



# RIVER'S EDGE

CONDOMINIUM ASSOCIATION

Snow's Management, Inc.  
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# RIVER'S EDGE

CONDOMINIUM ASSOCIATION



# Welcome!

## 2021



### BOARD MEMBERS

President	Patty Hickok
Vice President	Mike Schmidt
Secretary	Kay Shearer
Treasurer	Renee Mackey
Director	Martin Townsend



### MANAGEMENT COMPANY

**Snow's Management, Inc.**

**Pam Snow, Association Manager**

563-8333 ph \* [info@snowsmanagementak.com](mailto:info@snowsmanagementak.com)

<http://snowsmanagement.org/index.php/RiversEdge/>

**Insurance Company:** State Farm



**Septic:** ARM Septic Services

**Grounds Maintenance:** Polar Desert Ventures

**Annual Financial Audits:** Teresa M. Bailey, CPA



## FREQUENTLY ASKED QUESTIONS

be calm, objective, polite and respectful. Explain the situation to your neighbor and inform them how a specific issue is bothering you. Allow them to provide an explanation and hopefully you both can figure out a win-win situation. If you do not feel you can address the situation in a calm and objective matter, please call Snow's Management or speak to one of your Board members. We ask that all interactions are professional and respectful regardless of the party involved.

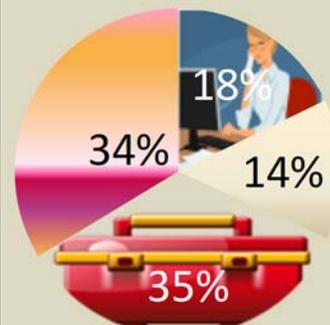
### How and where do I pay the association dues?

You will get a coupon book from Snow's Management or you can just send the payment directly to them with the check made out to *River's Edge Condominium HOA*.

### What happens if I am late with my association dues?

First of all, please contact the condo association as soon as possible. A late fee will be assessed at 30 days and 60 days. At 90 days, the case will be referred to an attorney. All costs incurred to collect dues, including attorney fees, are billed back to the unit owner. Communication is therefore essential.

## Where do the Condo Fees Go?



- ▣ 18% Administration (insurance, legal/prof/mgmt fees, taxes)
- ▣ 14% Utilities (refuse, electric, natural gas)
- ▣ 35% Maintenance (buildings, grounds, snow plowing, security system, well/septic, etc.)
- ▣ 34% Reserves (roof, building/trim paint, asphalt/concrete, well/septic, fence, etc)

## FREQUENTLY ASKED QUESTIONS

### **How do I change the middle outside light?**

You need a small stair to get the task accomplished. In the ceiling of your garage, right by where the middle outside light is, you will find an opening that leads to the attic. Move that piece out, and you will be able to see the light bulb right away.

### **May I plant flowers outside my unit?**

Although the outside of your unit is a common area, you are allowed to plant flowers that will make the outside of your unit even nicer.

### **How often does the pump truck come in?**

The pump truck comes to our subdivision at least two times per year and more often as deemed necessary by our Engineering company.

### **Do I have to let the pump truck go through my yard?**

Although it may be a bit of an inconvenience, it is appreciated that you allow the pump truck to run a hose through your yard if you live in one of the units where this may be necessary from time to time. Pumping does not occur often enough to be an undue hardship, so we thank you for your cooperation.

### **Does anybody clean the litter in our community?**

Yes. Each spring, in conjunction with the City Wide Cleanup, we clean the VFW road from across the VFW all the way down to our community, including the path to the river access (not part of River's Edge, but an area used by most of us). We also clean River's Edge. However, it is everyone's job to keep River's Edge clean. We encourage you to pick up any trash you may see, and if you smoke, to pick up cigarette butts.

### **What do I do if I Have a Concern with a Neighbor?**

If you are comfortable with it, bring the situation to the attention of your neighbor first. Oftentimes your neighbor may not be aware that something s/he is doing may be bothering others. We encourage you to

## WELCOME TO RIVER'S EDGE

Welcome to River's Edge! The Association is pleased to welcome you and your family, including your pets, into our community. We take pride in our homes and the lovely setting we enjoy.

The River's Edge Condominium Association was formed to provide maintenance, administration, and architectural control for the common interest community known as River's Edge.

We have put together this resource to provide you with some at-a-glance information. Please make sure to read the House Rules, Association Bylaws and the Declaration for River's Edge Condominiums for more detail.

Snow's Management is our managing company. Please contact them directly if you have any concerns and they will communicate with us. We ask that you remain respectful and professional during your interactions with them at all times.

