

RIVER ISLANDS

C U R R E N T S



Susan Dell'Ossso,
Project Director

OPEN LETTER FROM SUSAN DELL'OSSO, PROJECT DIRECTOR

It's that time of year, when we start looking forward to the holidays and making plans for 2018. It seems that this year has gone by even more quickly than usual, each month represented by differing pieces of the master plan for River Islands in design, development or completion!

Looking back, at this time last year, we had just Grand Opened two new neighborhoods. Today we have seven neighborhoods and almost two dozen model homes. Last November, we had about 420 households within River Islands; this year we will see more than 580 families celebrating the holidays.

In 2017, we weathered rains of historic proportions and met together to learn more about levees and our level of protection. Twelve new classrooms were added to at River Islands Technology Academy, to serve its growing student population. The Boathouse re-opened with new operators, a remodeled interior and a wonderful menu. An interior levee came down; new roads opened up. Neighborhood Watch Programs were established and our National Night Out was our biggest community celebration ever. A brand-new bridge, more than a decade in the planning, was dedicated to a man whose vision helped connect us even more closely with Lathrop and its services. We saw a ground breaking for a new state-of-the-art fire station, installed neighborhood parks throughout the community and started planning more recreation areas to open in 2018 and beyond.

As always, River Islands is vital, always-changing and evolving. As always, I count on you, its residents, for feedback and ideas at info@RiverIslands.com.

Finally—and as always—I wish the happiest of holiday seasons for you and your families.

All the Best,

Susan Dell'Ossso

CONSTRUCTION BEGINS ON THE FIRST LINK OF THE JOYCE AND BENNY GATTO TRAIL SYSTEM

The first link of what will become an 18-mile trail system around River Islands has begun this fall, and residents are already trying it out. Runners, bicyclists and walkers have hit the trail in the last few weeks, as more and more asphalt goes down to provide a safe and cushiony pathway for exercise and recreation. The first link of the trail starts just behind the Welcome Center and provides views out to the San Joaquin River. A full map of the trail system is shown on the community topo table at the Welcome Center.

Once completed, the entire trail system will be dedicated and named for Benny and Joyce Gatto, in recognition for their lifetime of service to the City of Lathrop. Not only are the Gattos tireless volunteers for the community, Benny Gatto also served on the City Council, as Mayor, and as a Planning Commissioner. Both of the Gattos are still active in the Lathrop community.



NEW PARKS OPENING IN THE NEW YEAR

River Islands is greening up in so many locations! Parks are being installed and completed all over the community. In the new few weeks, you will see a number of neighborhood parks nearing completion, with all-new activities available soon afterward. The one cautionary note is this: the parks will look ready for play visually weeks before you can actually get out into them. The time gap between final installation and open play will allow the grass to establish itself so it can recover and regenerate. If we start getting out onto the parks too early, we are guaranteed of nothing more than fields of mud this winter! Watch for an update on the opening dates for the parks in the next issue of *The Currents*, or on MyRiverIslands.com.

Here is the rundown:

Crystal Cove Park, located on Academy Drive stretching from the Crystal Cove neighborhood to Beacon Bay, will include a softball field at one end and a dog park at the other. In the middle section is a full basketball court and grass and picnic areas, overlooking Crystal Cove Lake.

Somerston Park, within the Beacon Bay neighborhood, is greening up beautifully with its sod, and a children's play structure is now in place although it is not yet accessible.

Tidewater Park is a broad green area, with a play structure at one end, near the shore of Lake Somerston. Basketball courts are planned; the park and play structure area will open before the basketball courts are installed.

Summer House Park has grass and trees along a linear park. Its installation is almost complete.

Echo Park at 360 Lakeside provides a grassy area looking out to Echo Lake. Its trees have been installed and a shade structure is underway.

Finally, over in the future Town Center area, close to Bradshaw's Crossing Bridge, River Islands Development is planning and planting seven regulation soccer fields for a future soccer academy. It's an exciting concept, and more details will be posted at the beginning of the year.



Crystal Cove Park



Somerston Park



Summer House Park

RESIDENTS CAN MAKE A DIFFERENCE IN BRINGING A NEW POLICE SERVICES BUILDING TO RIVER ISLANDS

The City is asking for comments regarding the new police station location!

Although the City of Lathrop officials will not be voting on the location of the new Police Services Administration Office until December 11, residents who support bringing this new city building to a location at the community's eastern-most edge, by Bradshaw's Crossing Bridge, should send emails to the City's officials to provide feedback and indicate support. By acting early, City officials will have a clear idea of how River Islands residents feel BEFORE the night of the vote. For those who wish to attend, the meeting begins at 6 p.m. at the City offices, 390 Towne Centre Drive.

