



**Riverwalk HOA**  
6285 Riverwalk Lane Jupiter, FL 33458  
Office Phone: 561-747-6209  
Email: [office@riverwalkhoa.biz](mailto:office@riverwalkhoa.biz)  
Website: [www.riverwalkhoa.biz](http://www.riverwalkhoa.biz)

*2024 1st Quarter*

*Newsletter*

## Wallboard Damage

Recently it has come to the attention of the homeowners' association that some units have experienced drywall damage. Drywall debris has fallen through the attic and into people's homes due to it not being secure most likely due to improper installation/unsecured trusses. The HoA is advising for your well-being and safety to look into the issue and possibly get an inspection and resolve the matter if it is affecting your unit. When incidents like this occur the homeowners' association is not responsible for any damage caused by these random events since this is an interior maintenance issue and only affects certain units and are unforeseen events. It is up to you, as the individual unit owner to check or have the interior of your attic inspected.



## Dogs in Riverwalk



Please be sure to pick up any waste 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.**

## **Please Do Not Feed the Wildlife**

*Riverwalk is home to an array of wildlife*

The Loxahatchee River is home to alligators, bull sharks and stingrays. Recently two Coyotes have been seen on property. Please do not feed or unintentionally feed them (leaving food or pet food out) since this could potentially cause them to enter the area.

**Playground Update: The Board of Directors is currently in the process of contracting the installation of the equipment. So far it has been very difficult to find an actual company that installs all the equipment since so very few private companies do it but they are currently in negotiations and work should start shortly.**

## 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.

**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 \$790 PER QUARTER**

**Effective 01-01-2024 the quarterly maintenance dues have increased as per the 2024 Budget approved by The Riverwalk Board of Directors on 12-07-2023. Communication was emailed (or USPS mailed if no email consent is on file). 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.**

**NOTE: Exception has been made for 1<sup>st</sup> quarter January 01, 2024, dues. The grace period for January has been increased from 30 to 40 days since processing times for quarterly coupons were delayed.**

## **ENFORCEMENT OF PARKING VIOLATIONS**

**WE HAVE HAD A SHORTAGE OF PARKING SPACES LATELY DUE TO THE HOLIDAYS AND INFLUX OF RESIDENTS. SINCE PARKING IS VERY LIMITED CODE ENFORCEMENT HAS BEEN INSTRUCTED TO MAKE SURE TO GIVE OUT VIOLATIONS TO ANY UNAUTHORIZED VEHICLES.**

**Pool Heater Update: Contractor has been paid and is currently pulling permits. Unfortunately permitting in Jupiter is a lengthy process but as soon the vendor gets the permits he will begin work.**

**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.**

## Happy New Year!

