



Riverwalk H.O.A.

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Newsletter September 2017



Hurricane Update



Luckily the major portion of Irma missed us. The 100 huge live oak trees we cut down helped us avoid major damage. The remaining live oak trees just past the entrance to Riverwalk lane dropped huge branches that completely blocked Riverwalk Lane. Think of the damage to roofs, units, carports and fences had these trees not been removed. One tree that remained fell over and crushed a unit's screen enclosure barely missing an overhead power line. Another tree on a unit's property crushed fencing and an A/C unit. **Because other hurricanes may hit us, shutters need not be removed until Nov 1st.**

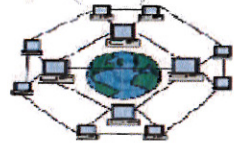
It is also fortunate that we re-enforced the supports on many carports just before the hurricane. At least 2 of these carports would have blown away during the storm without these repairs!

We are now working on the 2018 budget and the hurricane repairs will likely cause a \$20 TO \$30 increase in assessments for 2018 and deferral of some planned projects. This increase is necessary to cover hurricane related cleanup and repair/replacement costs.

We lost about 60% of all wooden fencing surrounding the playground & perimeter of Riverwalk. Since 2005, this is the 3rd time our fencing has been wiped out by hurricanes. In 2005 it cost us \$50,000 just to replace the wooden fences. We are now considering options such as (1) not replacing some sections of fence where there is already a chain link fence behind our fence, (2) using sections of fence not replaced to repair other damaged sections, & (3) putting up more concrete fencing. At this time fencing companies are simply not available and doubling their price for repairs due to excessive demand for their service, so these repairs may take a long time to complete.

Many unit roofs had the roof caps at the peak of the roof blown off, when these caps were facing directly into the wind. Everyone is advised to immediately look at the inside of their roof from the attic side to make sure there are no leaks, places where the sky is visible (particularly at the roof peaks) or shingles are missing (looking at the outside of the roof). Leaks can cause costly interior damage to your unit. The Association is not empowered to repair any roof leaks for any reason. Roofing company warranties typically do not cover repairs to any roof damaged by an "Act of God", such as a hurricane. So it is up to each unit owner to contract and pay the cost of repairs. Some unit owners are coordinating such repairs to get a bulk rate discount. Contact the office staff who will assist in the repair co-ordination.

During the last hurricanes FEMA and the Town picked up all piles of debris. Due to the magnitude of this storm we are not sure when this debris will be picked up by them. We are waiting to avoid the cost for a private contractor to pick up this large amount of debris.

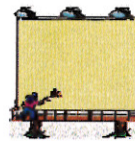


FREE Riverwalk Internet

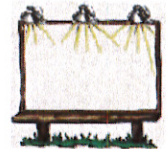


Further compounding our 2018 Budget, we had a major FPL power transformer blow out plus lighting strikes during the past 2 months that blew out 6 expensive amplifiers in our internet pedestals. In addition, we believe but cannot prove, that Comcast cut one of our major internet feeder lines crossing under the street next to the Boat Ramp. You can see the sod that Comcast replaced of the left side of the Boat Ramp, when they did a recent repair. That is why you see a temporary line running across the street by the Ramp. In order to fix this problem we needed to contract on an emergency basis for boring equipment necessary to run a new line under the street. The replacement amplifiers and boring costs will exceed \$10,000.

As discussed in prior newsletters, the good news is that we have **doubled** our internet speed **at no additional cost** by switching internet from Windstream to a subsidiary of FPL. This update is now operational and speed to each unit will be upgraded within the next few weeks.



Riverwalk Entrance BillBoard



The Billboard at the entrance to Riverwalk is in disrepair. It is also costly to post notices by manually updated the lettering. Since we already needed special equipment to bore under the street for a minimum of one day, we decided to also bore under the street to provide power and internet access to the billboard. This would allow us to use an electronic LED billboard and post notices immediately over internet link to the new billboard from the office.



Tennis Court Re-Design



We are still waiting for the Town of Jupiter approval of our re-designed tennis courts. It has taken them months to approve this design. We plan to meet with their staff to get approval of this relatively simple project. They will likely delay us further citing hurricane priorities as an excuse. A copy of the new tennis court layout was distributed with our last newsletter and copies are available in our office.



Burglaries



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 911 if you see any suspicious activities.



Sink Holes



As mentioned in past newsletters, the cost of the 2016 sink holes was \$56,000. We filed for a grant from Jupiter to cover 50% of the cost of the repair to the storm water management pipe breaks, which caused these sinkholes. The Town denied our request because these pipes were on our private property.

It is truly a shame that in 1995 Riverwalk agreed to be annexed to the Town of Jupiter. Since then they have been largely an obstacle to virtually every improvement we have requested and offer little or no benefits to us, that don't have unacceptable, costly strings attached.



Trash Containers



Under our Rules & Regulations all trash containers must be hard rubber or heavy plastic & **marked with building and 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.

Violation notices will be issued for any trash containers placed out on the common areas before 6pm on Monday or Thursday. Trash containers left on the common areas after 6pm on Tuesday or Friday will be taken by the maintenance staff and violation notices issued by the office staff. Fining notices will also be issued where large amounts of household trash, construction debris or appliances are left on the common area without **first scheduling a special trash pickup from Waste Management**.



Attention Pet Owners



Leash laws for pets in Jupiter states **all pets** must be physically attached to an 8' leash, including cats. Electronic collars or pets that respond to verbal commands are no longer an acceptable substitute for a leash. 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. Fining letters have already been sent for unleashed pets and not cleaning up after your pet.

We have also received complaints of cats roaming the community at night and getting into trash containers. Again, cats are subject to the same rules as dogs and not be allowed to roam unleashed.



Newsletter Advertising



The Board has previously voted to accept advertising in the Association's newsletter to help offset the increasing cost for mailing to the membership the cost of placing a business card size 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.



Playground Upgrades



Numerous changes have been made to the playground. All equipment has been repaired and a new Merry-Go-Round has been installed. The basketball court has been resealed with a special paint covering and re-stripped.

A professional horseshoe pit is now being installed across from the playground outside of the Tennis Court. When completed horseshoes may be checked out from the office.



Board Of Directors



Riverwalk HOA - Board Of Directors

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