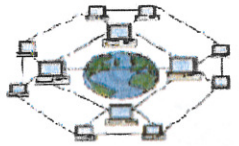




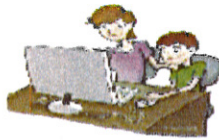
Riverwalk H.O.A.

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Newsletter September 2016



FREE Riverwalk Internet



Our internet cable system will be upgraded on Wednesday, September 28, 2016, **which will require the internet to be shut down on that date from approximately 8:30am to 5:00pm. If poor weather conditions occur on that date, the alternate date for this temporary shutdown will be Thursday September 29, 2016.**

Our high speed internet system has worked reliably and consistently for the past 6 months and we have excellent service technicians under contract to ensure reliability. It makes no sense for owners/tenants to pay to use Comcast/AT&T for internet access when our service is faster, better & free.

Our incoming internet line capacity has now been more than doubled from 100mps to 250mps, so any issues related to internet performance should now be eliminated. Those residents who have purchased 25mps or 50mps upgrades will also see their internet speeds stay consistently at this upgraded level.



Burglaries



A Riverwalk unit was broken into **in the middle of the day** and bikes were stolen off of the back porch patios of 2 other units. 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. If you have a security system **activate it**. 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.



Rules & Regulations

**KNOW THE
RULES!**



The Association Proposed Rules & Regulation ("Rules") were mailed to each unit owner on July 29, 2016 and were adopted by unanimous vote of the Board at their August 16, 2016 Board meeting. These Rules & Regulation now apply to all unit owners, tenants and guests. **Owners must make sure their tenants have a copy of these Rules & Regulations and any guests abide by these Rules. Copies of these Rules & Regulation are on our website.**



Tree Removal Progress



Numerous residents have requested **additional** trees be removed that are hazardous to their sidewalks, plumbing, foundations, etc. next to their property. In some cases, they have called the Town of Jupiter on behalf of Riverwalk for a permit to cut these trees down. Instead of dealing with individuals, the Town has asked us to survey Riverwalk and identify **all additional trees that are hazards to property**. We did this and identified 26 additional trees to be removed and replaced with Fox Tail Palm Trees. Town staff reviewed our proposal, did an onsite survey and issued us a permit to remove all of these trees. **The exact location of these trees is posted on our bulletin board in front of the office.** Please notify the Office Staff as to any issues related to removal of these additional 26 trees.

The Association has no authority to cut down trees on your property. However, we have noticed numerous trees on patios, back porches, etc that are overgrown, intruding on neighbors property, etc. that need to be cut down or pruned. Because a tree company equipped and certified to do this will be on our property for the next several months, you may want to contract with them to prune/ remove such trees or shrubs.

The Tree Removal Project is moving ahead on schedule. About 50% of the 51 trees planned for removal have already been cut down. The tree contractor is doing an excellent job so far with stump grinding and avoiding any damage to surrounding carports or vehicles as they cut down these huge Oak Trees.

Because all tree pruning companies are busy performing hurricane pruning, we have temporarily halted removal of additional trees to permit completing hurricane pruning of all trees by September 21, 2016, weather permitting.



Home Inspections



Inspections of units scheduled to be painted this year were completed in June 2016 and mailed to applicable unit owners.

A second "Reminder Notice" was mailed or emailed **again** to all unit owners in July/August 2016. Remember all noted violations in these letters, except screening, **must be completed by October 1, 2016 or fines will be recommended by the Board.**



Collections



The Board has been aggressively pursuing past due collections, foreclosures, and liens for past due accounts. We successfully foreclosed on unit 6151-6 and was able to recover about \$16,000 in past due assessments, interest and attorneys fees, as well as begin to collect future assessments from the new owner (who purchased this unit at a foreclosure sale).

Anyone with a delinquent balance over \$1,000 has been notified via letter that their common area rights to use of the pool, boat ramp, internet, etc. will be revoked on June 15, 2016 until their past due balance is paid in full. Also, anyone in the Boat Storage area or the waiting list will have the right to their space revoked and not put back on the Boat storage waiting list until their balance due is paid. Over the past year the Board has successfully cut large delinquent account balances by about 50%.



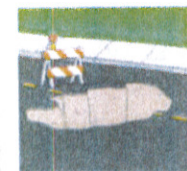
Office Staff Hours & Issues



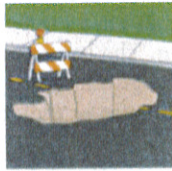
Riverwalk has hired Jim Pike to be our new Property Manager. The Board advertized and received about 25 applications for this position. Board members interviewed 5 of these candidates for this position before selecting Jim.

Jim has a Degree in Economics and has been CAM licensed for 10 years. He is an experienced Property Manager for large HOAs like Riverwalk. Jim will start work on October 4th to replace Ron Perholtz. Ron will work with Jim to insure an orderly transition.

Jim.. WELCOME ABOARD!!



Sink Holes



Three large sink holes have occurred since January 2016. All of these holes were caused by breaks in the seams of storm drains connected to the lake and the C-18 canal. The last hole occurred in the middle Riverwalk Lane and heavy equipment had to be used to excavate a hole the size of a small swimming pool to reach & repair the storm drain. These 3 repair project will cost a total of about \$60,000 which was not anticipated or included in the 2016 budget. As a result, quarterly dues will likely have to be increased by \$25 for 2 years to recover this unexpected major expense which is about 8% of our annual budget.



Trash Containers



Under our new Rules & Regulations all trash containers must be hard rubber or heavy plastic marked with unit numbers. Because raccoons break open soft plastic trash bags, they will no longer be permitted to contain trash on the common areas. See the new Rules & Regulations for specific procedures on handling trash disposal.



Kayak Storage



Anyone with a Kayak on Riverwalk storage racks must complete the required registration and pay both the 2015 & 2016 annual fees or your Kayak will be removed from the Rack (including cutting any locks) on September 30, 2016 and held by the Association Also, you will lose any further storage privileges.



Club House



Several years ago, the Association contracted for the plans for a clubhouse to be placed on the unused tennis court closest to pool #2. That is why only that tennis court was not resurfaced. This project was halted due to downturn in the economy and dramatic increase in unpaid assessments. Now that our property values are increasing sharply and delinquencies are under control, the Board will consider building a club house at the next board meeting.



Board Of Directors



Board members Austin Isherwood & Bob O'Brien resigned from the Riverwalk Board at the end of the last Board meeting on August 16, 2016. Austin will be spending more time in New York and Bob will be moving to Virginia. Bob is a former President of the Association and Austin had been a Director for over 10 years. We thank both of them for their dedicated service. The Board voted to appoint 2 new directors David Huggins & Michael Staley to replace Austin & Bob. Mike is a CAM licensed Property manager and serves on the Boards in other communities where he owns property. David is a former small business owner.

Riverwalk HOA - Board Of Directors

- | | |
|-------------------|----------------|
| ▪ Ronald Perholtz | President |
| ▪ Stephen Nagy | VP & Treasurer |
| ▪ John McOwen | Secretary |
| ▪ David Huggins | Director |
| ▪ Michael Staley | Director |



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