**WELCOME**

TO THE

**Riverside Townes Homeowners Association**

Dear Towne Home Owner:

Welcome to our community. We hope the following information concerning the community will make living in Riverside Townes, in your home, comfortable for many years to come. The Association’s By-Laws and Rules and Regulations can be down loaded via the internet by visiting the Association’s website at [www.riversidetownes.com](http://www.riversidetownes.com). The Associations E-Mail address is riversidetownes@yahoo.com.

The Riverside Townes was developed by the Woodhill Corporation in 1995. The development was built in three phases, consisting of a total of 200 homes. The five streets that comprise the community are Rivertowne Drive, Rivertowne Court, Woodhill Court, Dalewood Drive and Dalewood Court. Riverside Townes is within the city of Joliet, but with a Plainfield, Illinois mailing address, park district and schools. Our Zip Code is 60586 and our Area Code is 815.

The utilities for Riverside Townes are provided by:

 City of Joliet for sewer and water 815-724-3820 Commonwealth Edison for electricity 800-334-7661 NiCor for natural gas 888-642-6748

The Public Schools are in School District 202. The schools are:

 Grade School Riverview 2097 Bronk Rd. Plainfield, Il. 815-439-4840

Middle School Timber Ridge 2101 Bronk Rd. Plainfield, Il, 815-439-3410

 High School Plainfield High (Central) 611 W. Fort Beggs Dr., Plainfield, IL. 815-436-3200

Other important Phone numbers are:

Joliet Police and Fire (emergency) 911 Joliet Police (non-emergency) 815-726-2491 Joliet Fire (non-emergency) 815-724-3500 City of Joliet Street Division 815-724-3650 City of Joliet Public Works 815-724-4200 City of Joliet Sewer and Water Maintenance 815-724-4220 City of Joliet City Hall (information desk) 815-724-4000 City of Joliet City Hall (customer service) 815-724-3820 Joliet Township Animal Control 815-725-0333 After Hours Utilities Emergency 815-724-4220 Joliet Building & Inspections Division 815-724-4070 Waste Management 815-280-7854 Will County Offices 815-722-5515 Will County Highway Dept. 815-727-8476 Will County Health Dept. 815-727-8480 Will County Animal Control 815-462-5633 Plainfield Township Park District 815-436-8812 Plainfield Post Office 815-436-3095

The recycling and garbage pickup day is on Tuesday by 8:30 am. Since our community is close to the river, we do have wildlife that love to feast on our leftovers, and the complex is rather wide open and windy, so please keep your trash in garbage cans inside your garage or beside your garage until garbage day, and then place your recycling bins and garbage cans/bags in the autocourt (alley) behind your garage on the morning of the scheduled pickup days. This will keep the area neat without garbage cans and bags torn open and papers and food strewn all about.

The Streets (Rivertowne Dr., Rivertowne Ct., Woodhill Ct., Dalewood Dr., Dalewood Ct.) are City of Joliet Streets and are maintained by the City of Joliet. The Frontage Road is a county road and is maintained by Will County. The autocourts (alleys) are maintained by the Association.

There are guest parking areas in each of the autocourts (alleys). Some autocourts have more guest parking spots than others. We realize that the garages are rather small and built for mid-sized cars, and a large van , or truck will not fit and some townhome owners possess several cars. The Guest Parking Areas were designated for Guests visiting townhome owners, however we realize that Guest Parking spots are used by townhome owners. **Vehicles parked in guest parking spots, must be moved every 24 hours.** Vehicles left in Guest parking spots for more than 24 hours will be tagged with a violation notice and given 24 hours to be moved, if the vehicle is mot moved it will be towed. Owners who must leave a vehicle stationary for any length of time should park the vehicle on the street.

Parking behind the garages is prohibited, unless for very short temporary periods (unloading groceries, washing the vehicle, etc.). The autocourts (alleys) are narrow, and maneuvering in and out of garages is made very difficult when someone is parked behind a garage.

The Association’s monthly assessment fee is $150 per month. The Assessment is due on the first of each month and payable by the 15th of each month. A statement is mailed on or near the 25th of each month for the next months assessment. You do not have to wait for your statement to send in your payment. The statements are only sent as a reminder!

Although the Association is responsible for the exterior maintenance of your townhome, the Association does not carry any structural or dwelling insurance on any townhome. The maintenance performed by the Association is that which a home owner would routinely perform to maintain the exterior of their home. The Association will repair loose siding, repair porch rails, paint the porch columns and rails on a routine schedule, repair minor roof leaks, etc. If you need maintenance, please call the Association at 815-556-0687 or send an email to “riversidetownes@yahoo.com”

You as the owner, must carry complete homeowners insurance and file insurance claims for damage caused from natural disasters such as wind, hail, fire, tornado and situations such as vandalism, etc.

Pet owners/caretakers must obey the city of Joliet pet ordinances and laws. The city of Plainfield has similar ordinances and Laws. Pets must be kept on a leash, and pet caretakers are expected to and are required to clean up after their pets at all times. To report a townhome resident that does not clean up after their pet, you may call the city of Joliet at 815-744-4000 with the townhome residents address and file an anonymous complaint. The City of Joliet will send an inspector, who will give the resident a citation and a fine. You may also contact the Association at 815-556-0687 and file a complaint, however, if the enforcement of a fine by the Association is necessary, the complaint cannot be anonymous, and a violation report must be signed.

The mailboxes are the property of the Plainfield Post Office. Any problems experienced with the mailboxes including lost mailbox keys should be reported to the Plainfield Post Office, located at 14855 S. New Van Dyke Rd., Plainfield, IL 60544. The phone number is 815-436-8641.

The Associations By-Laws were amended in August of 2005, to prohibit the renting or leasing of the townhomes. All townhomes as of August 2005 must be owner occupied.

The Association holds quarterly meetings in February, May, August, and November. Meeting notices are mailed approximately 20 days prior to the scheduled meeting and a notice is posted on the mailbox centers the Saturday immediately prior to the meeting date.

Sincerely

Riverside Townes Board of Directors