



Riverwalk Homeowners Association

Winter Newsletter

January 2011

Common Area Planting

Planting in the common area is restricted by the governing documents, as such no residents of Riverwalk are permitted to plant anything in or on the common property. The Association, in an effort to maintain the common property and control the cost of landscaping maintenance, will be removing any unapproved planting on a case by case basis as unapproved plantings occur.

Common areas include all areas of the Association not located within the confines of your platted lot, which includes flower beds in the front and rear of units. The association has and continues to improve these areas and hopes that these improvements will continue to bring aesthetic and monetary value to units in Riverwalk. The Association asks that each Homeowner pay close attention to this covenant to prevent the unnecessary cost of removal and to prevent wasted money on the part of the homeowner.

Homeowners may make requests for plantings or approval to plant items personally at a Board meeting. Each request will be given due consideration by the Board of Directors however, not all requests will be approved.

Notice to Landlords

All prospective residents are now required by Association Covenant to submit to Background and Credit checks prior to moving in. The governing documents provide that applicants to the association can be denied who have less than a 550 beacon score, or who have a criminal history (specific reasons for denial are in the governing documents). Failure to submit to background or credit checks prior to moving in is considered grounds to deny approval and may result in fines to the homeowner and the eviction of unapproved tenants. Please, take whatever steps are necessary to ensure these circumstances are avoided.

2010 Riverwalk Accomplishments

- Obtained four grants from the Town of Jupiter
- Installed a new bulletin board
- Wrote and approved new Governing Documents
- Completed the asphalt project
- Installed a boatyard shed and dock lights
- Relocated the maintenance area
- Purchased the channel guide
- Finished the roofing project
- Purchased new umbrellas and a concrete picnic table for the playground
- Installed pond benches
- Trimmed trees
- Landscaped completely Phase 1 and the rear of Phase 2
- Landscaped the entrance
- Reinforced the pool locks
- Removed foliage from common areas and along perimeter to reduce landscape bill
- Installed sod
- Hired a new maintenance assistant
- Stump grinding
- Cleared mangrove brush
- Trial groundcover in various areas
- Purchased new gates
- Installed furniture and a soda machine at Pool 2
- Park benches near entrance
- Began clearing personal property from common area
- Held two Social Events for the community
- Repaired cabana at Pool 3

2010 Christmas Party

Riverwalk's annual Christmas party was held on Saturday, December 11, 2010. This year was really a blast for the kids. Magician Mitchell Davie wowed the crowd. We hope to see you at the next community gathering. Thank you to everyone who made this a very special night.

Riverwalk Homeowners Association

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From the President...

2010 was busy. Busy. The improvements are a "long time comin'" and speak for themselves. I am so proud of our dedicated employees that make it possible. And I am personally very happy to have stood up with the other board members and become involved in the caring for our community. The caring for Riverwalk has been, well, busy. Big. Rewarding. Tiresome. Fun. Surprising. I look forward to January when we will use our grant money for fixing Pool 3, repairing the pond, and also landscaping the fronts of those units that has not been completed. It will be big. Busy. Rewarding. Tiresome. Fun. It's all in the name of standing up for your community. I hope you enjoy it.

Barbara Hanson

