



# The Neighborhood News

## Spring 2025 Newsletter

*Welcome* Riverwalk Friends and Neighbors to our 2025 Spring Newsletter! We hope the information within is helpful and makes your community experience even better.

### *A Letter from the President*

Dear Residents,

As we welcome the arrival of Spring 2025, I hope this letter finds you and your families in good health and high spirits. This season symbolizes renewal and growth, and it's an opportune time to reflect on our community's progress and upcoming endeavors.



#### Community Achievements

Over the past months, the collective efforts of your Board have led to several notable accomplishments, including:

- **Landscaping Enhancements:** We have refreshed the landscaping at our monuments and mowing of common areas has begun.
- **Facility Upgrades:** The replacement of the roof at the beach pavilion and addition of gutters has been completed. Additionally, the beach area has been sloped and railroad ties added for better drainage and routing of rainwater.
- **Winter Measures:** Despite a rocky start, we were able to contract with a firm for salting and snow plowing ahead of winter storms and had a successful salting of our roads prior to the last weather event.
- **High Speed Internet:** Please refer to the section below for more information regarding this project. Presently the gates are functioning on 20 year old technology with copper phone lines.



**We would also like to thank our volunteers that assisted with salting and plowing during our first weather event. Our community is so grateful for you. Thank you!**

#### Upcoming Projects

Looking ahead, we have several projects planned to further enrich our community:

- **Gate Controller Upgrades:** The gate committee is researching our options for upgrade of the gate controllers at our 3 gates to ones that will be compatible with high speed internet.
- **Boat Lot Maximization of Space:** Board Member Josh King is working with residents with items in the storage lot to allocate appropriately sized spaces and maximize spot availability for new residents.



#### Community Engagement

Our community thrives on active participation. We encourage you to:

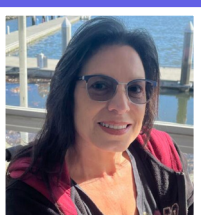
- **Attend Open Board Meetings:** Your insights are invaluable. Please look for information on our upcoming Spring Board Meeting at the Beach Pavilion.
- **Join Committees:** We have openings in the Board, Architectural, Social, and Maintenance Committees. Your involvement can make a significant difference.
- **Stay Connected:** For updates and information, visit our community website at [www.lookoutriverwalk.com](http://www.lookoutriverwalk.com).



#### Reminders

Don't forget these important items:

- **Property Maintenance:** With the growing season upon us, please ensure lawns are mowed regularly and properties are well-maintained. March and April are also great months for reseeded lawns. A well-kept lawn and good landscaping are usually the first thing visitors or prospective buyers notice.
- **Parking Regulations:** Adherence to designated parking areas at the beach and trailer parking helps maintain order and accessibility to our common beach area.



Our strength lies in our unity and shared commitment to making our neighborhood a wonderful place to live. I am grateful for your continued support and look forward to the positive developments we will achieve together this spring.

Warm regards,

*Tish Dietrich*

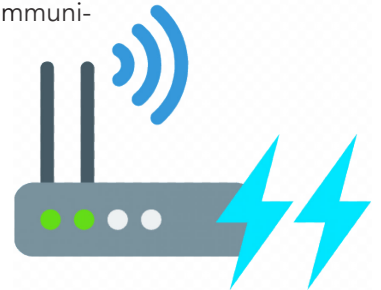
## Attention Please!

### Exciting News: High-Speed Internet Coming to Riverwalk!

We're thrilled that Spectrum is installing the infrastructure for high-speed internet in our community! This is a huge step forward in bringing faster and more reliable internet options to Riverwalk.

However, with any major installation project, some temporary disruptions may occur. If you experience any issues during this process, please reach out to the appropriate service provider:

- For AT&T Service Disruptions: Contact AT&T Customer Support directly.
- For Electrical Issues: Contact Duke Energy for assistance.
- For Other Spectrum-Related Issues: Please contact the HOA Board, and we will provide the contact information for the project lead overseeing the infrastructure work.



### Gate Issues Due to Power Disruptions

Many residents have noticed that our main gate has been left open during this project. Unfortunately, Spectrum's work has disrupted power to our gate controller, preventing it from functioning properly. We are actively searching for an electrician to diagnose and repair the issue as soon as possible. We appreciate your patience as we work toward a resolution.

### What to Expect Next from Spectrum

Once the infrastructure work is complete, Spectrum will notify the community that service is available for purchase. They will also provide details on available plans and pricing so residents can coordinate service directly with Spectrum.

**We appreciate your patience and cooperation during this process and look forward to improved internet access for our neighborhood soon!**



### Friendly Reminder: Leash Your Pets!

We love seeing our furry friends out and about in the neighborhood, but we want to remind all pet owners that **our HOA covenants require dogs to be kept on a leash whenever they are off your property.** This rule is in place for the safety of all residents, pets, and wildlife in our community.

**Covenant Enforcement: Going forward, the HOA will be strictly enforcing this rule. Please ensure your dogs are leashed at all times when outside your home or fenced yard.**

Thank you for being responsible pet owners and helping keep our neighborhood safe and enjoyable for everyone!