We welcome you again as a new member of the great group of families living here.

Sincerely,

River's Edge Board of Directors

## WELL AND SEPTIC SYSTEM

### Location

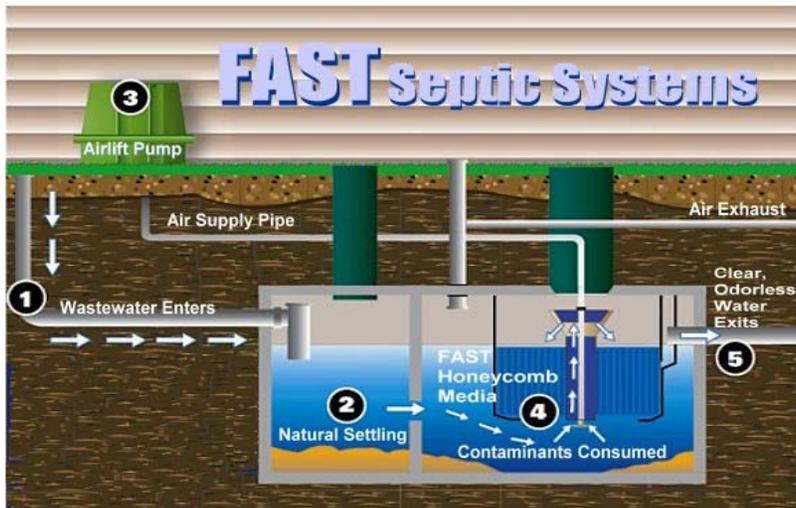
The water well is located across from the post office boxes. Three holding tanks are in the little building we call the "pump house."

### **FAST = Fixed Activated Sewage Treatment**

#### How Does it Work

These tanks are on a system that as one tank empties, the pump starts on the next tank. We have very expensive pumps on each tank that require a lot of electricity to run. This is one of the reasons why the electric bills are so high for your association. The water comes directly from the ground with no chemicals added, which might explain a sulfur odor at times. We have monthly, quarterly and annual testing to ensure the water is safe and is passing all state mandated requirements. As with any well, we all must take care in conserving water so we can have it for many years.

The septic system is similar to a private home owner's system. Each condo is hooked up to a holding tank that is then pumped into the FAST Water System Tank. The above ground Air-Lift pump continuously mixes fresh air with the new incoming waste and cascades them vigorously across the FAST® Honeycomb Media, the heart of the FAST process. The FAST Honeycomb Media, receiving wastewater mixed with fresh air from the air-lift



### VISITOR PARKING

There is limited visitor parking by the pump house and at the end of River's Lane. This parking is only for visitors and for short periods of time. Owners should park their personal vehicles preferably in their heated garage or driveway. Please do not park on the grass at any time!



### PERSONAL VEHICLES PARKING

Owners shall not park more vehicles on their property than their garage and driveway can accommodate. Vehicles should not be parked in common areas, roadways or in a way that they impede snow plowing/removal or access to emergency vehicles. For the cul-de-sac in the center of the subdivision: cars should not be parked in driveways as that impedes access to plowing which may cause flooding conditions during breakup. An owner may be asked to move the vehicle to allow for snowplowing to occur.



### MORE ON VEHICLES

Trailers, boats, snowmobiles, motor homes, campers and other large vehicles may not be parked in driveways for more than seven days and cannot be there on a semi-permanent or permanent basis. If you have a need to park one there make sure the vehicle doesn't extend into or obstruct the roadway.



### SPEED LIMIT

Please observe the speed limit within our community. We have many people that like to go out for a stroll, have their kids play outside or take their pets on a walk. Also, this is especially important in the winter, as the roads leading to our community get narrower due to the snow, it gets very dark and icy and as you can see there are lots of "opportunities" to fall in ditches along the way.



### SEPTIC PIPES AND ALARMS

There are septic pipes all over our subdivision. Please be aware of their location and careful when backing up your vehicle to avoid hitting and breaking them. Repairs add up and we need to keep costs down.

*Alarm*—If you hear the septic alarm go off (it sounds like a phone), please contact the emergency line at Snow's Management. 563-8333, follow prompts.



### SATELLITE DISHES, RADIO/TV ANTENNAE

If you would like to install a satellite dish, radio or TV antennae, please submit a request in writing to the Condo Association Board for review and pre-approval. Please be as specific as possible as to the proposed location of the device. You are responsible for its removal should you move away from our community and for any damage to the roof.



