

River Landing Property Owners Association

A letter from the President

October 28, 2018

Dear River Landing Property Owners,

I hope this letter finds you all well and content. The holiday season is fast approaching as are some of River Landing's larger events. I wanted to take some time and provide each of you with an update on upcoming events, some recognition, current events, some info on the various projects in progress around the River Landing community, along with a few reminders for keeping the neighborhood safe and looking great. Please take the time to read through information that follows and if you have any questions, concerns, or even want to volunteer your skills and services to the community, please contact me or any other Board member.

Sincere Regards,

John Brady
President, River Landing Property Owners Association

Upcoming Events –

Garage Sale and Charity Drive – Get ready and bring out those long ago purchased and no longer used items that you wish to sell, give away or ultimately donate. On Saturday, November 3rd, from 7:30 am to 1:00 pm, the River Landing gates will be opened to the local community. As was done last year, we will work again to organize an orderly flow of traffic through the neighborhood. Traffic signs and parking guidance will be posted, and directional maps will be provided to buyers. Some common areas will be roped off to prevent parking on the grass around the lake. You may also place a line or cones along your property to prevent folks from parking on your lawns. Unsold goods that you wish to donate to local charities (Habitat for Humanity and Goodwill) will be picked up at the edge of your driveway after 1:00 pm on Saturday. **We are still looking for a small group of volunteers (4-5) to assist with traffic control. A light breakfast will be provided, and a charitable donation from RL to the supporting organization (e.g. school, club, charity org) will be given. Please contact Jim Van Allen or John Brady to help.**

Holiday Decoration Contest - Yes! It's almost that time of year again. More to come on the specific times, but start thinking about pulling out the lights, candy canes, reindeer, and snowmen. In December, we will again be awarding prizes for the best decorated houses. Additionally, and traditionally, Santa will be coming through the neighborhood on the Big Red Firetruck delivering gifts to the children of participating families. We will send out additional information as the times draw nearer.

Annual River Landing Picnic - Mark your calendars to attend the (post-holiday) Annual Picnic and Fun Fest on January 12th. It gets better every year, and just like last year, we chose the cooler and drier month of January so everyone can sit back, relax, have fun and not worry about fitting in another event during a hectic holiday season.

Recognition –

Porfy Gomez - The Board of Directors wishes to thank Porfy for his involvement with the Board as a Director during the last four years and as an ARB member a year prior to that. Porfy has been diligently committed to improving the overall well being of our River Landing community. He was instrumental in orchestrating the significant improvements you now enjoy as you pass through the front entrance gates. Please enjoy the views of the new vegetation and flowers around the islands in addition to the landscaping improvements around the front lake. Porfy was also successful in negotiating the lower charges we now incur for our landscaping contractor. Additionally, he has been the go to guy for all security gate issues and has also supported many other key projects, maintenance and ARB issues along the way. His presence on the Board will be missed. Thank you, Porfy!

Dub Hawkins – Have you ever wondered who takes care of our U.S. Flag at the front lake? I have. Dub is the unsung hero who keeps pace with national and local events and appropriately raises and lowers our flag. He also monitors it for wear and ensures it is replaced as necessary. That's the kind of volunteer support and patriotism that we appreciate. Kudos to Dub and all of our veterans! We thank you for your service. Thank you, Dub!

Stephanie and Jim Van Allan – But not for them, the Garage Sale and Charity Drive would not be. The Van Allans' coordinate with the local charities, the RL Board and ensure that the word gets out through social and local media channels to help make this event a success. Thank you, Stephanie and Jim!

Michelle and Scott Thompson – Since about 2004, Michelle and Scott have successfully pulled together all the planning, coordination and execution activities necessary to make our annual picnic the awesome event that it is. Behind the scenes, it is a significant amount of unrecognized work. Michelle also has been the point guard for all of the Board's email notifications and for the technical management of our River Landing website. All the while managing her own company, *Outstanding Events*. Thank you, Michelle and Scott for all you do!

A Need for Help –

Your Board of Directors currently consists of only five members. Historically, the board has seven or eight volunteer members with each member serving as either an officer (Pres, VP, Treasurer, Secretary) or as a committee chairperson to help manage the day to day and longer-range activities to ensure that the overall well being of and property values in RL are maintained and improved upon. We are in need for a few more property owners to step in and help. There are many issues and activities that require vigilance, attention, direction and execution oversight. Committee Chairs include Landscaping, Recreation Area/Boatyard, Architectural Review Board, Security, Infrastructure Management, New Membership. The current distribution of work amongst the five directors (most of which have day jobs) is becoming difficult to manage. If you are interested in volunteering to become a board member through the remainder of the fiscal year (March 2019), please contact me or any other board member.

