



Riverwalk HOA

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2023 1st Quarter

Newsletter



2022 Riverwalk Christmas Party!

Residents came together to mingle, jingle & celebrate the holidays! Santa joined us again & Alexis from Jaxel Media was there taking professional photographs. ****A very warm THANK YOU to:

- Casey with Riverwalk's Community Garden for the gorgeous hors d'oeuvre board made with herbs fresh from the garden
- Sharon, Tim, Jennifer, Rocco, Ron & Dave for party prep & set up
- Jennifer who home-made a delicious variety of cupcakes & sweets
- And EVERYONE who attended and made it so fun!

If you couldn't join this year, we hope to see you next year!

Have you heard about

Riverwalk's Community Garden?

Cultivated organically in 2021 by Riverwalk residents for Riverwalk residents!

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

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.

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 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.

2022 Roofing Project is still underway

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

Buildings involved are 6231, 6247, 6255, 6263, 6270, 6351, 6359, 6207, 6215, 6223 and 6239. The roof system is installed. The next part of the project is:

- **Fascia Painting** – ALL above buildings will move to the new white trim color. Painting will commence the first week in January. More detailed information will be sent directly to owners involved in the 2022 roofing project.
- **Gutter/Downspout Installation** - Note existing gutter replacement is part of the project. However, homeowners have the option to purchase additional gutter/downspouts at a fixed price should they choose to. More detailed information will be sent directly to owners involved in the 2022 roofing project.

Screens damaged as a direct result of the roofing project will be replaced/repared by The HOA after gutter/downspout installation is complete. Owners are responsible for the cost of replacing plywood, fascia and/or structural lumber that is rotten/deteriorated AND interferes with the proper installation of the new roof at their home. Each owner's wood replacement cost was assessed to their account on 12-13-2022. Letters detailing the wood bill were sent (mostly via email, a few via USPS mail) on 12-21-2022. The wood bill charges are due by 01-30-2023; a late fee & interest applies if not received by 01-30-2023. *****Nothing may be affixed to the new roofs because any penetrations can compromise the integrity 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 part of the roofing project. However, Brian Embick, owner of Beexact Home Inspections (www.beexactnow.com), is available to perform reports/inspections. Brian was hired by Riverwalk HOA, independent of Brilliant Roofing, as an additional professional resource to inspect the roofs and monitor the project while in progress. For Riverwalk Owners his price is \$95.00 for a wind mitigation report. He can be reached at (772) 486-2895. ******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.**

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.**

UNIT FRONT LIGHTING REQUIRED

Warnings are being issued and violation letters will be sent to units not in compliance beginning 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.

The HOA Office has purchased From Ace Hardware Greenlite Dusk to Dawn Bulbs, 9Watt LED (60-watt equivalent), Bright White producing 800 lumens available for residents to purchase at cost which is \$8.20 each. Please stop by the office. Owners do not need to bring a check, as the charge can be added to your account and may be paid in next quarter's dues. 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 purchased limited quantities of the approved fixtures and the base mount (if needed) are available for sale at cost in the office. Prices: Wall fixture \$76, Fence Fixture \$71, Base Mount \$12. These light fixtures are also available via the internet.

Light Activated/Crosswalk on Central Blvd. at Riverwalk's entrance:

Board President Ron Perholtz continues to address this topic and has been in meetings/communication with the Town of Jupiter asking for the light to be fully activated due to concerns of safety such as:

- Many middle & high school buses stop at The Riverwalk Entrance to and from school
- Children and Residents frequently cross Central Blvd to reach The Jupiter West Plaza
- Car accidents
- Observed that drivers many times do not realize when the light has turned red to allow firefighters at the fire station to exit when dispatched
- This particular intersection has 3 competing left turns, a rare factor.

Currently The Town of Jupiter does not feel the requirements to activate the light have been met. Thank you to the residents that have sent an email & shared their experiences/thoughts as to why the light should be fully activated/crosswalk added. Anyone who has additional feedback or did not send an email please do. This will allow Riverwalk HOA to present safety concerns directly from The Riverwalk Community to The Town of Jupiter.

THEFT FROM VEHICLES

UNFORTUNATELY, THEFT FROM VEHICLES CONTINUES TO OCCUR. IT APPEARS TO BE NOT AS FREQUENT, BUT NONETHELESS ONGOING. THE REPORTS RECEIVED SEEMED TO HAVE THE SAME THING IN COMMON - DOORS LEFT UNLOCKED. PLEASE KEEP YOUR VEHICLES LOCKED AND BE AWARE OF SUSPICIOUS ACTIVITY. RIVERWALK CODE ENFORCEMENT IS NOT "SECURITY", BUT IS ON THE LOOKOUT AND IS NOTIFYING THE POLICE WHEN NECESSARY. **IF YOU ARE A VICTIM OF THEFT, PLEASE CALL THE POLICE & FILE A REPORT.**

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. The company hired to professionally maintain the mangroves noted that one individual section seemed as if someone had lowered the heights, and in another location a ground level opening was created. Nature would have filled in this area if someone was not removing seedlings, so it is very apparent "someone" is keeping it open, and it is illegal to do so.

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.**



*Welcome to our newest Riverwalk
Owners & Residents!*

Robert Radli, Janet Radli, Sarah Twohill, Stephanie Twohill, Alexander Gillespie, David Megathlin, Michelle Megathlin, Matej Marolt, Susan Thomas, Jovan Blineau, Anne Gargano, Jennifer Gargano, Alrea Royer, Melody Kline, Ansley Hedegard, Amanda Penton, Annette Navarette