



Riverwalk HOA

6285 Riverwalk Lane Jupiter, FL 33458

Office Phone: 561-747-6209

Email: office@riverwalkhoa.biz

Website: www.riverwalkhoa.biz

2022 3rd Quarter

Newsletter

Re-roofing Cost & Impact on Riverwalk Assessments

The Association received extremely concerning news when the sealed roofing bids were opened last month. A total of 4 sealed bids were received to re-shingle just 75 units and the cost was approximately triple the cost of the 2021 reroofing project to reroof 84 units. In 2021 84 units were reroofed. The roofing consultant hired by Riverwalk indicated the costs, shortages and demands for roofing materials and labor account for this huge increase in our quotes for re-shingling. In addition, roofing costs are expected to go even higher with prices and supply shortages increasing rapidly each month. Jeff Albert Roofing's did a good job on our last roofing project. However, their latest bid was \$70,000 higher than our lowest bidder. The remaining two bids were over \$300,000 higher. Further complicating obtaining any bids to re-roof our buildings is the fact our roofs are sloped so steeply they are very difficult, even dangerous to re-shingle. All workers must wear ropes to prevent falling. The Association pays for most of the roofing project costs with the exception of any necessary wood replacement (plywood, fascia board, structural lumber) as outlined in the Governing Documents. Unfortunately, those costs have also increased significantly. Re-shingling our buildings is by far our biggest Association expense. In the next 5 years we will have to re-shingle a total of 256 units. Our current savings for all major future capital projects will be totally wiped out by just the cost currently bid (the four sealed bids received in June) for our current re-roofing project. Hopefully re-shingling costs will fall back to normal in future years. We have also found out our costs to paint our buildings will also be much higher than planned; preliminary discussions with painting companies indicate a ~20% increase in costs. Further complicating all of these huge price increases, residents have given feedback that insurance companies are refusing to insure our units because our roofs are only replaced every 20 years, even though we have not had any issues with our roofs lasting 20 years. We have been told that the insurance companies are lobbying the Insurance Commission to require roofs to be re-shingled every 15 years. If that happens, there will be a further significant impact on our quarterly assessments. At this point, budgeting for the costs to reroof with the bids currently received, to just cover just our known current and projected increased roofing costs it was initially discussed at The June Board meeting that the Association would need a Special Assessment of \$2,000 payable in two \$1,000 installments this year. Then, we need to increase Assessments from \$660 to a minimum of \$1,000 per quarter for 2022, 2023, and 2024. Even with this special assessment and increased quarterly dues our project saving balance in 2025 will be only \$66,000. A preliminary drafted copy of our current projected savings balance (incorporating the reroof increases) for the next 8 years is available in the office. Since roofing costs are continuing to increase dramatically each month, The Board anticipates making a decision to select a roofing contractor by our next Board meeting on July 21st and approve any resulting special assessment for 2022 which will be due during the 4th quarter of 2022. **The July 21st Board Meeting will be critical, so please plan to attend.** Even though we already have 4 bids, we have reached out to other local companies to obtain additional bids. Some bids have been received and the outlook is a bit brighter as some of the bids are lower. The Riverwalk Board of Directors will be reviewing these bids at their next meeting which is July 21st (the meeting was rescheduled from July 7th).

Security/Safety Concerns & Unit Front Lighting

This topic was discussed in the 2nd Quarter Newsletter and at the last several Board Meetings. Since February Riverwalk residents have experienced an extremely high number of thefts from vehicles. The pattern seems to be at night and the vehicle doors are unlocked. There have been no reports of forced entry into the vehicles to date. Police have indicated simply having good lighting is a deterrent to residential crime. In consideration of this and the recent crimes in Riverwalk The Board unanimously agreed that in effort to deter these crimes the enforcement of lighting Rules and Regulations would be strictly enforced. At a minimum all units must have working lights by each front door and on top of the front fence with at least the equivalent of 100 watts of illumination dusk until dawn. Most end units don't have fence lights; however, they have lights by their front door that must be turned on from dusk until dawn. Automatic Bulbs called "Dusk to Dawn" bulbs are another option, so there will be no need to manually turn these lights ON/OFF via a light switch. Initially Riverwalk Code Enforcement will place warning notices on your front gate for non-compliance regarding lighting requirements. But after repeated warning notices, a Violation Letter & Fine will be issued and reviewed by the Board. The office has purchased 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, no need to bring a check, we will add the charge to your account and you may pay the coming quarter with your dues.

