



Riverwalk HOA

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2021 4rth Quarter

Newsletter



The Maintenance Team is in the process of repainting the signs at the beginning of Riverwalk entrances and all other sign posts. The signs & posts coordinated with Riverwalk's previous building color schemes; therefore, it was time for a fresh look as we transition to the new building color schemes.

For your building's new color and year in which it will be painted visit The FAQ tab on Riverwalk's website!

FENCE REPAIRS: There have been several hold ups in regards to repairing The Sports Court Fence that was damaged in the unexpected yet powerful April storm; Riverwalk signed a proposal with a fencing company shortly thereafter. Initially the fencing company was sure the repair would not need a permit and Riverwalk was on their schedule, awaiting the work to be done, which was ~2 months out. Riverwalk was told later by Town of Jupiter a permit would be **required**. After the permit was applied for and in process there were disagreements over the timing of the project between Riverwalk and the fencing company. New quotes were obtained for the work and a new fencing company was chosen. The permit is currently in process; once approved by The Town of Jupiter the fencing contractor will be on property within 2 weeks to begin repair. Your patience is continued to be appreciated! Regarding the remaining 3 fence repairs/replacements (6288, 6230 and the West side of the Boat Yard) another fencing contractor was hired, permitting is in process and we expect the work to begin by end of October latest.

2020 Year End Financials: Riverwalk's 2020 Audit is completed and available to review on the website (www.riverwalkhoa.biz) under the documents tab. A copy of this financial report is available to any member (owner) upon request at no charge.

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.



All Riverwalk Buildings will receive a new building address sign!

The Riverwalk building address signs are in disrepair and/or missing. This issue was discussed at recent Board of Directors meetings. Three different samples were created by the sign company Riverwalk works with and hung on Building 6287 as options. There was much discussion and deliberation about which sample to choose. The Board of Directors voted to use the above style of sign, one on each building at Unit 1 and centered midway below the roof peak. The new signs will comply with fire code in that each number is 8" tall. The Board took an extra step in that the numbers will also be reflective. We anticipate installation to begin late September.

Riverwalk Dock Pilings: It was discovered that many dock pilings are in poor condition. Different solutions and quotes were presented for The Board of Directors to review. It was decided that the pilings would be repaired and reinforced with the installation of "snap jackets". Dock 2 has since been repaired and opened to enjoy (it was closed due to safety concerns). The remaining docks will receive the same repairs and that work is currently in progress.

The Entrance LED Billboard is being replaced with a TV: As most residents have seen the LED board was in need of replacement which can cost upwards of ~\$5,000. Replacing the LED board with a TV is much more cost effective and will allow for a broader range of communication and graphic designs. If you have suggestions or items you would like to see on the entrance billboard please let us know by sending an email to: office@riverwalkhoa.biz

Update regarding The Weir (previously discussed as "sinkhole")

Riverwalk recently had The Weir structure (located next to the pond) and the storm drain pipe connected to it professionally evaluated due to the sinkhole that has formed alongside of The Weir. All excess water in Riverwalk first flows into The Pond; then if the pond level is high it flows out to The Loxahatchee River through The Weir and connected storm drain pipe. For safety reasons The Board of Directors voted to fill the sinkhole with aggregate 57 (small rock & shell) for the time being until a final solution is met. The system was visually inspected using cameras. Riverwalk received preliminary reports. The great news is that the majority of the pipe is concrete vs. galvanized metal. Riverwalk is still awaiting a more detailed diagnosis and proposed solutions.

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 recurring 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.**

HOA Office News

During the many ongoing projects and new staff, the "open" office hours remain limited to 8:30-9:30 & 4:30-5:30 Monday through Friday. If these times conflict with your schedule we can set up an appointment as well. Many questions may be answered on our website. You can also email us via our new email address which is: office@riverwalkhoa.biz or call the office for assistance. Thank you.

Below are Insurance professionals who also call Riverwalk home. Feel free to reach out to them with your insurance questions or needs.



Kyle Young
Agent
kyle@accessaip.com

105 S Narcissus Ave. Ste 512,
West Palm Beach, FL 33401

2850 N Andrews Ave.
Ft Lauderdale, FL 33311

Cell: 561-309-2033

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Dylan Stump
Account Manager

3610 SE Federal Highway Suite 5
Stuart, FL 34997-4905
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Trey Yelton, Agent

For a quote visit www.treyyelton.com



Owners involved in The 2021 Roofing Project:

If you received wood replacement (plywood, fascia or structural lumber) or additional gutter on your home you will have an invoice sent to you from The HOA and payment is due by October 30, 2021. Please note late fees & interest will apply if payment is not received by this date.

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."

DOG WASTE

No one enjoys stepping in dog waste... Please be courteous of your neighbors and clean up after your 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 dog waste and is issuing violations and encouraging residents to report incidents to the office.

PLEASE PICK UP AFTER YOUR DOG(S)!

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.

The Riverwalk Board of Directors recently discussed the condition of some of the grassy fingers between units and buildings. Many of the palm trees planted after oak tree removal are not flourishing due to some oak stumps still present. The concern is that there are water mains located in these fingers. There are proposed solutions in the works to address this issue without damaging the water lines underneath.



Welcome to our newest Riverwalk Owners!

Michelle Abruzzo, Kevin O'Malley,

Robert Trevisanutto, Doreen Trevisanutto,

Triton Payne, Thomas Conway,

Lisa Conway, Jake Agnos, Georgia Matthews,

Michael Groover and Vanessa Milroy