What's New in River Landing –

The following provides a brief summary of projects in the works around the community:

Flood Control - As you may be aware, the three lakes are not only for aesthetics, but also play an important role in managing the flow of water through the neighborhood. Storm water runoff leaves our yards and flows through the swales alongside and in front of our properties to nearby storm drain boxes. Every one of these boxes is connected to the lakes. In turn, all three lakes are connected via underground pipe. By design, the front and rear lakes flow into the center lake, and when the water in the center lake reaches a certain height, a spillover dam allows excess storm water to flow into the creek that runs East-West through the community and eventually into the St. Lucie River. The dam also provides a means to keep lakes at a minimum level to ensure aquatic life has sufficient water to survive. For quite some time, the spill over dam has been broken and allowed the lakes to drain to very low levels. In July, a temporary dam was constructed to enable raising the lakes to a somewhat acceptable level and recently, Underground Construction, Inc. completed a rebuild of the dam to the heights required by the RL storm water drainage blueprints. You may notice that the lakes are somewhat higher now. The take away-----

- Lake levels should now be consistently managed with extreme low levels only occurring due to evaporation and lack of make up. (there is a makeup water well at the front lake)
- Excessive amounts of storm water reaching the lakes will spill over into the river basin as originally designed.
- Localized flooding in yards should be relieved through proper swale grade management. If stagnant water remains in your yard long after a storm has occurred consider an evaluation the swale grade and take corrective actions to re-establish a proper grade.
- Finally, we can restock the lakes with various fish species and not lose them to the river.

Re-stocking Fish in the Lakes - Now that we have corrected the lake drainage system, Superior Waterways, Inc. , our lake health management contractor, has been contacted to restock all three lakes with an appropriate mix of BlueGill, Catfish, and Gambusia (mosquito larva consumers) for this season. In the early Spring, Superior will also add Largemouth Bass. There are currently some Bluegill and a few Bass according to a recent aquatic survey done by Superior Waterways. Fishing for residents is permitted along all three lakes. Please practice a catch-and-release philosophy. Be respectful of the turtles and ducks.and refrain from swimming in the lakes.

Front Entrance Landscaping - Please take the time to enjoy the bushes and flowers around the front lake and along the entrance way. The gates and curbs are scheduled for cleaning within the next month.

Gazebo(s) – The old gazebo next to the tennis court has seen its last days. We are in negotiation with a gazebo manufacturer to have it replaced. Additionally, it was suggested last year by a few residents that we consider placing a small gazebo near the front lake. This is under consideration.

South Entrance Area – Plans and efforts are in work to landscape the south entrance islands as has been done to the North entrance. Preparations are now in place to install an irrigation system in support of future landscaping.

Pickle Ball Anyone? – What is a new lower impact paddle sport that combines the elements of badminton, tennis, and ping pong using wooden paddles and a perforated polymer ball similar to a wiffle ball, and is played by two or four players on a court similar to a tennis court but smaller??? It's Pickleball! The board has received requests to consider such an addition to the rec area and we are moving forward in December/January to outline the west side tennis court with additional lines to provide an opportunity for all of us to enjoy this new and lower impact sport. A great way to get some cardio exercise, build fitness, and to socialize more with the neighbors.

Health Club Membership Discounts - Looking to save some big \$ and get fit? Do you want to be younger next year? Planning to make a fitness related New Year resolution? Are you looking for an awesome facility which has a large variety of equipment and programs that will help improve your health? Then look no further.....The Board has been working with management from Martin Memorial Health Fitness Centers to establish a discounted "Private Community / Corporate" membership rate, which in some cases is almost 38% less than the normal street rate. The MM Fitness Center in Palm City is a first-class facility having trained fitness professionals and is located next to the MM emergency walk-in and physical rehabilitation facilities. It is also linked to two other MM Fitness Centers in Hobe Sound and Jensen Beach. So, jump on board! If you are a current MM Fitness Center member not enjoying a discount or can swap over to an RL account and enjoy the same rate, or wish to sign up for a new membership, call me as soon as possible and I will hook you up for the discount.

