

RIVER ISLANDS

C U R R E N T S



Susan Dell'Osso,
Project Director

OPEN LETTER FROM PROJECT DIRECTOR SUSAN DELL'OSSO

Saturday, June 3rd was truly a Day in the Life at River Islands, as neighbors got together for charity and conversation, community entrepreneurs shared their wares at Michael Vega Park and five home builders provided catered tours of their model homes.

What started as a summer marketing event to introduce new prospects to the architecture and interior design of the sixteen model homes currently open at River Islands became an event that welcomed neighbors to the front porch of the Welcome Center to enjoy barbequed hot dogs, chips, corn nuts and cold drinks from our good neighbor on Manthey Road, Denise's Farmer's Market. Once there, many of the residents contributed \$5 to charity to participate in the Lathrop Rotary Club's Ducky Derby, held in the Welcome Center's pond. Radio station KKIQ from Pleasanton hosted a live remote broadcast from the deck, providing a back beat of music for an enjoyable afternoon.

At Michael Vega Park, Resident Shay Cacilhas and members of her non-profit group, SOAR (Supporting Others As they Rise) hosted an event to give more exposure to some of the many home-based businesses within River Islands. Brightly colored tents dotted the landscape by the Boathouse and the lake's edge, giving entrepreneurs a showcase for their products and services. The event came together as the result of a discussion among members of a River Islands-based women's group, now 140 members strong.

At the model homes, local caterers Brian Collins, Junior Hernandez and Chris Leister provided a bill of fare that ranged from gourmet nachos to polenta fries and chicken wings.

The best thing was people watching, as the parking lot overflowed with a combination of vehicles, jogging strollers and bicycles as old and new residents caught up and connected, neighbor to neighbor, for a long afternoon of relaxation and a shared sense of community.

It doesn't get much better than that.

All the Best,

Susan Dell'Osso



BOATHOUSE UPDATE! OPENING PLANNED FOR MID-JULY

They say that good things come to those who wait...and re-opening the Boathouse is taking a little longer than planned. The new operators are excited to rollout their new menu to the residents starting some time in mid-July. Watch the home page of MyRiverIslands.com for details and dates.

RIBBON-CUTTING COMING SOON FOR BRADSHAW'S CROSSING BRIDGE

After a dozen years in the process, Bradshaw's Crossing Bridge will have a formal ribbon-cutting in mid-July, before being opened to the public.

The opening of the bridge marks the first crossing of the San Joaquin River in our county in more than 50 years. Named in memory of Mike Bradshaw, a Lathrop resident who worked tirelessly to "bridge" the older and newer sections of Lathrop to ensure one cohesive community, Bradshaw's Crossing Bridge will allow easy access to I-5.

An announcement of the date and time for the ribbon-cutting will be posted in MyRiverIslands.com by late June.

BOARD SEAT OPENING AT RIVER ISLANDS TECHNOLOGY ACADEMY

If you have an interest in the charter education offered to students at River Islands Technology Academy, consider applying for a seat on the school's Board of Directors. An application will be posted on the school's website, riverislandsacademy.net in the next few days. The application will be due by July 31.

SUMMER WEATHER MEANS MIDGE SEASON HAS BEGUN

If your porch and window screens seem like a magnet for swarms of insects that look like mosquitos, those insects are probably midges. Called "nuisance flies", midges hatch and swarm near bodies of water. Here are some things you should know:

- Midges do not bite
- They do not transfer mosquito-born illnesses, like West Nile Virus.
- They are attracted to light, and swarm in the early morning and around sundown.
- Midges live for 3 -10 days after hatching in water.
- Chemical control of hatch sites is not recommended because the chemicals can harm non-targeted organisms.
- To keep the midges at bay, keep your porch lights off 45 minutes before sunset, when the midges are looking for light.
- When you are in your yard in the evening, keep the light source directed toward your activity area, but not in it—the midges will fly toward the light source.
- "Bug Zapper Lights" can attract and kill flying insects like midges.

For more information about midges, go to insectidentification.org.

If you have mosquito problems, contact San Joaquin County Mosquito and Vector Control District, sjmosquito.org.

NEIGHBORHOOD WATCH PROGRAM COMES TO RIVER ISLANDS

Thanks to Lathrop Mayor Sonny Dahliwal, Police Chief James Hood, First Security Service's regional manager John Jarrett and Lathrop Police Services Community Resource Officer Steven Baxter, residents of River Islands had an opportunity to meet and discuss creating a number of Neighborhood Watch programs within River Islands.

