



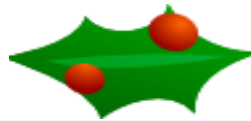
Riverwalk HOA

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2021 1st Quarter Newsletter



HAPPY HOLIDAYS



On behalf of the Riverwalk Board of Directors, Office and Maintenance Staff we wish each of you very happy holidays!



2021 Quarterly Assessments



At the December Board meeting the Board passed the proposed budget. As a result quarterly assessments will remain at \$660. At the time the budget was approved there were two major open budget issues that were impossible to forecast. **The first budget issue** involves the huge sink hole next to the lake and Riverwalk Lane. This sink hole was caused because our underground corrugated metal storm drain pipes are deteriorating resulting in holes in the pipes. **All** storm water in Riverwalk flows through thousands of feet of underground pipe into the Lake. Then, a huge pipe from the Lake to the river drains all the stormwater out to the river. Without this pipe to the river our lake would overflow and flood Riverwalk in a major storm. We just met with Stormwater Management employees from the Town of Jupiter to examine this problem. The Town indicated that all storm water pipe repairs were Riverwalk's responsibility. They stated it would be necessary to run cameras through our entire drainage system to determine the extent of the damage to both our concrete and metal pipes. They believed it was likely all metal pipes had reached the end of their useful life would need to be relined or replaced. Concrete drains and connections may also need to be resealed at joint connections. The Town walked the property with us and found numerous indications, such as smaller sinkholes, that further proved our storm drains needed to be either repaired or replaced. Once we obtain camera footage showing specific defects in our drainage system we will be able to better estimate repairs. We budgeted \$70,000 from the savings reserve in 2021 for storm drain repairs, which may likely be insufficient. **The second budget issue** relates to a significant increase in delinquent quarterly dues likely resulting from the economic downturn related to COVID-19. As a result, we have increased the line item of *Bad Debt Expense* on the 2021 budget to \$52,000 from \$30,000 on 2020. **If this trend in delinquencies continues, our estimated budget may not be sufficient.**



Payment Plans When Delinquent



As a result of the economic crisis from 2008 to 2014, Riverwalk delinquencies increased dramatically. In an effort to at least collect a portion of assessments due, the Board voted to accept various payment plans, as opposed to pursuing attorney action and ultimately filing liens and foreclosures. Unfortunately, these payment plans did not work for several reasons. First and foremost was the fact virtually everyone defaulted on their plan. In some cases owners may have had the money to pay but chose not to, others purchased new vehicles while defaulting on their payment plan, etc. Defaulting on a payment plan overshadows the Board's compassion and willingness to help the delinquent members. Secondly, the Association is not a lending institute and is inexperienced in assessing the credit worthiness of making essentially a payment plan loan to an owner. Finally, by waiting for payments under a payment plan, as opposed to proceeding to attorney action to file liens and foreclosures, the value of a unit dropped to the point there was no equity left in the unit for the Association to recover all or part of past due assessments. **When some owners cannot pay their assessments, it forces the remaining membership to make up the difference by increasing assessments during a difficult economic period for everyone.** Because of these past payment plan failures, in 2014, a previous Board voted unanimously to terminate all payment plans effective 12/31/2014 and to not accept any further payment plans. Our current Board looked at this issue at their December 2020 meeting and decided to continue the policy of not offering any payment plans. Because filing liens and foreclosures is a relatively standard task, the Board also agreed to research other ways to reduce legal fees associated with delinquencies to minimize the Association's costs in the case uncollectible delinquencies need to be written off. This approach would also minimize attorney fees charged to owners as part of the delinquency collection process.



Newsletter Advertising



Advertising ("ad") material may be submitted to be included in the Association's newsletter sent out with each quarterly assessment billing. The fee for inserting a black and white business card size ad is \$50, \$175 for a half page ad and \$300 for a full page ad, which fees may change as determined by the Board. The content of any ads submitted is subject to Association approval and a possible disclaimer notice before being included in an Association newsletter.



