



Village News

President, John Nash, 503-7678 Vice President, Lynn Hunt, 621-0101
Secretary, Patty Hardy, 503-2284 Treasurer, Pat Harrell, 628-4746
Newsletter Editor, Mary Pommier, 503-6241

Riverhaven Village Property Owners Association, Inc. – May, 2015

President's Report

This is the end of my two terms on the POA Board. I have worked with hard-working and dedicated men and women for the past six years; all have had nothing but the best interests for our Community.

I would also like to thank the Community Members who have assisted with the Annual Meetings and the decorating of the Front Entrance at Christmas.

The Revitalization of our Deed Restrictions has been completed and we have moved forward with the hiring of Village Services as our Management Company.

I wish the new Board of Directors all the best and I am confident we are going to be led by strong and knowledgeable men and women.

Past President, Kathy Dolan

Deed Restriction Report

We finally did it! The revitalized Deed Restrictions for Riverhaven Village were approved by the State of Florida and filed with the Clerk of Citrus County on February 9, 2015. Thanks to all of you who took the time to go through the mounds of paperwork and submit your ballot for revitalization.

Now the next step is to form an Amendment Committee to look at our Deed Restrictions and By-Laws through the lens of 2015 and current state statutes. For instance, our By-Laws establish that the quorum for the Annual Meeting is 33 1/3 percent---state statute requires only 30 percent. If you like to read minutiae and reading stultifying boring stuff, this committee is for you! But it really needs to be done and it is a very worthwhile project for our community. We should be able to do most of our work via email with (hopefully) fewer than four meetings over a period of (hopefully) not longer than three months. Please call me (621-0101) or email me lynnhunt@tampabay.rr.com to ask questions and/or volunteer for the RVPOA Amendment Committee.

Let me take this opportunity to thank everyone who helped me as Deed Restriction Chair and Revitalization Chair over the last two years, especially those who volunteered to go door-to-door to deliver, explain and collect the ballots for the Rental Restriction, Dock Construction, Revitalization I and Revitalization II. There were many who helped and I want to say “Thank You” to each of them: Jack and Ann Treanor, Donna Parlamen, Patty Hardy, Karl and JoAnn Schultz, John and Betty Nash, John Arnett, Kerry Fowler, Cathy Clarke, Cookie Alvarez, Don Hoes, Pat Junior, Meri Dixon and Bev Simpson. To anyone I may have missed, I apologize and “Thank You” too! A very special “Thank You” to the two people who put in many hours to really make everything work out well and on time: Pat Harrell and Joe Hunt.

REMINDER: If you are planning to do ANYTHING with the exterior of your house or property, please contact Gerry Griffin, Architectural Review Committee Chair BEFORE starting!!

Lynn Hunt

Treasurer’s Report

POA balance sheet and income statements for the preceding month are posted on the cork board at the front entrance, after acceptance at each monthly Board meeting. Pertinent documents of the association are available on our website: riverhavenvillagepoa.com

The amount for 2015 dues is \$75.00 per year. If your mailing address has changed, or you have sold your property please let us know. Villages Services email address is villageservices@tampabay.rr.com. My email address is RVPOA.treasurer@tampabay.rr.com.

As of April 29, 2015 the following POA properties have outstanding liens for delinquent dues.

Lot 42 Block 02 & Lot 27 Block 2

Also the following properties still have unpaid dues for 2015:

Lot 10 & Lot 11 Block 7, Lot 33, Lot 56, & Lot 57 Block 40, Lot 12 & Lot 13 Block 41, Lot 6, Block 42, Lot 9 & Lot 20 Block 45, & Lot 17 Block 46.

Our documents were reinstated February 9th. Owners with unpaid dues were late as of March 9th 2015 at which time a late fee of \$25.00 was added to their account. Second Notices were then sent to the delinquent owners.

Notice of intent to lien will now be sent out, giving the owner 45 days from the date of the letter to pay their past due balance. After the 45 day notice, if the past due balance is still unpaid a lien will be filed on the subject property.

Our management company Villages Services Co-operative Inc. was in place as of January 1, 2015. Please make note of our new mailing address: **RVPOA, 2541 N. Reston Terrace, Hernando, FL 34442**. All correspondence and payments should be sent to that address. The P. O. Box has been discontinued. If you are making payments through online bill pay please be

sure you give them the correct address. Payments should be made by check or money order (no cash please).

Pat Harrell – Treasurer

Village Green and Vacant Lots

We have 150 vacant lots in Riverhaven, about 94 of these lots have been mowed by Tom's mowing service who also mows the Village Green for the P.O.A. The remainder of the lots are owner self mow or outside contractors are hired.

Lot owners are required to keep their lots in a well-maintained condition. Unsightly storage of miscellaneous items is not allowed.

Most lot owners do a very good job on upkeep. This enhances the appearance and value of Riverhaven and the Property Owners' Association wants to thank you for your cooperation and efforts.

