



River Crossing Newsletter



July

2023

Message from the President: Summer is in full bloom, we've had some heat and lots of dry days. Remember to water and feed those plants and grass. During the nice sunny days I've met many new neighbors and I encourage everyone to say hello to others. We share this small street together and it's great to get to know each other, share stories, maybe a coffee and just enjoy getting to know each other.

Home Improvements:

Roof:

There's been some great improvement activity going on in our neighborhood and please don't forget to submit an application if you plan any significant landscaping or architectural changes. New roofs are becoming popular again (seems to come in waves) and of course the finished product is always beautiful. We might be at 50% new vs original roofs at this point as the original shingle roofs are getting to the end of their life (~20yrs). A good pressure washing and staining can extend the life another 5-ish years so consider this process, but I do encourage maintaining these roofs as they do take a beating.

Home Exterior Paint:

A fresh repaint of the home exterior is encouraged if you see fading, peeling, mildew, etc. Life expectancy of home exterior paint is approx. 5-10yrs and that number can vary with weather, quality of paint and prep. These homes are 16-23yrs old, so most likely if you're on the original paint, it's showing it's age.

Concrete Surfaces:

It's a great time of year to pressure wash those driveways, walkways, and sidewalks. A good cleaned concrete surface will last and look great if sealed afterwards as well. This will extend resistance to mildew, etc getting deep into the concrete. Please consider a professional to accomplish this task to avoid stripes unless you have access to a scrubber.

Lawns/Grass:

It can be challenging to keep our lawns fresh and green, but with proper maintenance and regular watering it can be done. I personally was struggling with some clover so I tried dry Scotts weed/feed and my clover has disappeared. Don't over feed (3-4x per year) as this will burn the grass but I encourage this method as it has worked for me. Be careful to not apply too much in any area to avoid burning as well. If you plan to replace your lawn due to struggling with this issue, please consider reshaping the area to better utilize the watering design you have and trees overshadowing the areas. I know many lawns have lifted over the years from the trees and we all struggle with this but maybe a reshape/redesign is what is needed.