



# Riverwalk H.O.A.

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## Newsletter July 2015



### Cable TV



As explained more in the enclosed handout, Riverwalk's free basic cable TV will be canceled effective July 31, 2015. This TV service was costing our HOA \$24 a month for all 340 units while only 110 units were using this service. This TV service used obsolete analog technology as opposed to higher quality digital service provided by Comcast and AT&T. Cancellation of this contract will save the HOA about \$8,000 per month.

The 110 residents affected by this cancellation can sign up for Comcast digital TV on a special 1 year offer at \$19.95 per month plus a \$55 installation fee and a \$2.99 per month charge for a digital receiver. **This offer requires no long term contract commitment and expires on July 21, 2015.** After that date, Comcast would not indicate what their rates will be. So, you may want to take this offer prior to that date by calling Comcast at 877-213-7299.

If you are currently receiving a bill from Directv's for premium service from a satellite dish on your building, you must call Directv's customer service (800-531-5000) on or after August 1<sup>st</sup>. At that time you will need to re-negotiate your cable charges with them to insure you get the best deal possible, as opposed to paying list prices. This is necessary because Directv will be providing service directly to you, as opposed to using ITS, who is Riverwalk's current bulk Directv subcontractor.



### FREE Riverwalk Internet



The future of entertainment is the internet not TV. Virtually everything on TV is now available **on demand** somewhere in the internet. Companies such as Comcast & AT&T are charging excessive rates to provide internet access.

Riverwalk's FREE high speed internet is now operational. About 50 units have now signed up and are operational. We deliver a speed of 10mps, which is comparable to what Comcast/AT&T charges \$60 a month. A few units have experienced cable signal problems accessing our internet. As explained in the attached information, we are now in the process of certifying every unit for high speed internet access.



### HOME REPAIRS



All repairs to your unit must be done by a licensed contractor and necessary permits obtained from the Town of Jupiter. Also all contractors must check in with the Riverwalk Office prior to signing any contract or starting any repairs to obtain a copy of our rules and regulation related to all unit structure repairs. All repairs to the exterior structure of a unit must use approved hardboard.

Some unit owners have attempted to use "fly-by-night" unlicensed contractors or friends to repair their unit. These unit owners attempt to simply replace rotted plywood with new plywood instead of following our rules. When this occurs, even on weekends, our office staff sees the problem or other unit owners complain that the repairs do not have required permits posted or violate our rules.

When these violations occur, the Town of Jupiter Code Enforcement is contacted, a "Stop Work" order and fines are issued by the Town, the unit owner is forced to remove the repair so the Inspector can see if there are rotten studs under the plywood, and large fines may be imposed by Riverwalk for the repair violations. The end result of attempting to by-pass proper repair procedures usually means it will cost you many times the normal cost of making the repair properly. Within the past few months unit owners have been fined almost \$10,000 for such violations.

Please follow our rules and regulation related to all repairs. Our website [www.riverwalkhoa.biz](http://www.riverwalkhoa.biz) has a complete copy of our Covenants and Rules & regulations plus other informative documents to keep you up to date.



### New Rules For Pets



Leash laws for pets for Jupiter have changed. The new law states all pets must be physically attached to an 8' leash. 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.





## TREE Problems

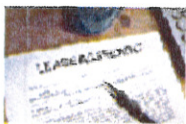


Riverwalk's Live Oak Trees on parking lot fingers are beautiful but are destroying our streets, sewer pipes, water pipes, and irrigation system. Recently we spent \$57,000 just repairing several cracks in our concrete roads due to massive root growth lifting up the entire street. This ongoing street repair process involves eliminating the roots under the road by cutting them off weakening the trees and making them more likely to fall in a hurricane. The resulting cracks in the streets and walkways create a serious trip and fall hazard, which we must constantly repair. Just in the past month we have had several breaks in the sewer and water lines due to tree roots. Costs to prune these trees hanging over carports are also excessive.

Live Oaks planting specifications state they need at least a 20ft clearance around the trunk. Live Oaks planted on our parking lot fingers have only a 4' by 9' clearance, which is causing the problem. The roots destroy everything around searching for water. Look closely at these fingers and you will see roots 6" to 10" high covering the entire finger surface making it impossible to plant a replacement tree even after the live Oak is cut down. Palm Beach County should have never allowed these trees to be planted when Riverwalk was built. The Town of Jupiter is now cutting down these trees in the Shores and other communities for the same reasons.

This issue has been discussed at past Board meetings. It is likely that in 2016 the Board will take action to cut down all live Oak trees on our parking lot fingers. Non-destructive replacement trees or shrubs will be planted once we can determine how to eliminate the massive root growth around the base of these trees.

Oddly one of biggest obstacles in moving forward with this project is the Town of Jupiter. Even though the Town is cutting down live Oaks at the Shores and other locations, they are telling Riverwalk that we need to plant three 12ft trees for every live Oak we cut down. We simply don't have the space or money for new trees to comply with the Town's absurd position. In the next few months, Board members and the Property manager will meet with the Town to demand a change in their stated position.



## RENTAL AGREEMENTS



All new adult tenants/residents in Riverwalk must submit an application and pay an application fee (\$225) and have a background check (\$25) before a lease is executed. A lease of 6 months or more must be submitted to the office after the tenant is approved. No vehicle parking decals will be issued to any tenant or new resident until these requirements are met and lease violation fines will apply.



## PARKING VIOLATIONS



Vehicles without Riverwalk decals or expired/missing license plates will be ticketed. After 3 tickets, the unit owner may be fined up to \$100 per violation and/or the vehicle may be towed. We have a new computer system tracking tickets so fines/towing will be automatic.



## Boat Storage



A comprehensive review of boat space assignments and rule compliance is underway. It is expected several spaces will be available in August and assigned to residents on the waiting list based on the date they were added to the list.

If you are called from the waiting list, you will have 30 calendar days to put a boat/trailer registered in your name into the boat yard. If you elect to take a space, but don't register a boat in your name with our office within 30 days, your space will be re-assigned to the next person on the waiting list and you will be dropped to the bottom of the waiting list. However, if you don't believe you can meet this 30 day requirement, when contacted by the office, then just tell the office that you prefer to wait for a space and you will remain at your position on the waiting list. All Boats/Trailers in the boat yard must be in the name of the owner of a unit, as it appears on the title, or a tenant named in valid lease filed with the Association, if such right is delegated to the tenant by the unit owner. The Board reserves the right to use the boat yard or spaces for any other Association purposes such as golf cart parking, sheds, equipment/vehicle storage, etc.



## Trash Removal



Fines will be issued if you place any trash, furniture, appliances, TVs, etc. for pickup before 6:00pm on Monday or Thursday. After trash pickup on Tuesday or Friday any trash receptacles left on the common areas will be discarded beginning on Wednesday or Saturday Morning.



## Pool #2 Renovation



Pool #2 has been completely renovated. Check it out and enjoy!



## Fence Lighting



Missing or broken fence or porch lighting fixtures must be replaced with fixtures approved by the Board. Approved lighting fixtures are available in the Association's office. The front fence lighting fixture is \$45 and the front porch lighting fixture is \$65. These fixtures hold 3 60 watt bulbs and will improve security by providing more light, which has been proven to deter crime.

### Riverwalk HOA - Board Of Directors

- Ronald Perholtz 6287-3 President
- Carolann Wolfe 6223-8 VP & Treasurer
- John McOwen 6287-1 Secretary
- Robert O'Brien 6282-2 Director
- Austin Isherwood 6287-6 Director