.

MODEL TOURS AT TWO NEW NEIGHBORHOODS

In early November, Van Daele Homes held a Grand Opening at its Summer House models and Kiper Homes debuted the model homes at its 360 Lakeside community.

Both builders had experienced extraordinary success during their preview showings, selling about 30 homes each apiece while the models were under construction.

The Kiper plans all have two stories, and three to five bedrooms. One of the plans has a master suite downstairs. All are available with an array of customizing features. The homes are priced from the low \$400,000s.

Van Daele's new neighborhood takes its design direction from its successful Waterpointe collection. With four to six bedrooms and up to 3,812 square feet, Summer House represents the largest homes in River Islands to date, priced from the low \$500,000s.



MORE NEIGHBORHOODS PLANNED FOR 2017

2017 is going to be a big year for new home neighborhoods at River Islands. Following the Model Grand Openings in November, January and February, three more completely unique neighborhoods are planned for opening in the spring.

The January issue of *The Currents* will have more details on the builders, size of homes and the styles of architecture being planned. In total, River Islands will have SEVEN sets of models open for touring by mid-year.

PREVIEW SHOWINGS OF INNOVATIVE HOME DESIGNS

Tim Lewis Communities has started preview sales of its all-new neighborhood, Crystal Cove. Although the home plans and elevations are being displayed at the Shoreline sales office, the Crystal Cove plans have been designed specifically for their lakeside location. Two of the four floor plans have been designed as single story plans in response to consumer studies. Prices have been set from the low \$400,000s. The model homes are well-underway and a Grand Opening is planned for mid-January.

The New Home Company, an Orange County-based builder, is now showing its home designs at an on-site trailer for Tidewater.

The Tidewater plans have been designed to reflect a Savannah style, in homes with four and five bedrooms. Their pricing starts in the low \$400,000s. Models will be available for touring in late February.



LIVE LEARN BELONG

WELCOME CENTER SERVES COMMUNITY AS A POLLING PLACE FOR VOTERS

With more than 500 homes sold in River Islands and approximately 1200 residents living here, we have over 350 registered voters which is the minimum needed for a polling location. The San Joaquin County Registrar of Voters assigned the Welcome Center as an official polling place for the election.

Welcome Center staffers and sisters Lindsay and Ashley Heise both received training from the County to allow them to serve in an official capacity for the day. Under their guidance, the conference room was transformed into a polling place, with its own entrance, separate from that of the Welcome Center. In keeping with election rules, both women arrived to meet other volunteers an hour before opening the polls promptly at 7:00 AM, and kept the polls open to anyone who was in line at 8:00 PM. By the time they dropped off the sealed ballot bags at the Registrar of Voters office in Stockton, it was 10 PM—the end of a 16 hour hands-on experience with the American voting process.



The business of the Welcome Center was carried out with a substitute staff member who had no ties to the election process. In a community whose credo of Live, Work, Learn, Play and Belong is a part of everyday life, voting in newly-approved local polling place was a strong statement about people putting down roots at River Islands.

RIVER ISLANDS SALUTES COMMUNITY VOLUNTEER AMBER FRIETAS

As a community, River Islands is fortunate to have a number of residents who work tirelessly for the good of all. As a case in point, one of our first homebuyers, Amber Freitas, noticed with dismay the increase of incidents of speeding on Commercial Street months ago. A full-time teacher and mother of two, it would have been easy to send a note to info@riverislands.com, reported the issue and been done with it.

Instead, Ms. Freitas became active in the process, spending hours on the phone contacting the City and sending emails to request help in making Commercial Street a safer place to walk and drive. She gathered the support of her neighbors, the majority of whom signed a petition to the City, requesting assistance with traffic safety concerns. She requested that a speed trailer be put in place to show the number of speeders and how far over the posted limit they were driving, requested increased enforcement from the Police Department, and ultimately attended a City Council meeting to plead the case of neighborhood safety. The result? A new stop sign on Commercial and an immediate improvement in the flow and speed of traffic.



Kathy Willows
Realtor Associate
209-679-1710



River Islands Realty offers a personal and professional approach to selling your home within the community. Offering more than 25 years of real estate experience and a deep knowledge of the local market, River Islands Realty provides uncommon insight and experience. We understand 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. We are the only real estate firm in the market affiliated with River Islands Development, and we have your home's floorplan and amenities already in our files. We want to earn your business!

At Home.... Tips & Ideas



Chalkboard Sayings Ornaments

Your tree, your message. Pick a favorite carol lyric or holiday saying and write it on a chalkboard tag. To make, spray unfinished wooden shapes with chalkboard paint, then use a pencil to lightly plan your design. Finish with a chalk pen, jingling bells, and red-and-white hanging loops.

Happy Holidays!

LIVE LEARN BELONG