If you have any questions, please refer to the HOA guidelines on our website at [www.lookoutriverwalk.com](http://www.lookoutriverwalk.com).

### Burn Permits Required for Yard Waste Fires

Planning to burn yard waste? A burn permit is required in Iredell and Alexander counties before starting any outdoor burning. If a fire is reported and the fire department responds, you will be asked to provide proof of your burn permit.

#### Burn permits are:

- Required for all outdoor burning of yard waste
- **Valid for 30 days** and must be renewed as needed
- **Easily obtainable online** from your phone or computer

#### Get your burn permit here:

<https://apps.ncagr.gov/burnpermits/>

Please follow all local burning regulations to ensure safety and prevent wildfires. Thank you for doing your part to keep our community safe!

**Careless debris burning is the leading cause of wildfires in North Carolina**

Check for any **burn bans** or **fire restrictions** in your area. | Make sure you have a **valid burn permit**. | **Don't be careless. Be ready.**

Watch the weather. **Never burn on dry, windy days.** | Keep your burn pile **small not tall**. It is illegal to burn anything other than natural vegetation. | Trash must be hauled away to a trash or recycling station.

**Never use any flammable liquids** to speed up debris burning. | Keep available: Water hose, Bucket, Steel rake, Shovel (Keep a phone nearby). | **Never leave a fire unattended.** | Call **911** to report a wildfire.

[www.ncforestservice.gov](http://www.ncforestservice.gov)



## Community Events



### Spring HOA Board Meeting

Mark your calendars! The Spring HOA Board Meeting will take place on:

- **Tuesday, April 1st, 2025**
- **6:30 PM – 8:00 PM**
- **Community Beach Pavilion**

This meeting is a great opportunity to stay informed, hear updates on important community matters and contribute ideas for future planning.

#### Agenda

1. Call to Order & Welcome
2. Financial Update & Budget Review
3. Committee Reports
  - Architectural Committee
  - Welcome
  - Social
  - Safety & Security
  - Boat Lot
4. Upcoming Community Events & Projects
5. Open Forum for Resident Questions & Concerns
6. Adjournment

**Reminder:** To maintain a professional and respectful atmosphere, we kindly request that no alcoholic beverages be consumed during the meeting. Thank you for your cooperation.

**We encourage all residents to attend and participate.**



### Save the Date: Chili Cook-Off Contest!

Get ready to spice things up! Join us for our annual Chili Cook-Off Contest at the Community Beach Pavilion on:

- **Saturday, April 5th, 2025 - RAIN date Sunday, April 6th, 2025**
- **5:00 PM – 7:00 PM**

We're excited to announce that 9 talented chefs have already signed up to compete for the title of Best Chili in the Community! Think you have what it takes to claim the crown? **There's still time to enter— contact Jeanne Haden at [jatruslow@gmail.com](mailto:jatruslow@gmail.com) or Christina Norman at [cottrell.cm1@gmail.com](mailto:cottrell.cm1@gmail.com) to sign up.**

**Prizes will be awarded for 1st, 2nd, and 3rd place!**

Whether you're competing or just coming to taste and vote for your favorites, this is an event you won't want to miss. Bring your appetite, enjoy great food, and connect with neighbors for a fun-filled evening by the lake! *If you don't have a favorite recipe, we would appreciate any donations of sides such as cornbread, rice or oyster crackers.* The social committee will provide toppings and condiments.

**We can't wait to see you there!**



### Seeking Prize Donations for Community Events!

We love bringing fun and exciting events to our community, and we need your help to make them even better! We're looking for prize donations for upcoming events and contests, such as gift cards, themed gift baskets, or other fun giveaways.

If you or your business would like to contribute, please contact Jeanne Haden at [jatruslow@gmail.com](mailto:jatruslow@gmail.com). Your generosity helps make our events more exciting and **brings our community closer together.**

## Architectural Committee Update

Spring is a busy season for home improvement, and our community continues to grow and enhance its curb appeal! The Architectural Committee has been actively reviewing and approving projects to ensure our neighborhood maintains its high standards while allowing homeowners to make improvements that enhance their properties.

### Community Progress

- **Completed Homes:** 6 homes have been successfully completed since our last update.
- **Homes Under Construction:** 6 homes are currently approved or under construction, with several estimated completion dates throughout the coming months.



**Recent Approvals**

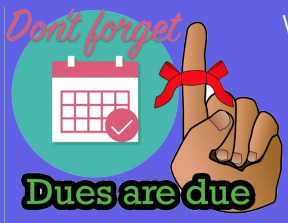
The committee has reviewed and approved [7] new architectural submittals this season, including:

- Additions
- Sheds
- Landscaping enhancements
- New home builds
- Solar Panels
- Tree Removal
- Yard clean-up projects including cleaning underbrush and spring trimming

We appreciate homeowners submitting their applications in advance and following the guidelines to maintain the integrity of our community. **If you're planning an exterior project, please remember that approval is required before work begins.** You can find the necessary forms and guidelines on our HOA website or by contacting the committee directly.