### SUMP PUMPS

If you use a sump pump to pump water out of your crawl space, make sure that the water is diverted to the closest culvert. Water may not be pumped out onto the indoor house plumbing or to the street during winter months as that creates dangerous icy conditions for pedestrians and cars.

Please be considerate of your neighbors and don't pump water right onto their yard. Long hoses are recommended to direct water to the culverts.



### WILDLIFE

Every so often we get visited by moose and bears. Be aware of this if you are out on a stroll, your kids are playing outside or if you are out with your dogs. They will respect us if we respect them –after all, they were here first.

Ravens come in every so often and create havoc with garbage that is not covered, please keep this in mind.

## WELL AND SEPTIC SYSTEM, Continues

pump, provides an ideal environment for a beneficial colony of aerobic (oxygen requiring) micro-organisms to thrive and fix to the honeycomb. The colony is referred to as a fixed biomass. Populating the honeycomb, inside the FAST bio-reactor, the biomass consumes all incoming organic matter.

The FAST® wastewater cleansing process continues as the biomass is supplied with food (new incoming waste) and oxygen from the air-lift pump. All organic contaminants including proteins, carbohydrates and lipids are completely metabolized, venting only air and carbon dioxide; and releasing only clear, odorless water.

### The Daily Ins and Outs of a Healthy Septic System

- **NO** tissues, sanitary napkins, disposable diapers, or paper towels should be flushed down the toilet as they accumulate and may cause premature septic system failure. This also applies to cigarette butts, large amounts of hair, newspapers, facial tissues, cat box litter, cotton swabs, etc. If it is not biodegradable, it does not belong in the system.
- **NO** paints, oils, chemical drain cleaners, thinners, solvents, poisons, automotive fluids, fertilizers and pesticides/herbicides. These toxic chemicals not only kill helpful bacteria, they may also contaminate the groundwater
- **NO** grease or cooking oil. Grease may harden in the septic tank's scum layer and build up until it blocks the inlet or outlet. If you melt grease and pour it down the drain, it may run through the septic tank and then harden, clogging the soil pores in the leach field.
- Go easy with your garbage disposal. Using a garbage disposal typically doubles the rate of solids buildup in the septic tank. To avoid frequent pump outs, please compost your garbage or put it in the trash.
- Go easy with household chemicals. Disinfectants, ammonia, bathroom cleaners, bleach, anti-bacterial soaps and even medication can kill the bacteria your system needs in order to operate properly.

## HELPFUL INFORMATION



### OUTSIDE LIGHTS

Owners shall replace burned out light bulbs in light sensitive fixtures within seven days. This is especially important in winter, as the days get shorter and it gets darker when we leave to and come back from work.



### BULLETIN BOARD

We have a bulletin board by the mailboxes. Please make sure to read any information we may post there as sometimes this is the easiest and faster way to reach everyone. You are free to post notices as long as they are free of material that may be offensive to others.



### ADDITIONS/STRUCTURAL MODIFICATIONS

No owner may construct additions, install items on common and limited common areas, perform "do-it-yourself" wiring alterations or make structural modifications to their unit. Garages should not be converted to living space. Minor alterations like steps, decks, patios and rain gutters are allowed on a case-by-case basis. Please submit request for board approval before proceeding with proposed alterations.



### MAINTENANCE

The association will maintain the exterior of all units. That includes painting the outside of the units, front porches, covered walkways, asphalt walkways, individual asphalt parking spaces, fences, mowing, snow plowing, among other.

## HELPFUL INFORMATION



### GARBAGE DAY

Garbage day is Thursday morning. Waste Management garbage cans may be placed outside the unit near the end of the driveway along the line between the adjoining units (by the bushes) the morning of pick-up day only. Bring your receptacles in that same evening. Make sure can is locked.



### PETS

We welcome your pets to our community. Please clean up after your pets have relieved themselves in any common or limited common area. Also, keep your fenced back yard from becoming a source of odor due to excessive pet waste. We ask that you also clean the path to the river after they do their duty.



### LEASING/RENTING OF UNITS

A unit owner who rents or leases their unit to another party shall report to Snow's Management within ten days of rental occupancy or signing of a rental agreement (whichever is earlier), the renter's name, mailing address and contact information. The unit owner is responsible for providing house rules to renters. Leases must comply with the Declaration of Covenant, Bylaws and House Rules.



### QUIET TIME

Quiet time is between 10 pm and 8 am. This neighborhood is very quiet. We very much appreciate having very considerate neighbors.