The meeting was hosted by Project Director Susan Dell'Osso in response to residents' concerns about car-break-ins and worries about the rising number of salespeople at people's doorsteps. Officer Baxter supported the idea of the community getting together to support Neighborhood Watch.

Neighborhood Watch is a nationwide program, introduced in 1972 to help people organize themselves and work with local law enforcement to keep residents' eyes and ears active in their own neighborhoods. It is now the oldest and most effective crime prevention program in the country. One of its best attributes is that it is making neighbors aware to be alert, observant and caring—and to report suspicious activity to the local police.

The residents' website, MyRiverIslands.com will have an update on dates and times for follow-up meetings.



KATI'S CORNER: BUYERS WAIT TWO YEARS FOR "DREAM HOME" AT CRYSTAL COVE

New resident Jojo Tanguma, her husband Mike and her two teenage sons moved into their new home in Crystal Cove on May 12th. Relocating from San Lorenzo, they have been following the growth of River Islands, doing the research, visiting the Welcome Center almost weekly and waiting for Tim Lewis Communities to open its Crystal Cove community for almost TWO years.

The Tangumas selected a home at Crystal Cove based on how impressed they were with Tim Lewis Communities' first neighborhood, Shoreline. "The models at Shoreline were flawless and the quality of their homes really came across in their presentation. After seeing those homes, we knew we didn't want to buy a home from any other builder."

"Once we realized that Tim Lewis was going to be opening a whole new neighborhood of homes at Crystal Cove, we waited to get the home we wanted."

The sales team was extremely friendly and always so welcoming. It made the purchasing process experience a pleasure."

An added pleasure to their move-in experience? "We are so excited to be living in a community of people who smile, talk and wave to each other whenever they cross paths," said Jojo. "I didn't expect people to be this friendly, outgoing and welcoming."



MOVIE NIGHT IN THE PARK ANNOUNCES SUMMER SERIES STARTING JUNE 30!

Grab your picnic blankets, call your neighbors and start thinking about the sheer enjoyment of watching movies under the stars this summer. Yvonne Sampson, Community Liaison, has just announced a roster of films selected for family fun from June through September:

June 30: Sing
July 21: Jungle Book
August 18: The Wild Life
September 15: Moana

**Please notice a few date changes to accommodate for some FUN things to come!*

The evening's events will start at 6:00 PM, with arts, crafts or live entertainment, followed by the showing of the monthly movie, starting at sundown. Most of the Movie Nights in the Park will end by about 9:45. Movie treats will be available, or you can bring your own!



LIVE LEARN BELONG

CUSTOM LOT PROGRAM MAKES ITS DEBUT

River Islands is proud to announce its own Custom Homesites program for those people who envision riverfront living in a custom or semi-custom residence. At this time, we are offering a very limited number of custom lots located along or proximate to the San Joaquin River. Every lot is unique in its view, its size and orientation. All of the lots are subject to the conditions of the River Islands architectural guidelines to enhance the community's vision of riverfront living.



Only a few custom home sites will be available in each release. A complete package of information about our Custom Homesites is available from the Executive Office, open during the business week from 9 -5. The package includes a map of the locations for the first release of lots and their pricing, lot sizes and a list of Frequently Asked Questions, with suggestions on how to proceed. Since the Welcome Center is not a sales office, its staff does not have copies of the information package there.

Given the size of the lots, we anticipate homes to be designed at a minimum size of 3,500 square feet. This is a guideline only; we will consider other sizes based on the home's configuration and how it fits on its lot. Exterior architecture will be approved by the Architectural Review Board, to ensure that our custom homes will be compatible with the overall vision of River Islands.

Please feel free to view the lots on your own and walk around the neighborhood. Signs indicating the number for each available lot are posted. Please direct all questions about the Custom Homesites Program to Kathy Willows at 209-879-7900 or KWillows@RiverIslands.com.

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!



Kathy Willows
Realtor Associate
209-679-1710



Did you know...paint can transform your home's interior?

- ◆ Consider accent colors that are bold and clean, like black, white, and silver. These are reminiscent of the influence of technology when paired with splashes of vibrancy.
- ◆ The definition of a neutral is changing and drawing inspiration from the earth and sky with deep rich tones like putty, clay, shell, sun, and water. These natural influences feel fresh and modern, while remaining neutral and functional throughout the seasons.
- ◆ Don't forget about the fifth wall — the ceiling is considered the foundation of a room. Add dimension and a new look and feel by painting it a color instead of a neutral.
- ◆ Dark shades make spaces feel intimate and warm, especially in bedrooms and large kitchens. Alternately, highlight architectural details using light colors to celebrate a room's unique features.

LIVE LEARN BELONG