



# Riverwalk H.O.A.

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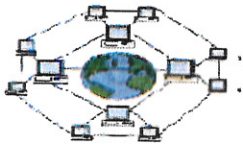
## Newsletter December 2015



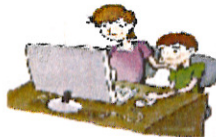
### Happy Holidays



A lot of changes have occurred this year at Riverwalk. We hope you like the improvements and continue to support our staff into the future. From the Board and Staff at Riverwalk we wish you a very Happy Holidays!!



### FREE Riverwalk Internet



Riverwalk's FREE high speed internet is now fully operational. About 150 units have now signed up and are operational. All but less than 20 units have installed the required wall jack to access the internet. Under our agreement with our cable service company, any unit who has not installed this required wall jack by now will have to pay \$250 for this wall jack installation

We are in the process of more than doubling our incoming internet line speed as a result of increased usage to insure everyone has a 10mps speed during peak usage periods. This upgrade will give us excess capacity. If anyone is interested in increasing their internet line speed (both upload and download), we are considering offering higher speeds to specific units for a nominal annual fee. Email the office if you're interested.

To activate the internet in your unit, you must first visit our office to register your modem with our office. You may bring the modem you propose to use with you for this activation. However, the only modem that the office will technically support is the Motorola Model SB6141. You may purchase this modem in our office for \$65.

Riverwalk will only provide internet service to your unit. We do not have the manpower or authority to help correct internet connection problems caused by computers, wireless router, etc in your unit. If we determine, by testing, that the wall plate connection in your unit is working properly, it will be your responsibility to hire an expert to determine why your equipment is unable to properly connect to our internet. The office has some possible contractors familiar with our internet service that may assist you to help resolve such technical issues, at your expense.

When a prolonged FPL power failure occurs for more than 15 minutes affecting our office, the internet will go down and will need to be reactivated, which normally takes about an hour.



### 2016 Budget



Our proposed budget for 2016 previously sent to all Owners was approved without any revisions. Assessments for 2016 will remain the same as 2015 at \$600 per quarter.



### TREE Problems



As discussed in our last two newsletters and several Board meetings, Riverwalk's Live Oak Trees on the parking lot fingers are destroying our sidewalks, streets, sewer pipes, water pipes, and irrigation system. Future assessments will increase drastically, if we don't resolve this problem now. The last, relatively small street repair we made (resulting directly from Oak Tree root damages) cost us \$57,000 or about **\$175 per unit**.

Again, the number one priority of the Board is to remove all of live Oak trees in the parking lot fingers in 2016. Absolutely no one present at three recent Board meetings have had any objection to the removal of these trees and have expressed concern as to why this isn't done immediately. Even the Town has conceded that these Oak trees should never have been permitted to be planted in these locations when Riverwalk was built.

Staff from the Town of Jupiter has been blocking our permit application since 2013 by constantly changing the requirements and policies to obtain a permit even after we met several times with them and have had total agreement as to various permit applications. They are now demanding that we plant more than 2 Palm Trees for every tree we remove and have suggested that everyone in Riverwalk sign off on the application. Again, the town appears to be more interested in political fallout rather than the costs, safety, welfare and property values of our residents and owners. While we were in a meeting with Town staff, we had a trip & fall occur on a sidewalk and a major water pipe break under another sidewalk, both lifted up by these tree roots.

To resolve this 2 year stalemate and get the Town to issue us the necessary permit, we have stopped dealing with the staff and appealed directly to the Town Manager and a member of the Town Council. Some owners have also suggested possibly picketing the Town. Another owner, who is a TV reporter, has supported this effort to have the local news cover this situation.





## Billings



As detailed in your enclosed statement and cover letter included with this newsletter, beginning January 1, 2016, billing & accounting will be done in our office. Annual coupon books will no longer be used. Instead, we will be sending out quarterly bills and reminder notices from our offices and include newsletters and other information with these quarterly bills to cut our mailing and handling costs.

Statements will now automatically include any late fees or interest for past due accounts, as required under our governing documents. In the past, statements did not include required interest. If you are delinquent, the beginning balance due the Association may be higher than your previous statement because interest has been calculated on any balance due and added to your beginning statement balance.

Some residents are now paying bills monthly instead of quarterly. Under our governing documents, quarterly bills are past due if they are not paid in full at the beginning of the quarter, interest is required if the any billing is over 30 days late, and a late fee of \$28 applies to any unpaid balance due on February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup>, and October 1<sup>st</sup>. Making monthly payments means that the full quarterly balance due is not being paid when due, so interest and late fees must be assessed. If you want to pay the \$600 assessment monthly, you must keep a \$400 credit balance in your account to avoid interest and late fees.

A different bank and mailing address will be used for all payments to Riverwalk starting on January 1<sup>st</sup>. Those using automatic bill pay procedure will need to update your payment procedure accordingly. Again, all of details you will need to know to pay your first quarterly billing are explained in the enclosed cover letter.

PLEASE NOTE THAT THE ASSOCIATION DOES NOT ACCEPT EITHER CREDIT CARDS OR CASH PAYMENTS FOR ANY ASSESSMENTS OR SERVICES.



## RENTAL AGREEMENTS



All new adult tenants/residents in Riverwalk must submit an application and pay an application fee (\$250) and have a background check (\$25) before a lease is executed. A lease of 6 months or more must be submitted to the office after the tenant is approved. No vehicle parking decals will be issued to any tenant or new resident until these requirements are met and lease violation fines will apply.



## Riverwalk's Website



Our website, [riverwalkhoa.biz](http://riverwalkhoa.biz), has been completely redone. You can now find Minutes of Board meetings, forms, newsletters, Governing Documents, etc on this site, Check it Out! Any document available on our site may be printed on your computer.



## Kayak Storage



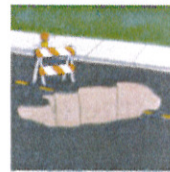
As mentioned in our last newsletter, Kayaks placed on the racks next to the Boat Ramp have not been registered or paid the required \$25 annual fee, since 1/1 2015. Anyone with a Kayak on these racks must complete the required registration and pay both the 2015 & 2016 annual fees by 1/1/2016 or your Kayak will be removed from the Rack and held by the Association.



## Trash Removal



Fines will be issued if you place any trash, furniture, appliances, yard waste, TVs, etc. for pickup before 6:00pm on Monday or Thursday. After trash pickup on Tuesday or Friday any trash receptacles left on the common areas will be discarded beginning on Wednesday or Saturday Morning.



## Sink Holes



In the last five months, two large sink holes have occurred in the middle of our streets in between buildings 6223 & 6207 and buildings 6206 & 6214. Like any sink hole we are not sure what is causing these problems. There does not appear to be any water leaks or other explanation for these holes. The resulting concrete street repairs have been unexpected and costly. A contractor has suggested the problem may be a cracked storm drain possibly resulting from Oak Tree root growth.



## Burglaries



Several cars have been broken into this year and one burglar was caught on camera looting a car for almost 5 minutes and other car break-ins were reported that same night. Recently, a van was stolen from Riverwalk then looted.

Don't be the next victim. Always lock your car, doors and windows. Keep your front door/fence lights ON at night and call the police if you see any suspicious activities.

### Riverwalk HOA - Board Of Directors

- |                    |                |
|--------------------|----------------|
| ▪ Ronald Perholtz  | President      |
| ▪ Carolann Wolfe   | VP & Treasurer |
| ▪ John McOwen      | Secretary      |
| ▪ Robert O'Brien   | Director       |
| ▪ Austin Isherwood | Director       |