

RIO ROBLES HOA NEWSLETTER

Rio Robles

Budget Report

Since the last newsletter in April an additional four households have paid HOA dues. Unfortunately we are still only at 44% participation in members having paid dues for 2017. All proposed community projects will still require more funding than available. For those who haven't paid your 100.00 dues, your contribution will help us continue to maintain and improve the neighborhood common areas.

April- September Expenses:

- Liability Insurance \$1,575.00
- 1/2 of the HOA Park Gate - \$1,900.00 (NOTE DETAILS LISTED under "HOA Park")
- Park Landscaping \$50.00 (monthly)



HOA 2017 Fall Report

Hi Neighbors! The Rio Robles HOA Board wants to update the community on what has been accomplished since our last newsletter and this year's HOA business to date. As mentioned before, the Board has been discussing projects to maintain and improve the common areas of the neighborhood. These projects include work on the community entrance sign, day dock, and HOA park. We sent you a survey to help us determine interest in these projects, prioritize them, and hear how to best meet the desires of our community as a whole. We want to send a **BIG THANK YOU** to everyone who took the time to fill it out, your vote played a HUGE part in letting us know where to put our time and the HOA's resources, **THANK YOU!** Your vote was to start with the HOA Park, so that is just what we did! As a Board we have met twice to discuss the best ways to use our resources and make headway on the projects selected by the HOA members! Below you will see and hear updates on what those improvements have been and our plans moving forward!

Email Address

You will receive communication from RioRoblesHOA@gmail.com, and can use this address to contact the HOA Board.

Social

Join us on the Rio Robles HOA Facebook Page:
www.facebook.com/groups/1789148998078296/.

Board Members

Ross Johnson - President

David Nichols - Vice President

Jerry Merlick - Secretary

Maria Shepler - Treasurer

Taylor Nichols - Social Chair

Architectural Committee

- Vince Huebinger
- Leslie Hatcher
- David Land

HOA Payments

1) Mail a check made out to **Rio Robles HOA** to the Board Treasurer, Maria Shepler: 2200 Lauranne; 2) Use the SquareCash app to pay \$RioRoblesHOA; or 3) Use PayPal to send dues to RioRoblesHOA@gmail.com.

*Annual dues are \$100.00

The neighborhood took great interest in the renovation items on the HOA Neighborhood Survey. Beyond the HOA Park access and cleanup, over 85% of neighbors voted to address the community entry sign and repair the day dock.

HOA Park:

The HOA Park access renovation is underway! The HOA park gate that was in disrepair has been removed and new stone columns have been installed in preparation for the new gate. Our new gate will match in kind to those in the cul de sac now and is currently on order. Installation will take place in the near future. Currently, the HOA is supporting half the cost associated to the renovation and the remaining half is being paid by the Shepler, Smith, Merlick, Nichols & Johnson Families who will be reimbursed at a future date from HOA yearly dues.



A BIG SHOUT out to Jerry Merlick and Brett Smith who undertook the daunting task of clearing out and cleaning up the brush in and around the park and walkway to the lake. It looks amazing! If you haven't been down to check it out, please do!

One of the unexpected expenses was our increase in Liability Insurance coverage. Unfortunately there was no way to avoid the increase in coverage costs, but thanks to a TON of research from

NEWS & UPCOMING



EVENTS

HOA PARTY AND FUNDRAISER!

When: October 1st
3:00pm - 6:00pm

Where: The Johnson's House: 10105 Vista Del Sol

Who: THE WHOLE NEIGHBORHOOD!

What: FOOD, MUSIC, FOOTBALL & FUNDRAISING!

You: BYOB & A SIDE TO SHARE!

Look for more details on Facebook and upcoming invite!

Maira Shepler, we selected State Farm as the carrier for our HOA general liability coverage. Her hard work helped us find comprehensive coverage at the best rate possible, THANK YOU MARIA. Coverage includes of the HOA park, up to and including the waterfront property, as well as HOA Board members acting on the behalf of the HOA. Several carriers such as Farmers and Nationwide do not offer coverage for waterfront property.

Entrance Sign:

The survey responses indicated a strong interest in replacing the Rio Robles Entrance Sign vs. re-landscaping it. We are in the process of gathering architectural designs from several sign companies.

From research to this point the anticipated cost is around \$5,000.00.



Day Dock:

As mentioned before, options and costs to reconstruct the day dock are being evaluated. You may have noticed the signs posted indicating the dock being a danger zone and this was at the direct suggestion of more than one insurance agent who came to give us a quote for the new liability insurance. Due to multiple agents strongly suggesting we address the safety of the dock, the HOA board feels like it is of high priority to make sure it is no longer considered a hazard in the short term and hopefully create something that is an asset to Rio Robles as a whole in the long term. We all know this project will be expensive and in excess of the HOA's budget at this time, so we are hosting a big HOA fundraising party to try and help cover the costs associated to getting it back into a more safe and functional condition.