



**Riverwalk HOA**  
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*2023 2nd Quarter*

*Newsletter*

**2022 Roofing Project is complete.**

*Thank you to everyone directly involved in this year's roofing project for your patience & cooperation.*

**As a reminder nothing may be affixed to the new roofs because any penetrations can compromise the integrity and/or warranty of the roof.** Unit owners who affix items to the roof are subject to violations resulting in fining and the cost for the Association to remove the item(s).

**Wind Mitigation reports/ Four Point Inspections:** Homeowners who received a new roof should contact their insurance carriers as they may be eligible for a lower insurance premium. Most likely, the insurance carrier will require additional information which may include a new Wind Mitigation report and/or a Four Point Inspection. Please note this was not included in the roofing project.

**\*\*\*HOMEOWNERS INSURANCE:** Owners are encouraged to review their policies to confirm they have the appropriate coverage for their home. The Office has been made aware that some owners have an "HO6" policy. **Owners in Riverwalk should have an "HO3" policy.** Please review this with your insurance company/broker to ensure you have the appropriate coverage for your home. **\*\*\*Note there is no master insurance policy in Riverwalk.** The property insurance carried by Riverwalk HOA is for the common areas only.

**Playground Update: The Board of Directors in currently in the process of choosing equipment. Item to be discussed at April 6<sup>th</sup> Board Meeting.**

**Sports Court Equipment Box Coming Soon! The box will have lots of equipment for use on the sports court accessible with the current pool/sports court key.**

**NEW GARBAGE RECEPTACLES: PLEASE MARK YOUR NEW RECEPTACLES WITH YOUR BUILDING-UNIT NUMBER (I.E. 6285-1). IF YOU HAVE OLD RECEPTACLES THAT YOU WOULD LIKE TO DISPOSE OF LEAVE A NOTE ON THE RECEPTACLE "PLEASE DISPOSE OF THIS CONTAINER" AND PLACE OUT FOR PICK UP MONDAY NIGHT FOR TUESDAY MORNING PICK UP.**

**2023 PAINTING PROJECT**

Exciting News!!! The Riverwalk Board of Directors voted to proceed with painting ALL REMAINING BUILDINGS scheduled in both 2023 & 2024 inside of this year's painting project! After the project is complete all of Riverwalk will be updated with the new color schemes thus continuing to aesthetically enhance the Riverwalk community. It is important to take this time to look around your home and complete any necessary wood replacement and/or wood repairs prior to painting commencing. Wood that is rotten and/or deteriorated will be required to be replaced by the owner.

**Dogs in Riverwalk**



Make sure to pick up after your dog(s). The office is receiving a lot of feedback that some residents are allowing their dog's waste to remain in the common areas. Additionally, note as per Riverwalk's Governing Documents, dogs are not allowed in the playground. Dogs must also be on a leash. The office is encouraging residents to report violations involving dog waste, dogs in the playground and dogs off-leash by sending an email with dates, times and pictures of the violation. Cinquez Dog Park is just a few minutes' walk away, where there are several gated areas dogs can be off leash and play with other dogs.

**Please be courteous of your neighbors.**

**WILDLIFE**

*Riverwalk is home to an array of wildlife*

The Loxahatchee River is home to alligators, bull sharks and stingrays. Last year in Riverwalk a black bear was seen and more recently a resident caught on camera coyotes entering the community at night. Please keep this in mind while enjoying the green spaces and river.

## UNIT FRONT LIGHTING REQUIRED

### **Violation letters are being sent to units not in compliance as of 01-02-2023.**

Due to the numerous reports of thefts from vehicles this year The Riverwalk Board of Directors unanimously agreed that Lighting Requirements would be strictly enforced in effort to deter crime and remain in compliance with Riverwalk's Governing Documents:

