



Riverwalk HOA

6285 Riverwalk Lane Jupiter, FL 33458

Office Phone: 561-747-6209

Email: office@riverwalkhoa.biz

Website: www.riverwalkhoa.biz

2022 2nd Quarter

Newsletter

Landscaping: The Riverwalk Board of Directors (“The Board”) appreciates every owner’s good intention and effort to improve Riverwalk especially considering the time and expense required to replace plants. The topic of hedges has come to the attention of the Board that over the years, hedge plants in many areas have died or are in poor condition, possibly due to lack of irrigation or fertilization. Riverwalk’s Governing Documents require The Board to preserve the common areas at the Association’s expense. The Association common areas are anything outside of a unit’s fence line. Some end unit’s property may extend to the outer edge of their sidewalk, which can be determined by looking at the survey boundaries for the unit. With regards to the landscaping in front of unit fencing, the Board has currently approved only the following three types as hedge plants: green island ficus, arboricola & variegated arboricola (pictured below).



The policy of the Board is to ensure consistent hedges in front of a given building using only one of these three types of approved plants. Without Board approval, many unit owners have removed existing hedges and installed other plants, pots, etc. However, when an owner deviates from the list of approved plants to install what they like, their neighbors may not like what they have done. We all depend on the Board to mitigate such differences of opinion and properly maintain the appearance and property values in Riverwalk with consistency in mind. Any alteration of the common areas requires advanced Board approval. At the last Board meeting it came to the attention of the Board that a unit owner removed an existing approved hedge in front of their fence, covered the entire area with large tiles, then put potted plants on the tiles without Board approval. This change was totally out of line with the consistent hedges in the adjoining units. Photo below:



This change in the landscape will be removed and restored to the hedges consistent with the rest of the building. Photos have been taken of each unit’s existing landscaping. A fine will be levied for anyone who changes any common area landscaping without prior Board approval. In addition, the Unit Owner may be assessed the cost to restore the landscape as the Board deems necessary. The Association has only a limited budget for landscaping and cannot fix all the unauthorized changes made over the years at once. With Board approval a unit owner may install new approved plantings themselves at their expense that are consistent with the existing plantings for their building using one of the approved plantings.

Within our existing budget, the Boards future Landscaping priorities are as follows:

1. Photos on file of the current landscaping in front of each unit to prevent any further unauthorized changes to the Association’s property (common areas).
2. Replace any plants that are damaging fencing or other property with approved plants.
3. Where approved plants are in poor condition, verify the irrigation system is functioning properly and/or fertilize the plants.
4. For any unapproved plants, replace them with approved plants.

Security/Safety Concerns & Unit Front Lighting

In February Riverwalk had two different incidents where there were men caught on camera stealing from parked cars late at night; there were many more incidents of theft from vehicles during this time. One of these thieves was caught by a Riverwalk resident when his front door “Ring” camera alerted him someone was in front of his unit. He got quality video of the thief and quickly alerted the police who caught the thief, arrested him, and used the ring camera video as proof. Ring Camera systems are cheap and each to install. In the past, the police indicated simply having good lighting is a deterrent to residential crime. In consideration of this and the recent crimes in Riverwalk The Board voted at the most recent meeting to begin enforcement of lighting Rules and Regulations, **beginning on May 1, 2022**. At a minimum all units must have working lights by each front door and on top of the front fence with at least the equivalent of 100 watts of illumination in each light fixture from dusk until dawn. Automatic Bulbs called “Dusk to Dawn” bulbs are another option (see photo below), so there will be no need to manually turn these lights ON/OFF via a light switch. Most end units don’t have fence lights; however, they have lights by their front door that must be turned on from dusk until dawn. Initially Riverwalk Code Enforcement will place warning notices on your front gate for non-compliance regarding lighting requirements. But after repeated warning notices, a Violation Letter & Fine will be issued and reviewed by the Board. Riverwalk Rules and Regulations, Section 24, page 20: “Fence and Front door lighting outlets installed when the unit was built must be in working order and not be removed or covered up and approved lighting fixtures connected to those outlets must be kept in working condition with at least 100 watts of illumination and be turned ON from dusk to dawn.” Picture below: 100-watt bulbs sold at Home Depot and other retail stores which will automatically turn on/off from dusk until dawn. **It is strongly suggested to use one 100-watt bulb in each socket of a fixture.**