Roofing Project



Riverwalk has secured a contract with Jeff Albert Roofing, Inc. to re-roof 13 buildings that are scheduled for re-roofing in 2020 and 2021. These buildings are 6303, 6311, 6319, 6327, 6343, 6391, 6335, 6375, 6383, 6295, 6287, 6279 and 6271. We are anticipating the roofing project will commence before April 2021. This delay is due to the roof damage caused by numerous hurricanes that occurred in 2020 season nationally. As a result, there is a 12-14 week wait due to industry wide shingle demands and shortages. Some existing ridge caps at the peaks of our roofs have blown off and been a problem. They will be eliminated and replaced with additional passive venting. Any existing attic electric or solar fans will be eliminated. Existing gutters will be removed and replaced where necessary at the Association's expense. Owners are responsible for the cost of replacing any rotted plywood on their roof. Some sections of screen (not the frame) on a unit's patio may need to be removed to provide ladder access as the roofers are working. If that is the case **any existing screens removed will be replaced at the Association's Expense.** The Board voted to use a grey colored shingle. These lighter color shingles should reduce a unit's electric consumption. At the December Board meeting the Board and owners present agreed the grey shingle would look nicer with the new paint colors and white trimmed buildings.

The roofing project will be extremely disruptive to your everyday routine. This unfortunately is unavoidable as this is the nature of re-roofing. During the roof project there will be loud noise, dust and debris that may enter your home, smells that may go into the house that will go away with time, workers will need access to the roof and driveway, vendors delivering materials, and vibrations that may cause things to fall from the walls that are not properly secured. Satellite dishes on any shingled area **will be removed.** If you choose to have a dish replaced, it **CANNOT** be affixed to the shingled roof. A dish it must be affixed to the wall siding because a dish can compromise the integrity of the roof. Unit owners who re-attach to the roof are subject to violations resulting in fining and the cost for the Association to remove the dishes.



Harassment of Staff



Unfortunately, a few owners have recently harassed employees in an inappropriate and crude manner. Jim, our previous Property Manager for 4 years, cited such recent intense harassment as his basis for leaving Riverwalk. Our staff is here to assist you. Harassment will not be tolerated. The Board has discussed this issue and agreed that further actions will be taken in some situations to protect Riverwalk's employees including our maintenance staff. If you have a request for support or a work order, please contact the Property Manager for assistance. No owner is permitted to dictate or interfere with the work being done by the maintenance staff.

Garbage & Receptacles

Pick Up Days & Items are as follows:

TUESDAYS: bulk garbage, household garbage, yard waste & recycling. FRIDAYS: household garbage & yard waste. As a resident it is **your responsibility** to ensure that your bulk garbage is picked up and that responsibility **DOES NOT END** after you place garbage out for pick up. If any of your garbage **WAS NOT** removed by Waste Management, there is a reason why; which varies. If that happens you must call (772) 546-7700 as they can advise the reason why and assist you in scheduling a pickup. Some items cannot be picked up by WM (see <https://swa.org/faq.aspx?qid=87>). Also, the closest chemical and recycling center (drop off) is on Donald Ross Road: <https://www.swa.org/Facilities/Facility/Details/Home-Chemical-and-Recycling-Center-Jupit-4>. All household garbage & recycling **MUST** be placed in receptacles and those receptacles should be picked up as soon as possible after collection by WM. **The HOA is now picking up all receptacles if left out for an unreasonable amount of time.** If these receptacles are unmarked that owner will be assessed \$10 for the maintenance team to mark the receptacles. If this occurs again the resident will incur a \$50 fine per offense. **Homeowners that rent their units please note that if your tenant is fined it is billed to your account; please ensure your tenant(s) understand proper procedure.** Residents are **strongly encouraged** to report neighbors being irresponsible regarding proper garbage procedures. When reporting to the HOA pictures are recommended if possible; note your identity will remain confidential. **Let us all please take responsibility to ensure the cleanliness and appearance here in beautiful Riverwalk. Thank you.**



Welcome to our newest Riverwalk Owners!

Forest Lansky & Jordan Weber, Raymond & Carisbel Collette, James & Kacie Kohler, Andrew Weber, Aaron Black & Sarah Sipe, Mitchell Morales, Hope Brewer, James Wilson & Mary Arnett, Silverlight Residential, LLC, Dara Gyorko, & Stephen Ross Saxon



Did You Know?



Pool 2 located next to the HOA office at 6285 Riverwalk Lane is heated and salt water converted. Enjoy it all year long!