Here is the situation: The City of Lathrop Police Services currently rents space along 7th Street that cannot be expanded and upgraded to meet the City's growing police needs. One of the options being considered would locate this new building at River Islands, away from the residential neighborhoods, close to the planned retail area and Bradshaw's Crossing Bridge. This location has excellent access from the West Lathrop area (River Islands and Mossdale Village) and is central to the future population base of the City.

River Islands Development has offered to build new station for the City in exchange for credits against future development fees. Since the credits would only be realized on a building-permit-by-building-permit basis, it would take many years for River Islands to be paid back. The advantage for the City in this arrangement is that the City would not need to come out of pocket for the \$5-\$6 million estimated cost to build the new station. If the River Islands site is chosen and River Islands Development fronts the cost, the City and its taxpayers would avoid the risk of using a large portion of its own funds now and having this money unavailable to the City during a slowdown in the economy. The risk of a slowing economy would shift from the City to River Islands Development.

The building being discussed is the Administrative Office for the City of Lathrop Police Department, which makes it the home office for the Police Chief, his Lieutenant and administrative staff. It is not a jail, and has no holding cells or any rooms for bookings or bail. Along with office space, the building will also include an evidence room, to house lost and stolen items. The City's patrol cars are parked there, so every police officer comes to this station to start and end his or her shift.

As the administrative office for the leadership of the police force, the building will have the look and feel of an executive building. What's more, decisions on the design of the building, interior and exterior, will be a matter of public process, so there will be plenty of opportunities for review and comment.

At its September 25th council meeting, the City asked for feedback from residents about the station location. If you have an opinion about the station locating within River Islands, please voice your opinion. There are residents throughout the entire City who feel strongly one way or another, so it is important for River Islands and Mossdale Village residents to be heard.

If you would like to comment, please send an email to the City Manager and Councilmembers at the email addresses below. An email is seen as the same as attendance at a public hearing (currently scheduled for December 11th) about this issue; your email would represent your voice in any decision the City would make.

Please feel free to forward this message on to any of your friends living in Mossdale Village or other parts of Lathrop so their opinions can be heard.

SEND YOUR COMMENTS TO:

Lathrop City Manager Steve Salvatore – cmo@ci.lathrop.ca.us

Mayor Sonny Dhaliwal - sdhaliwal@ci.lathrop.ca.us

Vice Mayor Paul Akinjo - pakinjo@ci.lathrop.ca.us

City Councilmember Steve Dresser - sdresser@ci.lathrop.ca.us

City Councilmember Mark Elliot - melliott@ci.lathrop.ca.us

City Councilmember Martha Salcedo - msalcedo@ci.lathrop.ca.us



KATI'S CORNER: INTERVIEW WITH CLAUDIA AND FRANK QUINTANA

Active community members, Neighborhood Watch co-captains and club organizers Claudia and Frank Quintana were looking for their “forever home” when they first came to River Islands to visit friends.

They were living at Mountain House at the time, and “fell in love with River Islands on our first visit,” said Claudia. “We decided to take a tour, and could see the potential River Islands has to offer. My husband Frank was a few months away from retiring from the Coast Guard and we were looking for a place to call our “forever home” and were certain River Islands was the place we were looking for.”

Frank works at Tidewater, the New Home Company’s neighborhood at River Islands. He is the Customer Care Representative and helps families and neighbors new to River islands settle into their brand new homes. He also serves as a co-captain in Shoreline’s Neighborhood Watch Program.

Claudia, a local realtor, has actively established a good working relationship with many of the builders in the community. Claudia started the River Islands Mother’s Club with the purpose of having moms and kids connect with other families. “I’ve been part of the Mother’s Club in other communities and it was a big help to meet other families. It also has served to help our daughter Zooey, a kindergartener at River Islands Technology Academy, meet more children.

She continued, “Frank and I started the Military and Veterans of River Islands Club to connect ex-military and active duty military families. Frank served for 21 years in the Coast Guard and we know how meaningful it is to connect with other military families and enjoy that camaraderie and tradition. The group is fairly new and we encourage other military/ veterans to join.”



RESIDENTS GIVE GENEROUSLY TO VICTIMS OF TUBBS FIRE

Upon hearing about the devastation of the Tubbs Fire Napa, Sonoma and Lake Counties, River Islands residents responded to a call for help from the Manteca FFA. Almost daily throughout October, River Islands residents made drop-offs to the Welcome Center of much-needed supplies for so many people who lost their homes during the fire. The donation bin overflowed many times over as River Islands neighbors brought every kind of shelf-stable food, cases of water, pet supplies, infant food and diapers, pillows and bedding to help out people whom they may never meet. “More than 5300 structures were lost in the fire”, said Kati Bradley, Manager of the Welcome Center, “and the lives of families in those areas will be changed forever. It is wonderful to live and work in a community where looking out for others is a part of our shared DNA.”