*As per Declaration of Covenants & Restrictions for Riverwalk (<https://www.riverwalkhoa.biz/governing-documents.html>): All Units must turn on their front fence lights or in the case of end units front wall lights from dusk unit dawn using a sunlight sensing device which automatically activates and deactivates these lights.* If your existing light fixture does not work, is missing, or cannot be repaired, you must repair/replace it with the HOA approved fixture. **Any existing, operable, non-approved light fixture need not be replaced now, but any future replacement of the fixture must be with the approved fixtures which are: Portfolio Brayden Black Fence Post Light Model #: LWS1204E (Item#: 338654 at Lowes) & post mount Model #: PB-01MBK (Item# 358617) or the Patio Wall Light Model#: LWS1204C (Item#: 338651 at Lowes).** Photos as to the status of each unit were taken this year, any owner replacing an existing fixture must use an approved fixture to replace it. Any deviations will require the unapproved fixture be removed and replaced with an approved fixture. Violation Fines will apply for non-compliance. The HOA office has sold all available inventory of dawn to dusk bulbs and light fixtures. Owners must now procure these items if needed via Lowe's, other hardware stores or the internet.

**OVERNIGHT PARKING:** Every vehicle parked in Riverwalk overnight MUST have one of two things: a Riverwalk decal affixed by The HOA Office to the right on the rear of the vehicle **OR** an unexpired visitor's pass issued by The HOA Office displayed clearly in the driver's side dash of the visiting vehicle. **NO EXCEPTIONS.**

## **HOA DUES ARE \$710 PER QUARTER**

**Effective 01-01-2023 the quarterly maintenance dues have increased as per the 2023 Budget approved by The Riverwalk Board of Directors on 12-01-2022. Communication was emailed (or USPS mailed if no email consent is on file) with details on 12-08-2022. Note dues are considered late if not received within 30 days of the quarterly due dates which are January 01, April 01, July 01 and October 01. If received after 30 days a late fee of \$30 and interest is applied.**

**Please be advised The HOA Office will no longer use flyers on residents' gates as a means of keeping residents informed.**

Placing flyers on gates is a very inefficient process that has become burdensome on already very busy staff, costly and messy (flyers are seen in the common areas, roads, etc.). Again, this is in an effort keep everyone in Riverwalk informed and updated with important information in the quickest, most efficient manner. **Please provide The HOA Office with an email address if you are currently not receiving communications via email.**

## **ENFORCEMENT OF SAFE DRIVING**

The HOA Office has received much feedback from residents regarding driving and is issuing violations as it relates to reckless driving, speeding and running stop signs. Keep in mind, Riverwalk is a residential community in which many residents walk, some with dogs, and children are out playing. Adhere to all stop signs and speed limits for the safety of everyone in the community.

Learn more or get involved by visiting the home page of [www.riverwalkhoa.biz](http://www.riverwalkhoa.biz) and clicking on [The Riverwalk Community Garden Website](#)

Have you heard about Riverwalk's Community Garden? Cultivated organically in 2021 by Riverwalk residents for Riverwalk residents!

**NO RESIDENT SHOULD TOUCH, ALTER OR TRIM ANY MANGROVES:** Riverwalk does not own the land that is adjacent to The Loxahatchee River. It belongs to South Florida Water Management who holds the riparian rights of trimming and Riverwalk must comply exactly with the permit given. Residents must be aware of the difficulties they may create by "clipping here and there" to enhance their own individual views, no matter how small of a difference they make, it could create an instance where ALL trimming is negatively affected. Trimming rights could be taken away from the entire community if the laws are not exactly followed. Not only would this lower property values, if proven who did it, they could be liable. Residents must not take things into their own hands. **Mangroves are specifically protected under Florida Statutes.**

## **Privacy Screens at Pools** **1 & 3 are installed!**



**Welcome to our newest Riverwalk Owners & Residents!**

Deborah Holick, Christopher Holick,  
John Simon, Laura Simon, Caroline  
Meadows, Corey Reed, Kevin Smith,  
Vanessa Silveira, Steffen Humbert,  
Celeste Humbert, Joseph McCloskey,  
Rhyder Ferguson, Christopher Smith,  
Mohammad Aziz, Melissa  
Westmoreland, Patrick Scheelk, Ryan  
Benefield, Casey Raynak, Monika Cruz,  
Benjamin Lackey