



# Riverwalk HOA

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# Newsletter October 2018



## HOA Hurricane Preparedness



2018 has become an active year for hurricanes and tropical storms. HOA owners and residents should be aware that Riverwalk has procedures in place in the event a named storm is forecast to impact our area. Our staff will be busy securing pool furniture, boarding up the office, and handling many other necessary tasks prior to a storm arrival. We ask that all residents take action to secure their units, including removal of all items from the front and back patios and any personal belongings in the common areas. Our staff will likely not have the time or manpower to handle removal of resident items. Rest assured that all other important tasks around the community will be tended to. By all being considerate and working together we can assure that the Riverwalk community is fully prepared to handle whatever weather events may come our way.



## Re-Roofing and Budget Effect



Board President Ron Perholtz is also on the Board of Directors at Jupiter Village. It was there that he learned of the dramatic rise in roofing costs. Riverwalk had budgeted on a 10% increase overall for re-roofing, however it has gone up to roughly double the amount planned on. This will be discussed at our next meeting, with options to begin re-roofing as planned in 2020, or to push the project back to 2023. To start in 2020 would mean a quarterly fee increase of \$130 for 2019 and onward. To begin in 2023 would mean a quarterly fee increase of \$60 for 2019 onward. Please attend our next meeting and weigh in on what you as an owner would prefer. Meeting date will be posted once decided upon.



## Centerstate Bank Update



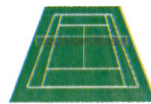
Centerstate bank does not accept HOA payments directly. Please disregard the information in the July newsletter.



## Payments Made After September 15 Up Until Quarterly Statement Book Arrives



Often enough, when the quarterly HOA Fee Statements are mailed out from the bank, the office gets questions about why the printed statement amount received differs from what the owner actually owes. The reason for this is that an "Amount Due" report is generated from the office on the 15<sup>th</sup> day before the start of each quarter. This report is sent to the bank on the same day, the 15<sup>th</sup>. Any payments made after the 15<sup>th</sup> will not show up on the statement the bank mails out. It will be recorded in our management computer and applied to the owner's account, but the bank statement that owners receive in advance of the next quarter won't reflect the payment made.



## Riverwalk Project Updates



**Playground Fence.** Gates will be ordered and installed that are compatible with the existing fence. At such time as the fence becomes damaged beyond reasonable use, management will contract with a company to fabricate a heavy-duty fence similar to what is around the pools and the pool pump areas.

**Tennis Court Revision.** The proposed racquetball court has been deleted due to cost. Revised blueprints eliminating the court are in the process of being signed, sealed, and sent to the vendors previously selected for the project. Expected completion is the end of 2018.

**Boat Dock Repair.** The existing wood on the dock side walls has slowly decayed over time. It is being replaced with Marine-Grade wood which will hold up much better to the elements and will be a nice improvement to the dock and launching ramp area.



## Did You Know?



**PETS:** The following dog breeds are prohibited from Riverwalk: Pit Bulls, Rottweilers, Doberman Pinschers, Chow Chows, Great Danes, Boxers, German Shepherds, or Alaskan Malamutes. This includes any mixed breed dogs who have partial breeding from any of these.

**NUMBER and WEIGHT LIMIT:** The maximum number of pets permitted per unit is two (2). There is no size limit for the first pet. Limit for the second approved pet is fifty (50) pounds. Please reference Article 7, Section 7.1.7 of the Governing Documents.



### Closed Board Meetings



In June 2018 the Association Board of Directors had a "Closed Meeting". This was for discussion of legal options and strategies in a lawsuit involving a Riverwalk unit owner. Unlike other Board Meetings that are open to owners, a closed meeting is for the Board only. Typically, closed meetings are for legal purposes, Association personnel issues, or other confidential matters. The meeting is still noticed at least 48 hours in advance, and minutes are kept like a normal open meeting.



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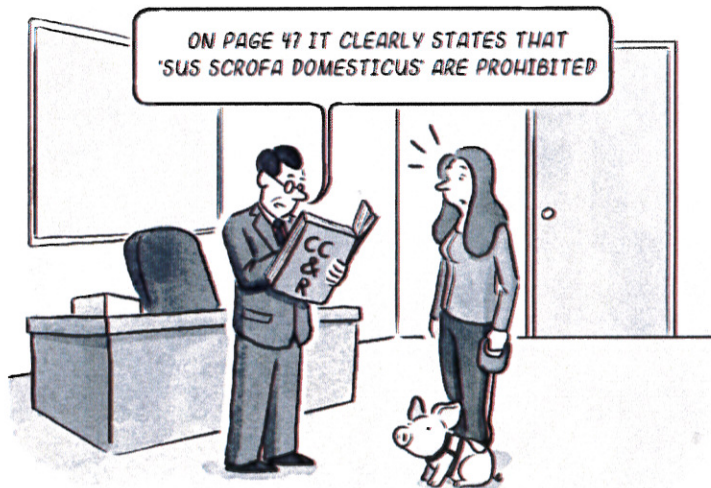
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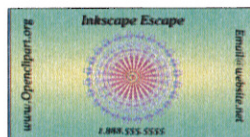
### Assigned Space Rule for Owner Parking



As a reminder, Riverwalk requires owners with a single vehicle to park in their numbered assigned space rather than taking over a guest space. This is to keep as many guest spots open as possible.



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### 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.