Riverwalk Rules and Regulations, Section 24, page 20:
"Fence and Front door lighting outlets installed when the unit was built must be in working order and not be removed or covered up and approved lighting fixtures connected to those outlets must be kept in working condition with at least 100 watts of illumination and be turned ON from dusk to dawn."

If your existing light fixture(s) do not work or is/are missing, you must repair/replace it with the below approved fixture if the existing light fixture cannot be repaired and replacement is the only option. Any existing, operable, non-approved light fixture capable of at least 100 watts of illumination **need not be replaced now**, but any future replacement of the fixture **must be with an approved fixture**. Since as mentioned, we have taken current photos as to the status of each unit, anyone replacing an existing fixture that needs replacement must use an approved fixture to replace it. Any deviations will require the unapproved fixture be removed and replaced with an approved fixture. Fines may apply in this case for non-compliance. The office has purchased limited quantities of the approved fixtures and the mount needed. They are available for sale at cost in the office. These lights are also available via the internet.

Riverwalk Rules and Regulations, Section 3, page 5:
"All fence and porch lighting must be consistent in appearance with surrounding units, in proper repair and fully operational. Any fence or porch lighting replaced must use fixtures approved by the Association such as the 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)."

Security/Safety Concerns & Unit Front Lighting (continued from page 1)

Below are pictures of approved fixtures.



Please Practice Safe Driving!!!

The office has received much feedback from residents regarding driving. Remember, this 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. The Office has reached out to Jupiter PD and requested random speed/stop sign checks in the neighborhood. The office has also issued violations as it relates to reckless driving.

Storm Water Drainage Issues

As discussed at several board meetings, all of the storm water in Riverwalk drains into our lake through huge underground pipes, most are concrete. When the lake gets too high the water drains from the lake to the river. The storm water pipe system from the Lake to the River has been inspected. The drainage system next to the lake (referred to as the Weir Project) had to be replaced recently at a cost of about \$75,000. We have also uncovered concrete pipe cracks inside the storm drains carrying storm water to the lake. These pipe cracks suck soil into the storm drain causing our streets to crack and sink directly above a storm drain crack. We have already repaired the street and a crack next to 6383 and discovered another crack in the street between Pool 2 and Building 6287. To determine on a test basis the exact extend our storm water drains may be cracking, we are moving forward on a \$7,000 project to run a camera down the storm drain from building 6295 to the lake to determine exactly what is occurring in just one of our storm drain pipe systems runs draining into the lake.

In a continued effort to keep the common areas of Riverwalk clean do not place any refuse (household garbage, bulk garbage, vegetation or recycling) out earlier than the evening immediately prior to Waste Management's designated pick-up day. The HOA is aggressively enforcing these rules and issuing violations. Please see Rules & Regulations, section 8. Refuse located at: <http://www.riverwalkhoa.biz>.

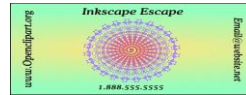
Other Projects

Many recent repairs at Pool 2: We are working on fixing the 3 underwater lights, two cracks were located and repaired, and the main pump had to be repaired.

Several Palm Trees next to Dock 2 were in danger of falling onto the dock. These Palm trees had to be cut down, which was approved by South Florida Water Management.

The Association is also looking into the feasibility of installing solar lighting on the docks, providing a hose hookup near the Kayak rack to clean Kayaks, and adding additional spaces to existing racks to expand the storage capacity for residents to store and enjoy their kayaks, paddleboards, and canoes.

PET WASTE & DOGS ON LEASH!!! As per Riverwalk's Rules & Regulations: "All pets on the common areas must be leashed to their owner at all times. No pets are permitted to roam free on Riverwalk property, including adjoining property next to the C-18 canal leased to the Association by South Florida Water Management under a restrictive use permit." Additionally, owners must **clean up after their dog(s)**. Riverwalk now has a total of 15 Dog Stations, complete with waste bags and a waste bin. The office is receiving a lot of feedback regarding dogs off leash & dog waste and is issuing violations and encouraging residents to report these incidents to the office.



Newsletter Advertising



Advertising ("ad") material may be submitted to be included in the Association's newsletter sent out with each quarterly assessment billing. The fee for inserting a black and white business card size ad is \$50, \$175 for a half page ad and \$300 for a full page ad, which fees may change as determined by the Board. The content of any ads submitted is subject to Association approval and a possible disclaimer notice before being included in an Association newsletter.



Welcome to our newest Riverwalk Owners & Residents!

Jonathon Ramos, Alexandra Kuhn, Robert Fleming, Justin Karlsen, Ke Li, Claude Pinder, Christopher Soviero, Adam Posset, Christopher Hansen, Cheryl Hansen, Ralph Hansen and Richard Kotarski