TWO WAYS TO MAKE THE HOLIDAYS A GREAT SEASON FOR GIVING

Once again, River Islands will be collecting canned and packaged goods for the Second Harvest Food Bank. The Welcome Center has a list of much-needed items to support Second Harvest's good work, and several bins are already set up. Please remember that food contributions should be non-perishable and have expiration dates that extend into 2018. The food drive ends on November 20th, so Second Harvest can make good use of our good will as early as Thanksgiving!



For the third season, the River Islands community will "adopt" several families and some pets from the local animal shelter to be recipients of this year's Giving Tree. The tree itself will be decorated and in place at the Welcome Center by November 27th. If you are interested in contributing gift items, come by the Welcome Center to choose a child or pet in need from our list. Once you review our lists and choose how to help, the next step is to bring back a wrapped gift by December 19th. On December 20th, Santa will be picking up the gifts, so please check the River Islands Living Facebook page or MyRiverIslands.com for details about his arrival. In past years, River Islands residents have responded to the call with generous contributions that have really made a difference during the holidays!

HOLIDAY LIGHTS SHINE BRIGHT

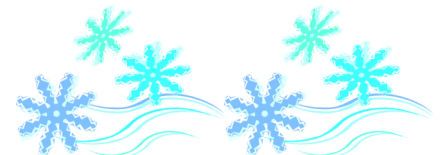
The entire River Islands community is invited to dazzle with lights for the holidays! This year's contests will recognize individuals and entire neighborhoods for their holiday lights and exterior decor! Three cash prizes-- \$350 for First Place, \$250 for Second Place and \$150 for Third Place and several honorable mentions at \$75 will be awarded to the homes whose unique design and creative use of lights, theme, display of decorations/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 in 2018!

A complete list of rules and instructions is posted on the "River Islands Living Facebook Page", at MyRiverIslands.com and is printed out at the Welcome Center. For questions, please contact Yvonne Sampson, River Islands Community Liaison at 209-969-6048.



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



Every year, Dell'Oso 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'Oso family is hosting a special pre-opening event just for River Islands residents! On Friday, December 15 from 6:00 till 9:00, there will be snow tubing, ice skating and a private holiday party, with treats provided for all to attend.

An invitation with full details will be sent out to every household. With so many neighbors anticipated attending and limited space on the snow hill, early response to the invitation is a must. Watch your mailboxes later in November for your personal invitation! Then plan on joining your neighbors for a very special night with our friends at Dell'Oso Family Farm. For a preview of what's in store, go to www.HolidaysontheFarm.com.



BOATHOUSE NOW OFFERING WEEKEND BRUNCH AND DAILY HAPPY HOUR

The Boathouse Restaurant has been enjoying getting to know River Islands' residents, and has answered their requests for Sunday brunch with a menu that includes such favorites as Crabcake Benedicts, Denver Omelets and of course, mimosas.

The Boathouse is also hosting a daily Happy Hour, with discounts on the beer menu, special Happy Hour mixed cocktails and wines by the glass. Two dollar tacos are a favorite at Happy Hour, which runs from 3 – 6 daily.

River Islands Realty offers a personal yet professional approach to selling your home within the community. Offering over 25 years of real estate experience and a deep knowledge of the local market, River Islands Realty provides uncommon insight and experience, and understands 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.



Kathy Willows
Realtor Associate
209-679-1710



Get Your Home Ready for Winter.....

Protect the patio

Bring in or, at least, cover up tables, chairs, and grill. Any kind of aluminum patio furniture has the potential to rust, even if it's painted. While you're out on the patio, drain water out of garden hoses and stow them in a warm place. Otherwise, the water can freeze, weaken the lining, and cause holes to form.

Program the thermostat

Set your thermostat to automatically turn the heat down when you're not home — and up before you return home. Keep it around 65 degrees while you're at work, but no lower. "If you want it to go from 50 to 70, your heater is going to have to work twice as hard.

Move plants indoors

Potted plants don't like being outside in less than 50 degrees. Most of your houseplants are tropical, and they just won't thrive in temperatures that low. Try to do it slowly so you don't shock the plants. Bring them in at night to begin with. Then take them back out. This "lessens the blow" and decreases leaf loss. Beware of bringing fungal diseases into your house, though. Inspect your plants for insect problems, and if you see any, hose off the plants with a forceful spray of water. If that fails, try insecticidal soap.

Change your furnace filter

Dirty filters make the heating, ventilation, and air-conditioning system work too hard, shortening its life and costing you money. As your furnace filter fills with particles and dirt, your furnace becomes less efficient. While you're at it, considering bringing in a pro to give your HVAC a tune-up.

Clean the gutters

Remove leaves and other debris from your drainpipe and gutters to prevent clogging. If you can't get on a ladder yourself, hire someone. Consider getting gutter guards to use year-round to block out most gunk.

Break out the cozy throws

"Add layers to your indoor decorating, throw pillows and blankets can serve as "pops of bright colors" to combat dreary days. Protect cold toes walking across tile and ceramic floors with rugs or mats, they will cut down on slips-and-falls if water gets tracked indoors.