

# **RIVER BIRCH COMMUNITY - Fall Newsletter**

**WEBSITE.** River Birch HOA now has its own website, [www.riverbirchnchoa.com](http://www.riverbirchnchoa.com). This site contains information that is specific to the association and also links to the community Facebook page where you can interact with other homeowners in the neighborhood. An email account has also been set up so residents can communicate with the advisory committees that are being formed. It is [riverbirchnchoa@gmail.com](mailto:riverbirchnchoa@gmail.com)

If you check out the website you will see that a copy of the Declarations of Protective Covenants has been posted under the Documents section. This will allow everyone access to a current copy and a point of reference. You will also find recaps of advisory committee meetings to date. As noted in the minutes, to supplement the Advisory Committee, two committees are currently being set up: Rules Committee and Architectural Review Committee.

Any ideas for improving things in our community or any other thoughts and comments can be sent to the River Birch email address and the monitor will forward to the appropriate committee.

**PREVIOUS NOTIFICATIONS.** In previous letters two areas have been referenced that continue to receive complaints – PARKING and ABOVE GROUND POOLS.

**Parking.** This subject has been referred to the attorney for specific enforcement procedures. It is specifically referenced in the covenants. If needed, you can refer to the Covenants Paragraph 20 to review the rules. Please respect your neighbors and make every effort to comply with them.

**Pools.** Proper screening for pools is covered in Paragraph 5 of the Covenants. Please come up with a plan to screen (screen means to remove from your neighbors' views) your pool and submit it by email to [riverbirchnchoa@gmail.com](mailto:riverbirchnchoa@gmail.com).

**DUES.** NC General Statute 47F-3-116 covers the procedures for filing liens in Planned Unit Developments such as this one. The final notification has to have a copy of the lien to be filed with all fines, interest, penalties and filing costs attached. These are currently being prepared for mailing. Fifteen days after notification a lien may be filed with the clerk of court. After 30 days, the HOA can file for foreclosure to collect all amounts due.

**PLEASE BECOME INVOLVED.** Volunteer to be on one of the committees and be a positive force in your community and with your neighbors.

It looks like three of the homes recently for sale are under contract. We should soon be looking to welcome three new families to River Birch!