



# Riverwalk HOA

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## 2021 2<sup>nd</sup> Quarter Newsletter

### The Riverwalk Playground Received a “Mini-Makeover” in January!



Our Riverwalk playground has been enjoyed for many years. The maintenance team made a few needed repairs and spruced it up by re-painting, pressure washing the fence and adding fresh mulch around the merry-go-round. We are also checking routinely for bees and wasps that occasionally attempt to make their home in the playground...If you see it first please let us know! As a friendly reminder dogs are not allowed in the playground.

### QUARTERLY DUES

Did you know most banks offer complimentary online bill pay? A convenient way for you to stay in control of your bills, manage your money and schedule automatic or one-time payments at your convenience. If you choose to pay your dues using your bank’s bill pay service, please use the address located on your quarterly coupon as the mailing address. Your building-unit number (i.e. 6285-1) should be used as the account number if requested by your bank. If you do not opt to utilize your bank’s bill pay service, please remember to use the provided envelope and enclose the coupon when mailing your quarterly dues in lieu of the office drop box. **Payments are processed more efficiently in this manner.**

### Riverwalk Roofing Project has Commenced

Jeff Albert Roofing, Inc. began working in Riverwalk early March to re-roof 13 buildings scheduled in 2020 and 2021. These buildings are 6303, 6311, 6319, 6327, 6343, 6391, 6335, 6375, 6383, 6295, 6287, 6279 and 6271. See below for buildings not yet started and anticipated start dates. The roof will take ~10 working days to complete, not including gutters.

6391	24-Mar
6335	29-Mar
6375	3-Apr
6383	9-Apr
6295	13-Apr
6287	20-Apr
6279	24-Apr
6271	31-Apr
<b>**UPDATED 3/12</b>	



Ridge vents will be eliminated and replaced with additional passive venting. Existing gutters will be removed and replaced at the Association’s expense. Owners are responsible for the cost of replacing any rotten plywood on their roof and fascia. Some sections of screen (not the frame) may need to be removed to provide ladder access as the roofers are working. Any existing screens removed will be replaced at the Association’s Expense.

### The roofing project will be extremely disruptive to your everyday routine.

This unfortunately is unavoidable as this is the nature of re-roofing. During the roof project there will be loud noise, dust and debris that may enter your home, smells that may go into the house that will go away with time, workers will need access to the roof and driveway, vendors delivering materials, and vibrations that may cause things to fall from the walls that are not properly secured. Satellite dishes on any shingled area **will be removed**. If you choose to have a dish replaced it **MUST be Board approved prior to installation**. Dishes affixed to the roof will compromise the integrity of the roof system. Unit owners who re-attach to the roof are subject to violations resulting in possible fining and the cost for the Association to remove the dishes.



**Newsletter Advertising**



Advertising (“ad”) material may be submitted to be included in the Association’s newsletter sent out with each quarterly assessment billing. The fee for inserting a black and white business card size ad is \$50, \$175 for a half page ad and \$300 for a full page ad, which fees may change as determined by the Board. The content of any ads submitted is subject to Association approval and a possible disclaimer notice before being included in an Association newsletter.

**Need a Realtor that knows Riverwalk?**

Reach out to your Riverwalk neighbor.

See the difference it makes having an agent that understands the value and growth of the Riverwalk community. Let me help you get the highest and best offer for your beautiful Riverwalk townhome.

**Kyle Lacey**  
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**kw RESERVE**  
 KELLERWILLIAMS

## HOA Office News

Gail Freese is no longer working in the Riverwalk Office... we wish her all the best in her future endeavors! Dianne, who will be taking over Gail's role, is a seasoned community association bookkeeper for over 30 years. She brings a wealth of knowledge and experience with her. Please help welcome Dianne to Riverwalk! During the roofing project and due to new staff, we have temporarily adjusted the open office hours. They are Monday – Friday, 8:30 – 9:30 and 4:30 – 5:30. We are returning voicemails and emails in the order of their urgency. We appreciate your understanding during this time.

## DOG WASTE

**No one enjoys stepping in dog waste...  
 Please be courteous of your neighbors  
 and clean up after your dog(s)!**

Riverwalk has a total of 13 Dog Stations, complete with waste bags and a waste bin. There was an additional station placed in Phase 1 last month and 2 more stations coming soon. They were approved for purchase and install by the Riverwalk Board of Directors at the March BOD meeting. The office is receiving a lot of feedback regarding dog waste and is issuing violations and encouraging residents to report incidents to the office.

**PLEASE PICK UP AFTER YOUR DOG(S)!**

### **\*\*\*CAUTION HIGHLY SUGGESTED\*\*\***

We are so fortunate to live along the Loxahatchee River with so much incredible wildlife. However, please remember that dangers are also present in the river. Numerous residents have reported alligator sightings recently, ranging from 4 feet to 7 feet. The office has been in contact with Fish & Wildlife should an alligator become a nuisance or be suspected of posing a threat to our community. Report any such incidents to the office immediately.

**Residents have given the office a great deal of feedback on issues they would like to see resolved. Bulk Garbage & Receptacles is at the top of this list. The HOA is aggressively enforcing these rules and issuing violations. Please see Rules & Regulations, section 8. Refuse located at <http://www.riverwalkhoa.biz/governing-documents.html>**

### **Pick Up Days & Items are as follows:**

**TUESDAYS: bulk garbage (picks up very early Tuesday morning), household garbage, yard waste & recycling.**

**FRIDAYS: household garbage & yard waste.**

As a resident it is **your responsibility** to ensure that your bulk garbage is picked up and that responsibility **DOES NOT END** after you place garbage out for pick up. If any of your garbage **WAS NOT** removed by Waste Management, there is a reason why; which varies. If that happens you must call (772) 546-7700 as they can advise the reason why and assist you in scheduling a pickup. Some items cannot be picked up by WM (see <https://swa.org/faq.aspx?qid=87>). Also, the closest chemical and recycling center (drop off) is on Donald Ross Road: <https://www.swa.org/Facilities/Facility/Details/Home-Chemical-and-Recycling-Center-Jupit-4>.

All household garbage & recycling **MUST** be placed in receptacles and those receptacles should be picked up as soon as possible after collection by WM. **The HOA is now picking up all receptacles left in the common areas after midnight the day of trash pick up.** Contact the office if you are missing garbage or recycling receptacles. If these receptacles are unmarked the owner will be assessed \$10 for the maintenance team to mark the receptacles. If this occurs again the resident will incur a \$50 fine per offense. **Homeowners that lease their units note that if your tenant is fined it is billed to your account; please ensure your tenant(s) understand proper procedure.** Residents are **strongly encouraged** to report neighbors being irresponsible regarding proper garbage procedures. When reporting to the HOA pictures are recommended if possible; note your identity will remain confidential. **Let us all please take responsibility to ensure the cleanliness and appearance here in beautiful Riverwalk. Thank you.**



***Welcome to our newest Riverwalk Owners!***

Elizabeth Leo-Bruschi, Heather Hickson, Richard Vega, Carolina Castro, Hope Brewer, Orianna Marquez, Abbey Hartman, Brian Young, Susan Young, Joseph Petruzzelli, David Woods, Alexa Downs, Suzanne Downs, Aaron Lay, Brianna Vice, Alexander Busch, Brianne Davis, Daniel Vega