Social Media Facebook – If you are not already aware, there is a Facebook account for River Landing residents! If you wish to gain access to this, contact Jim Van Allan and become a friend. It's a great way for neighbors communicate. Please keep in mind that official River Landing business and communications from the Board is conducted at the monthly board meetings and through emails from the 'Board of Directors' email address or through our property management company.

River Landing Website - Speaking of communications (not so new), the River Landing website, www.riverlanding.info , is not up to date. There is quite a lot of outdated material in there. Over the next couple months, the website will be brought enhanced with current information, forms, rules, links, names etc. So, please be a little patient and we will correct this. If you have any questions regarding process, who's who in the zoo, covenants, property management practices, etc. please contact one of the five current board members, names and numbers are listed at the end of this letter.

Covenant Reminders – Maintaining and Improving our Well Being and Property Values

As you know, the Board is a volunteer property owner elected governing extension of all property owners and is obligated by law to abide by and enforce the covenants as written for the benefits and rights of all property owners in the Association. What this means is that we are all in this together, with a set of rules we all agreed to by signing on

prior to purchasing our properties. We collectively agreed to comply so that our investment in land, home and community is not diminished, but preserved or improved upon. Fairly simple.

Having been a property owner in this community for 28 years and having been a board member in various capacities since the late 90's (minus a short 4-year absence), I have formed the opinion that a majority of the boards throughout the years have adopted a reasonable approach to monitoring and enforcing the covenants as written. For the most part, it has worked very well. Our home values are up, the neighborhood is well maintained and River Landing is a very desirable community for prospective buyers. This is a good indicator for how well all of the boards have managed and enforced the covenants. Prior boards have neither been far left or far right in their approaches to compliance but consistently stay right of center and act in a conservative manner when deliberating compliance concerns. Most homeowners have also demonstrated a respect for covenant compliance and this together with the boards compliance enforcement history have made River Landing a great place to live.

Covenant non-compliance issues such gross infractions, frequent and repetitive disregard of a lesser nature, and poor maintenance and upkeep practices receive the attention of our property management company and the board. These types of infractions are aggressively dealt with in a progressive manner in order to remedy the concerns, and if not addressed, will result in a financial impact to the owner.

With all of that said, recent observations by property management, property owners and board members identified a declining trend in the following areas. Please take the time and effort to remedy these issues.

- Many roofs are in need of cleaning. It's easy to see in a neighborhood drive through. Some roofs are in very bad shape, and our property manager is in the process of sending out notifications. Dirty roofs detract significantly from the value of properties.
- Ensure your mailbox lights are working properly. A recent inspection identified as many as 18 boxes not lit. This is our only means to illuminate streets and also provides for prompt response by emergency vehicles if needed.
- Trash cans must not be visible from the street at any time other than when on the curb for collection. A recent observation identified 22 homes with trash cans not properly stored. Please ensure they are properly stored away in the garage or behind a vegetative screen or wall along the side of your home.
- Ensure pickup trucks are parked in garages. The only exception to this covenant rule is based on compliance to the Americans with Disabilities Act. If special circumstance arise, please contact a board member and discuss prior to leaving your truck in the driveway. Guest pickup trucks are to be parked in a garage or can be temporarily parked at the playground area.

Speeding – an ongoing problem! The straight runs south of the entrance have become a drag strip and reckless behavior jeopardizes the lives of many residents who use the streets for walking pets, exercise, biking or play. Some vehicles are traveling in excess of 30mph. Yes.....**17 MPH** is slow.....but it has a purpose..... and if complied with, provides ample time for recognition and stopping long before hitting one of our children at play or residents walking along the road. I encourage each of you to pay attention to your driving habits and slow down. The board has considered adding many more speed bumps and recording technologies to help prevent a terrible outcome.

Current Board Members:

President	John Brady	jgbrady1@gmail.com	772 538-6872
Vice President	Mark Spears	mspears26@gmail.com	772 215-0486
Treasurer	Matt Cirrito	mathewcir@yahoo.com	772 708-7683
Secretary	Lori Glaspey	lglaspey@comcast.net	772 341-3327
Director	Bill Wilmot	willmotwllm@aol.com	561 301-0607
Property Management:	Kevin Ohay	Property Mgr. ohayw@comcast.net	772 219-9276

