



Riverwalk HOA

6285 Riverwalk Lane Jupiter, FL 33458
Phone: 561-747-6209 Fax: 561-909-0847
Email: riverwalkhoa@comcast.net
Website: www.riverwalkhoa.biz

2021 3rd Quarter

Newsletter

Water Fountain at Sports Court Now Open

The Riverwalk water fountain located at the sports court passed final inspection and is now ready to enjoy! Thank you to The Riverwalk Maintenance Team, Roberto & Jorge, for their hard work in constructing it.



Our Riverwalk Maintenance Team, Roberto & Jorge, have been slammed with many different projects. They are doing a great job and by keeping the projects in house Riverwalk is saving quite a bit of money. Feel free to give them a smile or a thank you if you see them around Riverwalk!

QUARTERLY DUES

In lieu of dropping off payment to the HOA office/drop box it is encouraged to pay quarterly dues by one of two means:
1. Using the provided coupon stub & envelope and placing it in the mail (*Remember owners have 30 days until dues are considered "late"*)
2. Setting up online bill pay via your bank. Did you know most banks offer this convenient service complimentary? It is a great way for you to stay in control of your bills, manage your money and schedule automatic or one-time payments. If you choose to pay your dues using your bank's bill pay service, please use the address located on your quarterly coupon as the mailing address. Your building-unit number (i.e. 6285-1) should be used as the account number if requested by your bank. **Payments are processed more efficiently in this manner.**

Riverwalk Roofing Project Update

SCREEN/FRAMING CUT OR DAMAGED DURING

THE ROOFING PROJECT: Roberto started re-screening several weeks back and is working his way through the community in the same order as the roofing project. He has now completed Phase 1 (buildings 63xx) and has begun Phase 2 (buildings 62xx). There were a few unexpected issues that arose in regards to the screen framing: 1. Some of the prior screen patio frames were nailed to the brow roof (**this CANNOT be done as it compromises the roof system in that area AND voids the roof warranty**) and 2. the larger gutter installed did not fit the same as the previous gutter due to size. There are 13 units that will require new/added framing due to one/two/and in some cases both two above scenarios. If you are in Phase 1 and still have missing screen, then your unit is affected. The Riverwalk Board of Directors agreed that the HOA would hire the right company to correct the framing issues referenced above. Unfortunately, it was difficult to secure a company due to a variety of reasons. However, we have secured a professional company and tentatively confirmed that this framing work on the screen patios will begin mid July; this was the earliest time frame available. We apologize for the delay and thank all involved in advance for their patience.

ATTIC INSPECTIONS BEGINNING SOON: Unit owners who received a new roof in 2021 will be contacted soon by The HOA and/or Jeff Albert Roofing (details still being coordinated) to schedule an attic inspection to confirm 1. the proper vent covering is in place for each flexible venting pipe and 2. to ensure proper placement of these pipes to the attic ceiling.

Fence Repairs

The SE Corner of the sports court fence was severely damaged during an unexpected and powerful storm in April. First it was reviewed if these repairs should be covered by Riverwalk's property insurance. After review and discussion with our representative it was more cost effective to make the repair on our own. A local, reputable fencing company was hired. Unfortunately, they were booked out many weeks to begin. We anticipate the sports court fence being repaired by early to mid-July. We are also in the process of replacing/repairing a portion of the boatyard fence, the fence behind building 6288 and the fence near building 6230.

Shredding

As this newsletter is headed to printing Riverwalk planned a complimentary shredding event from 9:30am to 10:30am on Saturday, June 26th. Three boxes maximum were allowed. The boxes could include: **Staples, rubber bands, binder clips, credit cards, wired notebooks. BOXES COULD NOT INCLUDE: binders, CDs and hard drives as they cannot be accepted. *We may have this event again in the near future depending on the level of community interest***

HOA Office News

During the many ongoing projects and new staff, the resident open office hours remain limited. Many questions may be answered on our website. If not please email riverwalkhoa@comcast.net or call the office for assistance. We appreciate your understanding.

DOG WASTE

No one enjoys stepping in dog waste... Please be courteous of your neighbors and clean up after your dog(s)! Riverwalk has a total of 13 Dog Stations, complete with waste bags and a waste bin. Look for two additional stations that are being installed near the boat ramp/kayak area and along the river behind building 6279. The office is receiving a lot of feedback regarding dog waste and is issuing violations and encouraging residents to report incidents to the office.

PLEASE PICK UP AFTER YOUR DOG(S)!

Pool Incident in May:

A child defecated at a pool in May. Know that this closes the pool and severely disrupts a normal, already busy day at the HOA office. **“Children not toilet trained are not allowed in the pool without swim diapers designed specifically for the purpose of pool use.”** As many residents are aware, the pools and other common areas are monitored by video surveillance... and the HOA is very serious about babies/children properly clothed at the pool. The HOA can access a unit owner for the cost of clean up after an incident involving defecation which is much higher than a typical \$100 fine.

A SPECIAL NOTE TO OWNERS THAT LEASE THEIR UNIT: As per page 14 of Riverwalk Rules & Regulations: **“Violations of the Rules and Regulations by a Unit Owner, tenant, or guest may result in a fine against the Unit Owner.”**



Boat Ramp: The office received multiple reports from Riverwalk residents that the bottom of the boat ramp was not level when pulling a trailer in/out; usually during low tide. We took action to correct this issue. During several days of extremely low tide in May we located the unlevel areas and added some medium-large pieces concrete then filled the smaller remaining gaps with aggregate 57 (small rock & shell). We would love to hear from residents using the boat ramp that the issue has been resolved.

Termites: A few unit owners have contacted the office to inquire about fumigation as they are experiencing problems with termites. Please know the HOA dues do not cover any termite treatment; this cost and choice to do so is up to the unit owner. The HOA has no authority to force any unit owner to comply with fumigating their unit. If you are thinking of fumigation your best course of action is to coordinate directly with the unit owners in your building. Note that due to privacy the HOA is unable to provide owner contact information.

Residents have given the office a great deal of feedback on issues they would like to see resolved. Bulk Garbage & Receptacles is at the top of this list. The HOA is aggressively enforcing these rules and issuing violations. Please see Rules & Regulations, section 8. Refuse located at <http://www.riverwalkhoa.biz/governing-documents.html>
Let us all please take responsibility to ensure the cleanliness and appearance here in beautiful Riverwalk. Thank you.



Welcome to our newest Riverwalk Owners!

Juan Ruiz Matallana, Laura Quintero,
Christopher Seymour, Richard Allen,
Kourtney Chase, Brooke Connor, Brianne
Davis, Dianna Russo, Jon Bauer, Marissa
Bonetti, Jon Ungarten, Jane Ungarten,
Chris Harbur, Christine Clark, Christine
Clark, Seth Romaine