As always, we appreciate your cooperation in keeping our neighborhood beautiful and well-maintained. If you have any questions or need assistance with the approval process, please reach out to the Architectural Committee at [arc1@lookoutriverwalk.com](mailto:arc1@lookoutriverwalk.com).

*Your Annual Dues at Work*



We'd like to take a moment to share a friendly reminder about your annual HOA dues of \$474 and how they contribute to keeping our community safe, well-maintained, and enjoyable for everyone.

Here's a breakdown of the essential services and maintenance your dues help support:

Your contributions ensure a well-maintained, beautiful community with clean and safe recreational areas, reliable infrastructure, and engaging social events. These efforts enhance our quality of life and foster a strong, connected neighborhood.

**Boat Lot**

- Maintenance (gravel)
- Supplies (number placards, gravel, screening, railroad ties)

**Beach**

- Weekly cleaning
- Porta potty cleanouts
- Sand replenishment
- Supplies for drainage and railroad ties replacement
- Upcoming repair of the landing at the bottom of the stairs
- Maintenance of the trailer lot above the beach

**Gates**

- Annual software charge
- Repair and maintenance
- Telephone charges
- Upcoming capital outlay for gate controller upgrades to compatible with fiber optic

**Landscaping**

- Lawn care and landscaping for common areas, beach, and monuments
- Storm cleanup (e.g., debris from recent rain and lake rise)
- Monuments
- Periodic pressure wash/clean
- Annual pine needle replenishment
- Flower bed/bush trimming and maintenance

**Other Non-Capital Outlays**

- Winter snow salting/plowing
- Maintenance/replacement of road signage
- Signage for meetings/social events
- Purchase of a bench for the front gate for students waiting for the bus

**Monthly Fees**

- Electricity (monuments, boat lot, beach)
- Telephone (gates)
- Accounting
- Administrative help for volunteers
- Office supplies for volunteers
- Postage for mailings and envelopes

**Leases and Taxes**

- Marina lease to Duke (annual charge)
- Property taxes on common areas
- State taxes

**Capital Outlays**

- Storage shed
- Beach pavilion roof and gutters
- Olive Road repair and gravel
- Savings for ongoing gate, beach stair, pavilion and marina repairs/replacements
- Saving for our LARGEST upcoming expenditure of paved road resurfacing and repair



If you have any questions or suggestions, please don't hesitate to reach out. We appreciate your continued support!

## Community Rules Reminder

With spring approaching, all residents need to review the rules and regulations. All property owners including family members and guests are required to follow all rules and regulations of the community. The rules and regulations are for our safety and our equal enjoyment of the common areas of the community. Many of these rules are required by our liability insurance carrier. The rules and regulations are also posted on the website. Please report any suspicious activity to law enforcement or a Board member as soon as it occurs.

### Rules and Regulations

#### ROADS AND RIGHT OF WAYS

1. Speed limit on all Riverwalk roads is 25 MPH.
2. Obey ALL stop signs.
3. All fires require a burning permit and permission from the board of directors.
4. No burning of trash is permitted.
5. No driving or parking by vehicles or ATV/UTV is permitted on the right of ways.
6. Do not litter the right of ways or common areas in the community.
7. No hunting or shooting.
8. Identify anyone trying to get into any gate before opening it for them.
9. No dogs allowed off-leash outside of owner's property.

#### BEACH, DOCK AND PICNIC AREA

1. All owners must accompany guests when using the common areas of the community.
2. No swimming from the dock or boat ramp.
3. No fishing from the beach/swimming area.
4. No hanging on the noodles that surround the beach.
5. No watercraft may be tied to or enter the swim area.
6. No skateboards or non-motorized scooters allowed on Beach Lane or in the area of the picnic/dock area.
7. No boat parking at the dock for more than two nights unless approved by the board of directors.
8. No trailer parking on the gravel area next to picnic shelter.
9. No fires in the fire pit without prior approval of the board.
10. Consider the cove around the beach/boat dock area and all other docks NO WAKE zones.
11. Completely extinguish all fires in the fire pit with water (not sand) prior to leaving the beach area.
12. Pick up after your dogs around the beach/dock area and in all common areas of the community.
13. Vehicles parked at the beach/dock area must have proper identification stickers.
14. Guest vehicles must display current Riverwalk Guest Pass with the members name and address or phase/lot number on the dashboard.
15. Non-Resident watercraft utilizing Riverwalk facilities may be subject to trespassing and reported to local law enforcement.
16. Any vehicle/trailer not displaying the proper identification may be subject to a fine up to 100.00 per day to be paid by property owner.
17. No activities at the beach or picnic areas after midnight.
18. Groups of more than 5 teens must be accompanied by parent.
19. No teen gatherings at beach after dark.

#### BOAT STORAGE LOT

1. All trailers in the boat storage lot must display the proper numbered sticker on the trailer tongue.
2. All trailers must have current registration and be in working order.
3. Any vehicle/trailer not displaying the proper identification may be subject to a fine up to 100.00 per day to be paid by property owner.

If you have any questions, please contact the board.

We hope you enjoyed the Spring 2025 edition of the *The Neighborhood News*.

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