

The Rivers Community Association Newsletter

www.TheRiversWestSac.com
Resident Portal:
resident.actionlife.com

Upcoming Meetings

Regular Meeting at 6:30 p.m.
December 17, 2025
The Clubhouse
808 Whitewater Court, West Sacramento
Call in option: 480-562-4901
You will be prompted to enter meeting ID below.
Meeting ID: 969 1157 4260
Password: 668885

Regular Board meetings are held on the 3rd (third) Wednesday, every other month at 6:30 PM

Board of Directors

Steven Bauer, President
Ed Schatz, Vice President
Frank Biehl, Treasurer
Mark Campbell, Director
Shari McHugh, Director

Property Management

Action Property Management
800.400.2284
M-F, 9 AM - 5 PM in office by appointment, and after-hours emergency available.
If you need assistance accessing your resident portal, have questions about your account, or would like to report a maintenance matter, please contact Community Care through our live chat at www.actionlife.com/contact or via email at communitycare@actionlife.com

General Manager, Priscilla Marin
TheRivers@actionlife.com

Patrol

Rivers Patrol: HQ Security
888-580-2677
If there is a crime in progress or a medical emergency, call 911 first.

Gate Code

Pedestrian Gate Code: 253
Park Hours are dawn to dusk

November 2025

Recent Updates

PLAYGROUND IMPROVEMENTS: The improvements to the playground at Sutter Park are almost complete! The shade structure has been installed as well as the new playground fiber. Playground repairs are about 80% complete, with just a few final touches remaining.

NEW BOARD MEMBER:

- Shari McHugh (Fountain) was voted in to serve the remainder of Giuseppe Sanfilippo's (Fallen Leaf) term by the Board at the October meeting. The two-year term ends in July 2026 (8 months).

HALLOWEEN IN THE PARK 2025

- View photos (and add to the gallery) [here](#)
 - Special thanks to:
 - Jessie Ryan (Whitewater) and Jeremy Reed (Star City), social committee members who took the lead on this event, and for Jeremy's custom "Zombie" cocktail.
 - Mikki Dalleske (Waterford) for her incredible fortune telling.
 - Committee Chair Judy Cummings (Rolling Green) and her endlessly helpful husband Corey Cummings for setup and teardown.
 - Theresa Mocerin (Waterford) - and her sister - for distributing 35 large Costco pizzas one slice at a time.

Upcoming

WINTER WONDERLAND CONTEST – Monday 12/14/2025

- It's time to deck the halls! If you like to brighten your community with holiday lights, we would love to include you on our walking map
- Submit your interest in being considered [here](#)
- We will have a neighborhood walk scheduled to view homes and vote as a community on who's house has the most holiday spirit!
- A cookie potluck, hot cocoa and hot toddy station will be set up to start your community stroll and light viewing
- Action Property Management is also hosting a holiday decorating contest – details can be found [here](#)

ROSES & ROSÉ – Saturday, 01/24/2026 (9a-1p)

- Learn the basics of proper rose care and help keep our community's beautiful rose beds healthy and blooming. Volunteers of all experience levels are welcome—lend a hand and enjoy some time outdoors with fellow residents!

LEAVES ARE FALLING—LET'S KEEP DRAINS FROM STALLING! As leaves fall, please help keep our neighborhood drains clear by sweeping leaves out of street gutters—this prevents backups and flooding during

The Rivers Community Association Newsletter

November 2025

winter rains. Instead of tossing them, consider composting! Leaves make great natural mulch and enrich your soil for spring planting. Fall is also a perfect time to tidy garden beds, add compost, and plant cool-season flowers or bulbs for a colorful start next year.

- **ASPHALT CRACK FILL:** Our maintenance tech will be performing asphalt crack filling throughout the community soon. This preventative maintenance helps extend the life of our roads and keeps surfaces safe and smooth.
- **INSTALLATION OF DOG LEASH SIGNS:** To help keep our parks safe and enjoyable for everyone, we will be installing dog leash signs throughout all community parks. These signs serve as a friendly reminder that all dogs must be on a leash at all times while in the common areas or off your property.
- **TREE MAINTENANCE:** Due to recent weather conditions, the remaining portion of the tree-trimming project has been delayed. To prevent damage to the turf from operating heavy equipment on saturated ground, which can create deep ruts and negatively impact the appearance of the parks, the contractor will return in the spring to complete the work. We apologize for the unforeseen delay and appreciate your understanding. In the spring, a follow-up meeting will be scheduled to review the remaining items on the work order and determine whether any additional work is needed.
- **SPARE THE AIR:** Please be mindful of Yolo County's 'Don't Light Tonight' program. Information can be found [here](#).

Richland Communities Seeks to Add Homes to The Rivers

Richland Communities is [proposing](#) the annexation of 59 new lots at the corner of Fountain and Lighthouse Drive into The Rivers community. They will be attending the December 17th meeting to present their proposal, share renderings, and gather feedback from members.



This is a great opportunity for the community to learn more about the project and ask questions before they present their plans to The City of West Sacramento. We encourage residents to attend and participate in the discussion.

E-scooters in Our Community

As we embrace convenient, eco-friendly transportation options, many residents have started using electric scooters (e-scooters) to get around. While e-scooters are a fun and practical way to travel, we've noticed that some are being left in common areas, pathways, or near entrances, which can create obstacles for pedestrians, residents with mobility challenges, and emergency access.

To help keep our community safe and enjoyable for everyone, please keep the following in mind:

- **Park Responsibly:** Park in a secure, upright position at a bike rack or designated drop zones.
- **Respect Shared Spaces:** Avoid blocking walkways, mailboxes, or fire lanes. These areas must remain clear at all times.



The Rivers Community Association Newsletter

November 2025

By following these simple guidelines, we can all enjoy the convenience of e-scooters while keeping our community safe, accessible, and welcoming.

Association Enforcement Information Summary

In September & October a total of 41 violations were recorded in The Rivers community.

Key Violation Categories:

- *Landscaping Not Maintained, Dead or Dying Lawns, Weed Growth, Irrigation Runoff, Vacant Lot Weed Abatement, and Tree Trimming*
- *Prohibited Signage*
- *Architectural Violations*
- *Storage In View*
- *Unauthorized Window Coverings*
- *Inoperable Vehicle*
- *Pets off Leash*
- *Exterior Maintenance*

Homeowners are encouraged to act promptly to correct any issues identified in courtesy letters or reach out to management to discuss a plan. Our goal is to maintain compliance and ensure the community remains attractive and well-maintained. Some cases have been closed upon confirmation of compliance, while others remain open pending corrective action.



You can view the September & October security statistics [here](#).

Action Property Management Holiday Schedule

We hope you're enjoying the season and staying well! As we head into the holidays, we wanted to share a quick update about the Action Property Management office hours and how to reach us if you need assistance.

⚠ Holiday Schedule – Walk-In Closures

Please note, the office (400 Capital Mall 9th Floor, Sacramento, CA 95814) will be **closed for walk-ins** on the following days:

- **Thursday, December 26, 2025**
- **Wednesday, December 31, 2025**
- **Friday, January 2, 2026**

➡ **Good News:** Even though the office won't be open to walk-ins on those dates, our team will still be available to assist you! Feel free to call us at (800) 400-2284 or email therivers@actionlife.com for any questions or support.

✖ Need Help with Your Account or a Maintenance Issue?

For help with your resident portal, billing questions, or to report a maintenance concern, Community Care is here for you:

- **Live Chat:** www.actionlife.com/contact
- **Email:** communitycare@actionlife.com

Wishing you a safe and joyful holiday season!

— Your Action Property Management Team