

6285 Riverwalk Lane Jupiter, Florida 33458

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VOLUME 1, ISSUE 1

JANUARY 2010

## IMPORTANT REMINDERS

- Please leash your animals.
- Please clean up after your animals.
- There are no baby gates or other barricades permitted on the exterior of units. Please remove them if you are in violation.
- The vehicle limit is two, unless you have three drivers in the unit, then the limit is three. All other vehicles will be towed.
- Please remove unapproved window coverings such as: aluminum foil, peeling and damaged tint.

## ATTENTION HOMEOWNERS

### PLEASE SEND PAYMENTS TO:

Riverwalk HOA C/O  
Anchor Commercial  
Bank  
P.O. Box 30291  
Palm Beach Gardens, FL  
33420

Doing so will avoid late processing of payments and erroneous late charges.

## Dues increase, why is it necessary?

Over the last year over 20 of Riverwalk's delinquent accounts, which are in collections, have entered into bank foreclosure. This impacts the community in several ways. Firstly is that current dues are not being paid by these units reducing the annual revenue by \$68,000 (including all delinquent accounts) per year. Secondly, there are attorneys' fees associated with these delinquent accounts which become the association's responsibility to pay in the event that a bank files for foreclosure or the member associated with the unit declares bankruptcy. Recently the collection attorney has called in the debt owed on more than 20 accounts amounting to close to \$50,000. This situation has created a deficit for the coming

year of \$118,000.

Operations and repairs must continue in order to properly maintain the community. Landscaping and road repairs were necessary to bolster property values. In spite of all the necessary repairs, last year we managed to come in under budget by \$30,000. This has offset some of the deficit amount, however, there is still work to be done in the common elements. Two of our three pools are in need of repair, the retention pond is eroding, concrete parking areas are in need of attention, the wooden fence which separates Riverwalk from the adjacent community is in need of repair or replacement, and the playground is in need of new equipment, etc. These

repairs alone could be quite costly and have been in need of attention for some time.

The association is working hard to rectify this situation, however, a dues increase is only part of the plan to offset this shortfall. The association has already taken title to two units and is currently collecting rental income. Moving forward all accounts which are delinquent more than one year and not on a payment plan will be treated in this fashion.

Additionally, motions to compel bank foreclosure have been filed for a number of units which are in a condition unsuitable for habitation.

We thank you for your understanding during these trying times.

## Vandalism and Littering Costs You Money

Vandalism and littering costs you money. Constant repairs to the playground, pools, pool furniture, fencing, umbrellas, removal of graffiti, damage to vehicles and individual units represent a sizable amount of money spent each year. Litter is an ongoing problem as well and is responsible for large amounts of wasted time, time better spent on other projects.

Landlords and homeowners beware, you will be held responsible for your actions and the actions of your tenants, children and guests. You will be billed for the cost of repair, time associated with making the repair and sent to the fining committee for violating Riverwalk rule. Additionally, anyone caught or seen littering will be billed for one hour of maintenance which could be as much as \$25. Failure to cover your trash or use proper receptacles resulting in litter will be treated as a litter violation. You will be charged for clean-up and sent to the fining committee.



Riverwalk HOA

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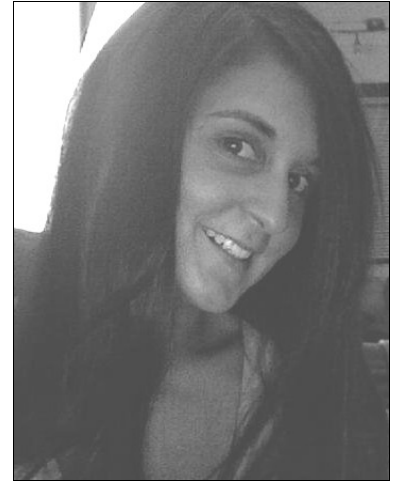
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Announcement:

Allyson Awasthi, Office  
Secretary, is  
no longer  
with us.  
We wish  
her well!



## 🧦 Holiday Party 2009 🧦

Riverwalk's second annual community Holiday Party was labeled a success! Don't wait for the next big one. We encourage you to join your friends and neighbors, organize a potluck and enjoy it poolside. It's here for YOU!

