

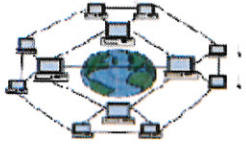


# Riverwalk H.O.A.

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# Newsletter

## November 2015



### FREE Riverwalk Internet



Riverwalk's FREE high speed internet is now fully operational. About 150 units have now signed up and are operational. All but about 25 units have installed the required wall jack to access the internet. Under our agreement with our cable service company, after December 18th any unit who has not installed this required wall jack will have to pay \$250 for the wall jack installation. So schedule your free installation now!!

We are in the process of upgrading our incoming internet line speed as a result of increased usage to insure everyone has a 10mps speed during peak usage periods. This upgrade will give us excess capacity. If anyone is interested in increasing their internet line speed (both upload and download), we are considering offering higher speeds to specific units for a nominal annual fee. Email the office if you're interested.



### TREE Problems



As discussed in our last newsletter and several Board meetings, Riverwalk's Live Oak Trees on the parking lot fingers are destroying our streets, sewer pipes, water pipes, and irrigation system. Recently, two owners have had water pipe breaks under their living rooms and one owners' foundation under the center of their living room floor is lifting up and cracking the tile. All of these new problems are believed to be related to root growth from the live Oak Trees.

The number one priority of the Board is to remove all of live Oak trees in the parking lot fingers in 2016. None of the numerous people present at recent Board meetings have had any objection to the removal of these trees and have expressed concern as to why this isn't done immediately. At this point the Town of Jupiter is our main problem in the removal of these trees creating numerous obstacles preventing us from getting a permit. For example they want us to buy and plant 2 large Palm Trees for every tree we remove, even though the root growth covers the fingers and prevent anything from being planted. We agree to chip out a portion of the roots to plant smaller palms in the fingers, but the town appears to be more interested in political fallout rather than the costs, safety, welfare and property values of our residents and owners.



### Budget & Audit



The 2014 annual CPA audit of Riverwalk is complete and copies of the audit are available in our office and will be available on our new internet site. The 2015 Audit will be completed and available by our annual meeting in February 2016. We have reduced our audit cost by about 15% by switching from the CPA firm of Friedman, Feldmasser & Karpeles CPA to Lanter, Leonardo & Levy LLC

Our proposed budget for 2016 is included with this newsletter. This proposed budget keeps assessments the same as in 2015. It is projected that our current dues rate will fully fund the deficit in our saving accounts by 2020 to insure all necessary future roof and painting projects are properly funded to avoid any need for special assessments. This budget also includes the estimated cost of removal of all live oak trees in the parking lot fingers. The estimated cost for this project is about what we spent in 2015 to just repair tree root damage to small sections of our streets.



### PARKING VIOLATIONS



Vehicles without Riverwalk decals, expired/missing license plates or commercial vehicles 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.

Guest passes for a vehicle can only be issued for 30 days. A pass can't be re-issued for a vehicle until 60 days after the expiration of a pass for that same vehicle. The office will now be requiring license plate numbers when doing a guest pass to permit fines to be imposed against a unit owner for guest parking violations where a permit is not being displayed

Due to a shortage of parking spaces, the Board voted to no longer issue more than 2 Riverwalk parking decals to any unit under any circumstances.



## Billings



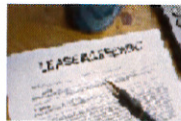
Beginning January 1, 2016, billing and accounting will be done in our offices. Annual coupon books will no longer be used. Instead we will be sending out quarterly bills and reminder notices from our offices and include newsletters and other information with these quarterly bills to cut our mailing and handling costs. These statements will also automatically include any late fees or interest for past due accounts, as required under our governing documents.

Some residents are paying bills monthly instead of quarterly. Under our governing documents, quarterly bills are past due if they are not **paid in full** at the beginning of the quarter, interest is required if the any billing is over 15 days late, and a late fee of \$28 applies to an unpaid balance over 30 days past due. Making monthly payments means that the **full quarterly balance due** is not being paid when due, so interest and late fees **must be assessed**. If you want to pay the \$600 assessment monthly, **you must keep a \$400 credit balance in your account to avoid interest and late fees**.

**A different bank and mailing address will be used for all payments to Riverwalk starting on January 1<sup>st</sup>. Those using automatic bill pay procedure will need to update your payment procedure accordingly.**



## RENTAL AGREEMENTS



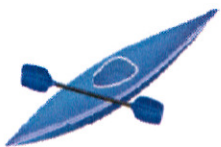
**All new adult tenants/residents** in Riverwalk must submit an application and pay an application fee (\$250) and have a background check (\$25) **before a lease is executed**. A lease of **6 months or more** must be submitted to the office after the tenant is approved. No vehicle parking decals will be issued to any tenant or new resident until these requirements are met and lease violation fines will apply.



## 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 pets.



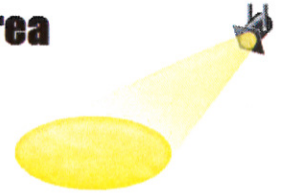
## Kayak Storage



Kayaks placed on the racks next to the Boat Ramp have not been registered or paid the required \$25 annual fee. Anyone with a Kayak on these racks must complete the required registration and pay the 2015 & 2016 annual fees by 1/1/2016 or their Kayak will be removed and held by the Association.



## Common Area Lighting



New super bright LED lighting and fixtures have been installed at the Office, Pool #2, and the Boat Storage Yard to provide better security and safety. Also, several street lights have been repaired and replaced with new bulbs.



## Trash Removal



Fines will be issued if you place any trash, furniture, appliances, yard waste, 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.



## 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.



## Burglaries



Several cars have been broken into this year and one burglar was caught on camera looting a car for almost 5 minutes and other car break-ins were reported that same night. Recently, a van was stolen from Riverwalk then looted.

Don't be the next victim. Always lock your car, doors and windows. Keep your front door/fence lights ON at night and call the police if you see any suspicious activities.

### Riverwalk HOA - Board Of Directors

- Ronald Perholtz      President
- Carolann Wolfe      VP & Treasurer
- John McOwen      Secretary
- Robert O'Brien      Director
- Austin Isherwood      Director