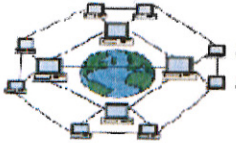




Riverwalk H.O.A.

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Newsletter January 2017



FREE Riverwalk Internet



Our internet cable system was shut down for 20 hours beginning on November 30th due to a failure of a switch on our incoming fiber line from AT&T. A new special purpose switch had to be ordered and installed on an emergency basis. Downtime related to this failure was minimized due to excellent service response times from our cable provider Windstream and our cable support contractors.

To further minimize the impact of any future internet equipment failures, the Board voted to install internet wi-fi at Pools 1 and 3. Pool 2 already has wi-fi service connected to Comcast that provides internet access, even in the event of a total failure of Riverwalk's internet system. To access the internet at or near pool #2, select the wi-fi network "300oceanpublic" and enter the password "palms300". When Pools 1 & 3 wi-fi internet is activated, the wi-fi network names will be "Riverwalk" and the password will be "rwhoa" at both pools.



Burglaries



Burglaries are continuing at Riverwalk. Recently cars were broken into near building 6143 and a pink bike was taken off the back porch in building 6222.

Don't be the next victim. If you have a security system activate it. Always lock your car, doors, and windows. Keep your front door/fence lights ON at night and call 911 if you see any suspicious activities.



Vandalism



For years Riverwalk has little or no incidents of vandalism. However, recently juveniles have been observed by residents damaging playground equipment, making racist comments to maintenance staff, spraying adhesive foam on the streets, etc. Some of these teens have been caught in the act and on camera and fines imposed by the Board.

Please be advised that all Rules & Regulations related to the pools, playground, docks, and tennis courts will be strictly enforced. For example, fines, will be issued to the parents of any children found in the playground or pool areas after dusk or before dawn. Cameras will be installed at all pools and the playground to record any violations.



Tree Removal Progress



The final phase of hazardous tree removal is now in progress. We have approval from the Town to remove a total of 79 trees. All of these trees will be removed, weather permitting, by the end of January. Where possible stumps will also be ground up to make way for replace Fox Tail Palms. Residents may use the mulch piles from stump grinding for their unit's flower beds.

There also a number of large coconut palm trees, all of which post a danger from falling coconuts to our residents. These Palm trees will also be removed. The removal of both the hazardous Live Oak Trees and Coconut Palms and replacement with maintenance free Foxtail Palms will significantly cut our expensive annual tree pruning costs for the future, plumbing & street repair costs, etc.



Home Inspections



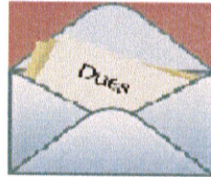
The Board wants to thank all of the unit owners of the 11 buildings who made all necessary repairs to their unit prior to painting! The community is really started to shape up! For those unit owners who failed to make required repairs & ignored the Association's repeated violation notices, the Board & Riverwalk's fining Committee voted unanimously to impose \$100-\$200 per day fines beginning November 22, 2016.

Even though no further painting of units will occur until 2019, the Association will begin to inspect all remaining 37 building for any violations beginning in Jan 2017 at a rate of 2-3 buildings per month. In order to avoid any fines related to repairs required for your unit, the Board strongly suggests that everyone refer to our Covenants and Rules & Regulations, which are on website riverhoa.biz, then begin correcting any violations for your unit now. Remember ANY repairs to your unit's structure must have a permit from Town of Jupiter and be made by a licensed contractor. Before beginning any work to your unit, the licensed contractor must stop by the office to pick up our specific Rules & Regulation related to repairs. Repairs to fencing need not be done by a licensed contractor or require a permit. However, all fencing repairs MUST fully comply with all of our Covenants, Rules and Regulations.

Anyone making improper repairs will be required to redo the repair. The 3 biggest improper repairs beginning made are (1) not using pressure treated fence caps milled to the Association's specifications, (2) not using hardi-board for repairs and (3) using the wrong style of hardi-board for a repair. Orr Woodworks in Jupiter knows all of the proper materials needed for repairs and will deliver all required materials free of charge.



2017 Dues Assessment



Primarily due to the unexpected \$53,000 expense for the 3 sink holes that had to be repaired in 2016, assessments for 2017 will increase from \$600 per quarter by \$20 to \$620 per quarter. A \$20 increase in quarterly dues only adds \$27,200 in revenue to the Association. So, this dues increase will likely need to continue into 2018 to cover the sink hole repair costs. The proposed Association budget for 2017 was mailed to all unit owners in November.

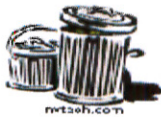


Collections



The Board has been aggressively pursuing past due collections, foreclosures, and liens for past due accounts. Again, during the last three months we collected another \$17,000 from 2 units in significantly past due assessment!

Anyone with a delinquent balance over \$1,000 has been notified via letter that their common area rights to use of the pool, boat ramp, internet, etc. will be revoked until their past due balance is paid in full. Also, anyone in the Boat Storage area or the waiting list will have the right to their space revoked and not put back on the Boat storage waiting list until their balance due is paid. Over the past year, the Board has successfully cut large delinquent account balances by about 70%.



Trash Containers



Under our new Rules & Regulations all trash containers must be hard rubber or heavy plastic & marked with unit numbers. Because raccoons break open soft plastic trash bags, they will no longer be permitted to contain trash on the common areas. See the new Rules & Regulations for specific procedures on handling trash disposal.

Violation notices will be issued for any trash containers placed out on the common areas before 6pm on Monday or Thursday. Trash containers left on the common areas after 6pm on Tuesday or Friday will be taken by the maintenance staff and violation notices issued by the office staff. Violation notices will also be issued where large amount of household trash, construction debris or appliances are left on the common area without first scheduling a special trash pickup from Waste Management.

Riverwalk HOA - Board Of Directors

- Ronald Perholtz President
- Stephen Nagy VP & Treasurer
- John McOwen Secretary
- David Huggins Director
- Michael Staley Director



Kayak Storage



There have been repeated warnings in our past newsletters to register & pay storage fees for all Kayaks on our storage racks. Kayaks that have not been registered have been removed from the storage racks and the owner's rights to use the racks may be revoked for failure to register and pay required past due fees. See the office staff for further information if your Kayak was stored on the Association's racks and is no longer there.



Club House



The Board voted to proceed to conduct a land survey, architectural plans for a clubhouse, and approval from the Town to build a clubhouse on the Tennis Court next to pool #2. Once these preliminary steps have been successfully taken, the Board will proceed to obtain membership approval to build the clubhouse. The approval process will involve providing the membership with the design plans for the clubhouse, the exact size, location and amenities for the club house, and the estimated cost & budget impact of the clubhouse.

Jim Pike, Property Manager & Gale Freese, Admin on Halloween




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