



March 2020 Spring Newsletter

Hello from your HOA President:

Welcome fellow River Walk friends & neighbors to spring 2020. Normally when I am writing to you, I update my previous newsletter and change or inject minor changes because my heart and passion for our community is never changing and I just need to make sure all is well. This year is a bit different as I sit here wondering when will normal be back and will it be as we left it. Normal, a new era....fear of hugging, handshakes, kisses.... Some will be just fine. Others like me, a contact person, will find a new way to convey my heart and sincerity. Nonetheless, I am still here for you all. Coronavirus....lesson learned, but let's hope it fades into history as an episode in which we prevailed. Stay safe.

Now for River Walk, many new things are going on. We will be working on the beach soon - again after we wait for the weather to cooperate and we receive the go ahead to stand side by side. The landscaping has begun and you will see it's pristine, beautiful growth and flowers bloom soon. Debris from fallen trees have been removed, gate gardens manicured, trees replaced and grass freshly cut. The boat lot renovation is underway where we will reconfigure to allow for more boat & RV/Trailer storage. The gate security work at Gardner Point is underway and we hope to have that up and functional within the next couple of weeks. We will advise all before flipping the switch. Please make sure your contact information is up to date with Main Street. We also have a guard house at gate and cameras in the planning stages, as well as cameras to the beach area.

I am still walking through the community every day and am still seeing speeding, unleashed dogs, cigarette butts and dog feces. I love your pets and do not want to see them injured or anyone for that matter. Plus I am working diligently to make and maintain our community beautiful. Please partner with me on that.

I also want to give a shout out to all the volunteers that have helped year round on numerous projects within the community. Thank you for giving of your time and services. I deeply appreciate it.

Be well my friends and know if you need anything, have questions, concerns or just want to chat, please feel free to give me a call. I am always here to serve. Have a wonderful summer.

Liz

Liz Ersek, President



Financial Update –

We are happy to report that we finished 2018 a little more than \$10,000 ahead of budget. We were able to hold expenses a little more than \$6,500 below budget and through more aggressive collections we were able to increase our actual income by a little under \$4,000. With this result, we were able to increase our reserve for future planned projects.

We have approved our 2019 Budget, which is also attached. We expect higher than normal expenses to repair our beach and will be looking at some additional projects to be completed in 2019.

If you have questions regarding the 2018 financials or the 2019 Budget, please reach out to me personally.

Beach, Boat & Maintenance –

RiverWalk is fortunate to have a boat and trailer storage facility for the community to share. However, it is a limited facility, and the units stored will be managed by Antal Ersek @ 315-380-8287. Because of the limitation, boats and trailers stored there must be in usable condition, and be registered with current NC Wildlife stickers or NC registration stickers and a River Walk sticker. We are not able to store unused, unregistered, or abandoned boats and trailers. We are doing a lot of work to the boat lot to maximize space and allow as many residents its use. Due to all the work being done in the redesign, reconfiguration and maintenance, we will only be allowing for one space per resident and a \$50 fee will be charge. We have agreed in order to maintain annual dues at the current rate this year, we need to offset some costs with a fee. If you choose to keep your boats and trailers at your property, it will need to be parked behind the property building line or in the rear of the property.

We will be sending out a letter of when the lot will be functional and on what day. You will be asked to complete a form with your boat/trl information and you will be assigned a space and given the new security code to enter the lot.



Architectural Review Committee/ARC -

Spring will be quickly upon us! There are a couple items of improvements in our community that need to be addressed. If your home has spots of mildew on the siding, please have them pressure washed. Also, trim pieces missing should be replaced.

As a reminder, ARC MUST receive a request for approval for any major work on your home, to include adding outbuildings, garages, or any items requiring heavy equipment. Please refrain from using vacant lots for storage of materials or equipment as those lots are owned by others and this requires their permission. In addition, a \$1,000 refundable bond needs to be posted with the HOA when utilizing contractors that will bring heavy equipment onto our property and along our roads.

We all want our community to be in tip-top shape at all times. Thank you for your cooperation!

Riverwalk Beach and Boat Ramp Use -

All vehicles at the beach and boat ramp area must be properly identified as a RiverWalk resident or a guest of a resident. All resident vehicles must have a RiverWalk sticker displayed on the vehicle. All guest vehicles must have a "Guest of" note displayed on the dashboard. Any vehicle not properly identified is subject to being towed at the owners' expense.

Guests of residents must be accompanied by the resident, and adhere to all rules and regulations of the community. Residents are responsible for the actions of their guests, so it is imperative that they accompany them at all times while using the facilities.

Beach rules are posted on signs on the picnic shelter.

If you see people that are not residents or do not have proper identification on their vehicle, please ask if they are a resident. If you are not comfortable approaching them, contact a Board member.

Trucks with boat trailers are to park in the upper gravel parking area. There is no parking allowed around the boat ramp or in front of the porta-john.

As a community, we must all work together to maintain and protect our beautiful facilities. Thanks for your assistance.



Neighborhood Cleanup Day –

Neighborhood cleanup will be schedule soon and we will advise when. Put on those work clothes and bring those tools. See you at the beach! Thanks for your help!!!

Beach Rules & Regulations

Spring is here. With that in mind here are a few reminders for the beach, dock and picnic area:

- No fires in the fire pit at the beach without prior approval of the board.
- Guest vehicles must display the members name and address or phase/lot number on the dashboard.
- No activities at the beach or picnic areas after midnight
- Groups of more than 4 teens must be accompanied by parent.
- No teen gatherings at beach after dark.

The entire list of “Rules and Regulations” maybe reviewed at www.lookoutriverwalk.com

The Current Board

Board:

President – Liz Ersek	president@lookoutriverwalk.com	315.546.6246
Vice President – Ken Lorenz	bod@lookoutriverwalk.com	610-350-1689
Treasurer – Michelle Macy	treasurer@lookoutriverwalk.com	603-558-0756
Secretary – Tish Detrich	bod@lookoutriverwalk.com	813-244-8474
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ARC: Architectural Review Committee

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