



Riverwalk H.O.A.

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FREE Riverwalk Internet



Again, Riverwalk's FREE high speed internet is now fully operational. Why are you waiting? We have more than doubled 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), you may upgrade to 25mps for a fee of \$100 per year or 50mps for a fee of \$200 payable in advance. These fees are NOT prorated or refundable, if you sell your unit. Email the office if you're interested or simply pay the fee at our office by check and your upgraded speed will be activated immediately.



Annual Audit



Our 2015 annual independent CPA Audit is now complete. Copies of the Auditor's Report are now available either on our website, at our office or were distributed at the membership meeting in February.



Annual Membership Meeting



The Annual Membership meeting was held on February 22, 2016. Only 20 members showed up in person and 8 proxies were received. In order to hold a meeting a quorum of 102 members must be present in person or by proxy. As a result, the meeting was adjourned and the current Board Members remain as is for 2016.

A lengthy discussion occurred related to an extremely negative Facebook web site posted by a Riverwalk owner (see <https://www.facebook.com/Riverwalkhoa.jupiter/>.) When anyone searches on "Riverwalk HOA" this is the second posting on the first page of the Google search results. **Look at this site for yourself!!**

Outrage was expressed by members present at the meeting that this site has a **negative effect on our property values** when real estate agents, buyers and renters do an internet search. Members PRESENT requested the author of this site, Mr. Justo Lamar 6151-8, (who was also present) to remove this site, but he refused saying he is expressing his "right of free speech."

Mr. Lamar also filed a criminal complaint with Jupiter Police in 2011 charging the Board, CPA and Property Manager at that time "with collusion in a fraud." After an investigation, the Jupiter Police issued a report stating the charges were "unfounded." Subsequent to this investigation, Mr. Lamar sent us an email referencing that he cost the Association over \$46,009 from his complaint, **which is \$135 out of each Riverwalk's resident's pocket.**

At the meeting, further discussion occurred related to pursuing the feasibility of filing a lawsuit against Lamar for the \$46,009 cost incurred by the Association for Mr. Lamar's "unfounded" fraud complaint and investigating the possibility of a libel suit related to the present and past content of Mr. Lamar's website. This matter will be discussed further and likely brought to a vote at the Association's next Board meeting.



Tree Permit



After more than 2 years, the Town of Jupiter has finally given us a permit to remove all 51 Live Oak Trees only in our parking lot fingers. We are now getting quotes for this major project. As part of the project we plan to repair all damage done to the streets plus any additional damage that will be done by the removal of the existing tree roots from the fingers. **Preliminary** estimates indicate that the street repairs will cost \$116,000. Tree removal and replacement with 2 Foxtail Palms will cost an estimated \$60,000.

Our budgeted savings for street repairs is \$200,000 as set forth in our 2016 budget over a 25 year cycle. On this basis, we have planned for this major expense, which hopefully will fix all street related issues for the distant future. Eliminating the Live Oak trees will extend the useful life of our streets, substantially reduce our annual tree pruning budget, and reduce our landscaping cost for leaf blowing and removal, and fix trip & fall hazards. Our budgeted expense for tree trimming and removal was estimated to be \$80,000 for 2016 to cover the estimated \$60,000 for Live Oak Tree removal and replacement. The bottom line is that at the current \$600 quarterly dues amount, we have included funding for these major expenses.

What concerns the Board at this point is the unexpected cost of sink holes resulting from improperly installing storm drain pipes when Riverwalk was built (see our last newsletter.) In February we sustained a \$32,000 unexpected & unbudgeted cost to repair a huge sink hole and storm drain in front of building 6214. Hopefully we will not have a similar problem in other areas.



Collections



The Board has been aggressively pursuing past due collections, foreclosures and liens for past due accounts. In October our total balance due for all delinquent accounts was approximately \$140,000. Since then we have collected about \$25,000 of this balance due from many of the largest unpaid accounts, some of which were delinquent since 2008. Also, as a result of large unpaid assessments & legal fees, the Association has just successfully foreclosed on unit 6151-6.

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



Newsletter Advertising



The Board has voted unanimously to accept advertising in the Association's newsletters to help offset the increasing cost for mailing to the membership the cost of placing up to a ¼ column ad is \$50. If you are interested in placing an ad for your business please contact or email the office. All ad content is subject to approval by the Board.



Office Staff Hours & Issues



Because the Association is more aggressively enforcing our rules, issuing fines, towing vehicles for repeated parking violations, etc, our office and support staff are unfortunately having to deal with unnecessary aggressive behavior from owners and tenants. In one case a power cord was thrown at Jordan. In another case the police had to be called and ordered an owner to stay out of the office. Another owner stood outside her unit at night and yelled obscenities at our code enforcer for not immediately towing a truck.

To help solve such problems, video cameras have been installed in and around the office perimeter including monitoring the boat yard, stop sign across from the boat yard and Phase II pool. Also, **open** office hours have been confined to just 10:00 to 12:00 on Tuesday & 2:00 to 4:00 on Thursday so that both office staff can be present in case any issues arise. However, appointments can be scheduled at any time during normal business hours by calling or emailing the office.

All Riverwalk forms for temporary parking permits, parking decals, internet access, boat ramp keys, rental and sales applications, background checks, etc. are on our website can be completed and emailed to us at any time **without the need to come to our office.** Email can also be used to advise us of complaints, work orders, sales, rentals, requests for information, etc. All emails and internet requests will be handled promptly and have the added advantage of providing a written record of your requests and actions taken by our staff.



Boat Yard Security



Thefts and vandalism have been reported in the boat yard. Additional cameras are being installed, night lighting has been updated to LEDs, and access to the yard will only be permitted by special key FOBS were access can be revoked to a specific key FOB **at any time.** All of these expenses are being covered from only the fees collected from boat owners in the boat yard.



Kayak Storage



As mentioned in our last 3 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 or your Kayak will be removed from the Rack and held by the Association.



Pet Rules



The number one complaint received by our office is pet related violations. In order for the Association to send a violation letter then fine anyone for such violations we need some form of proof as to the violation, such as a photo, video, or witness statement. The office staff does not have the time to sit and wait for such violation to occur to verify the complaint.

Our Rules & Regulations require all pets to be leashed, even on the land next to the canal, which we lease from South Florida Water Management. Fines have already been imposed for unleashed pets and not cleaning up after your pet. Again, fines can only be imposed only when we have proof of a violation.



Sink Holes



Another large sink hole has occurred in February behind unit 6231. It appears the drain pipe from the Lake to the C-18 canal has cracked. This is a huge drain pipe over 100ft long. Like our last sink hole near unit 6214, the repair of this pipe may result in thousands of dollars in additional **unbudgeted** expenses.

Riverwalk HOA - Board Of Directors

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