

Spring Newsletter

Riverwalk Homeowners Association

Inspection and copying of Association records

Recently a number of residents have requested budgets and financials, in an effort to better serve you the budget and financials will be posted on the Association website. The 2010 financials are currently being audited by John Vaccarro CPA. When the audit is complete we will notify the community that copies are available for pick-up in the Association Management office. Additionally, for your convenience audited financials for 2010 will be placed on the website when complete.

Each Homeowner is entitled to inspect and copy records. If the request is for documents greater than 25 pages, the actual cost that is incurred will be charged to the requesting member for the preparation and copying of records as the same may be quite expensive to the association. Should a request for documents be unusually large the Association may require a deposit prior to duplication to ensure all costs are covered and no bad debt is incurred. Please, understand that homeowners have the right to these documents but also have the right to pay for them. If every homeowner requested several thousand documents, and they were free, the Association would go bankrupt.

Payment Reminders and Late Notices...why?

Some of you may be wondering why you got a payment reminder on the 15th day of the quarter when you brought your check into the office on the 14th day of the quarter. Or you got a late notice on the 30th day of the quarter when you brought your payment in to the office on or before the 29th day.

The manager only travels to the accounting office once every two weeks. If you brought your check into the office it may still be in the safe at the office. Late notices (reminders on the 15th) are automatically generated by the computer for anyone whose payment has not been received by the accounting office.

Payments are only posted to your account after they have cleared the bank.

Therefore dropping off payments at the office is the least efficient way to pay your quarterly dues.

In order to keep operating costs low it is not feasible to pay for the Property Manager's gas and time for travel to the accountant or bank every day or to use a courier for that purpose.

Please send your payments to the address on the back of this newsletter and on your statement.

If you cannot, we understand, but you may get a late notice for the reasons stated above.

If you think that you have gotten a late notice in error, please contact the office and we will verify that your payment has been received. Erroneous late fees will be removed if a payment was received in this office or by the bank before the deadline.

Special points of interest:

- Seasonal residents must close their shutters before leaving for the summer.
- Please remember that pool parties of more than eight persons require a deposit of \$50 and guest passes of \$1 each for each person exceeding the 8 person limit.
- Trash pickup is on Tuesday and Friday mornings. Please put your trash out for pickup on those days. Also, please remember to bring your trash cans back in that evening.
- Leave your fence lights on at night for security purposes.
- All prospective homeowners and tenants must undergo a background and credit check according to Riverwalk documents. Landlords please make sure your applicants are aware of this procedure.
- Please remember to pick up after your pet. Receptacles have been placed around the community for your convenience.
- Remember to keep the boat yard and boat ramp locked when not in use.
- Planting in the common area is forbidden by our governing documents and unauthorized plantings will be removed.

Riverwalk Homeowners Association

6285 Riverwalk Lane
Jupiter, FL 33458

Phone: 561-747-6209
Fax: 561-747-6469
E-mail: riverwalkhoa@comcast.net

...a great place to live and play

WE ARE ON THE WEB!
WWW.RIVERWALKHOA.BIZ

Rhiannon High We Salute You!

Maintenance assistant of three years, Rhiannon High, recently joined the Army and just started basic training.

We here at Riverwalk will miss you and thank you for your sacrifice in these dire times for our country.

Good luck in this venture and all you do.

VANDALISM!!!

Recently a life was taken on Riverwalk property.

A magnolia tree that could prove costly to replace was planted on Riverwalk property. This past week branches were ripped off that tree by human hands. Unfortunately, when vandalism takes place on this property, it may cost the homeowners.

If you have any information that could lead to the apprehension of the criminal responsible please call the office or contact the authorities.

From the President

Dear Community Members,

Please join the Board of Directors in welcoming Mr. Tim Hatton as Treasurer. The board serves voluntarily and we thank him for joining us in this very important position.

This past February, voters for a majority of the quorum demonstrated their approval of the way the current Board is operating the community as well as the direction it is going. We'd like to thank you for recognizing our hard work over the past few years and agree that the community has never looked better.

While canvassing the neighborhood and speaking with unit owners, it was made clear to me that most of the folks' concerns are regarding the ongoing pet waste problem, a desire for increased rule enforcement as well as increased communication in the community. Unit owner, please read your governing documents, review the rules and make them available to your renters. Rules are not meant to exclude anyone, but to include everyone. Pet owners, please use the pet waste stations we have made available and encourage everyone to do the same. Riverwalk communications can be found on the website, posted at the pools and through the newsletters. We are working on an informational CCTV channel for Riverwalk. The single most important thing a unit owner can do is attend the monthly meetings at pool 2 where the Board meets to conduct official business of the association. Presently there are about ten people out of 340 attending. Apathy is the biggest enemy of shared ownership communities. To improve community involvement we will be asking volunteer owners to sit on various committees. Information can be obtained by calling the office at 747-6209.

2011 will bring pond repair using the matching grant money from TOJ, the remainder of units will have their front landscaped, collections will be aggressively pursued, and owners will be directed to repair units.

We will continue cleanup of the common area and pressure washing as needed. We will enforce the rules.

Thanks again for your support during the election and allowing us to continue making Riverwalk a place to be proud of calling home.

Barbara Hanson

President