If your existing light fixture(s) do not work or is/are missing, you must repair/replace it **by May 1, 2022**, with the below approved fixture (if the existing light fixture cannot be repaired and replacement is the only option). Any existing, operable, non-approved light fixture capable of at least 100 watts of illumination **need not be replaced now**, but any future replacement of the fixture **must be with an approved fixture**. Since as mentioned, we have taken current photos as to the status of each unit, anyone replacing an existing fixture that needs replacement must use an approved fixture to replace it. Any deviations will require the unapproved fixture be removed and replaced with an approved fixture. Fines may apply in this case for non-compliance. See below:

Riverwalk Rules and Regulations, Section 3, page 5:
 "All fence and porch lighting must be consistent in appearance with surrounding units, in proper repair and fully operational. Any fence or porch lighting replaced must use fixtures approved by the Association such as the Portfolio Brayden Mystic Black Fence Post Light Model #: LWS1204E (Item#: 338654 at Lowes) & post mount Model #: PB-01MBK (Item# 358617) or the Patio Wall Light Model#: LWS1204C (Item#: 338651 at Lowes)." These lights are also available via the internet.



Kayak Area Beautification COMPLETED

Last year Riverwalk's Maintenance Team began replacing the very well-loved wooden kayak racks. All Eight kayak racks have been replaced by The Maintenance Team with new wood and new numbers. Some kayak racks now eight vs. six spaces. Currently all kayak spaces are full; if you are interested in storing your kayak, please contact the office to be placed on the wait list.

Mobile Homes: The current Association governing documents section 7.1.11 state: No overnight parking is permitted for trailers, storage containers or "mobile homes" except during initial move in and move out periods. The Board considers any vehicle parked overnight that has external hookups for external power, sewage or water as a "mobile home" because it facilitates someone to live in the vehicle.

In a continued effort to keep the common areas of Riverwalk clean do not place any refuse (household garbage, bulk garbage, vegetation or recycling) out earlier than the evening immediately prior to Waste Management's designated pick-up day. The HOA is aggressively enforcing these rules and issuing violations. Please see Rules & Regulations, section 8. Refuse located at: <http://www.riverwalkhoa.biz>.

RIDDLE: How do 340 homes with over 600 owners, lessors & lessees agree on important community concerns 100% of the time? **ANSWER: They Don't!** With all of our differing opinions regarding important community matters, especially as it pertains to our homes, it is virtually impossible to reach a 100% consensus; therefore, Riverwalk has a Declaration of Covenants & Restrictions, also known as "Covenants," which is essentially Riverwalk's Constitution. Riverwalk was borne in 1984 with Covenants, which were revised by a vote of the membership (owners) in 2010 and amended again by a vote of the membership in 2020. The Board has a fiduciary responsibility and is obligated to abide by the Covenants. Rules & Regulations were adopted by the Board (most recently in 2015) that require being consistent with the Covenants. The Board is comprised of owners residing in Riverwalk elected by the membership who receive no monetary compensation for their time & contributions to Riverwalk. The Board discusses important issues and makes important decisions on behalf of all who own & live in Riverwalk. Board meetings are the 1st Thursday monthly at Pool 2 at 7:00p.m. See you there!

PET WASTE & DOGS ON LEASH!!!

As per Riverwalk's Rules & Regulations: "All pets on the common areas must be leashed at all times to their owner. No pets are permitted to roam free on Riverwalk property, including adjoining property next to the C-18 canal leased to the Association by South Florida Water Management under a restrictive use permit." Additionally, owners must **clean up after their 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 dogs off leash & dog waste and is issuing violations and encouraging residents to report these incidents to the office.



Welcome to our newest Riverwalk Owners & Residents!

Sam Guereri, Kathleen Bravo, Mary Ann Guastini, Mason Kugelman, Jessica Bishop, Open Door Property Trust, Shannon Ebner, Corin Galarneau, Gayle Drewes, Jason Guley, Leonid Lipkin, Paul Parker, Kara Spangler, Terry Boylen, Savannah Kennedy, Deborah Heavey, Kellie Clay, Cameron Bogue, Alyssa Coolidge, Alyssa Lanat, Matthew Walters, Sabrina Kopejzna, Louise Angstadt, Terry Angstadt, Rebecca Torres, Rahiel Aggarwal, Vitasta Matto, Kendra Johnson, Samantha Thomas, Alejandro Lofaso