If you see any violations of deed restrictions regarding vacant lots, do not hesitate to give us a call. Your property owners association does a lot of work to keep Riverhaven the beautiful community that it is.

Thanks

Karl Schulz, Vacant Lots Mowing Committee

Front Entrance

As of this writing the new plants in the median area are doing well. Lots of water was needed to water them in. I did receive a few calls because of the water on the road and the length of time the sprinklers were on. It was necessary to keep the new plants from going into shock on those hot afternoons. The new plants are Holly and Podocarpus. They will use less water and are more disease resistance.

Our sprinkler system is very old and the timer is sticking. This causes one area to be watered excessively. A service call will be made to replace the timer. I have investigated the type of timer to be used. It will be a mechanical timer that is easy to set. I will meet with the electrician to see if the wiring is compatible.

On a public safety note: please, please, please slow down coming into our neighborhood. There may be workers in the area. People are coming in at 40-50 miles per hour. I suggest a speed of 20 miles per hour because there maybe workers present and also our first intersection is only 100 yards from the entrance.

David Hughey, Front Entrance

Architectural Review Committee

January through April, residents requested: installation of 2 fences and 2 dock rebuilds.

No requests for new construction have been received in the past year.

Jerry Griffin, Architectural Review

Roads, Street Lights & Security

Because of the rescheduled Annual Meeting, this will now be my last report. Mary Pommier will be taking over this job, and her contact information is: email: maryp11765@gmail.com or phone 352-503-6241

I want to thank all the residents of Riverhaven who have advised me of malfunctioning street lights or pot holes or signs leaning or knocked down. Your assistance in notifying me of these problems made my job very easy.

Please remember the 25 mph speed limit over the bridge and drive accordingly. In addition, remember that the speed limit coming into Riverhaven Drive from Hall's River Road is 30 miles per hour. Cars are entering this stretch of Riverhaven Drive at a much higher speed. Please slow down!

Donna Parlaman

Storage Lot Update 25 April 2015

We have continued to expand the buffer area around the storage yard, maintain the retention pond, mow, apply herbicide, and treat for fire ants.

We have signed a new lease with Citrus County for five more years as of January 1st 2015 on the storage yard property.

We're looking into electrifying the gate to make it easier to open and close and eliminate the combination lock.

The yard is full. It will continue to be first come first serve as spaces become available. At this time Riverhaven residents have first choice as they become available, then Shadowoods/Gasparilla.

At of this date we have request for 11 spaces in the storage yard. (7 Riverhaven/4 Gasparilla/Shadowoods).

Money has been placed in the budget for professional services to investigate the feasibility of expanding the storage yard and the problems we might face.

Villages Services Co-operative Inc. is monitoring the storage yard as of January 1st 2015. They will be responsible for the upkeep of the storage lot and any other problems that crop up. The company rep is Ms. Diane Evans. I will still be in charge of the storage yard and working with Villages Services to make sure the transition goes smoothly. We placed a new sign on storage lot gate with the information you need to contact them.

For lot rental information or problems you will now be calling Village Services at 352 746 6770 as I stated above. If you still have a problem you can still call me at 352 503 7678.

Reminder that all items in the storage yard, whatever they are, must have a current sticker on them. If you remove your trailer and leave another trailer in its place, it must have a sticker on it or it will be towed. **(With the new management company taking over this is very important.)**

It continues to be a problem to have those who have purchased space in the storage yard to place their stickers on their vehicles for the New Year. It makes checking the yard looking at old stickers to verify if you are eligible to be in the yard against new stickers a task.

Installed new sign on storage lot gate reminding those who have items in the storage lot that the RVPOA is NOT liable for theft, destruction or vandalism imposed on vehicles or other property in the STORAGE LOT

Don't leave the gate open, the combination one # off, the lock just hanging there.
It's your responsibility to check on your vehicle/trailer to make sure everything is secured and maintained. Keep your trailer locked with a good lock, special locks for your prop, RV/Campers, whatever you need to protect what you have in the yard.
The lot is there for your use. Let's keep it clean and free of junk.

John Nash, Committee Chairman

Your 2015 Board of Directors

President: John Nash
Secretary: Patty Hardy

Vice President and Deed Restrictions: Lynn Hunt
Treasurer: Pat Harrell

Mowing: Bev Simpson
Front Entrance: Dave Hughey
Storage Lot: Tom Smith

Architectural Review Committee: Jerry Griffin
Roads/Lights/ Security: Mary Pommier

Villages Services Co-operative, Inc.

Villages Services is our management company. Our CAM (Community Association Manager) is Diane Evans. Her e-mail is: d.evans@tampabay.rr.com; the office phone is 352-746-6770; and

OUR WEBSITE ADDRESS IS: www.riverhavenvillagepoa.com There you will be able to find all types of information and a copy of this and all future Village News.

IF YOU ARE INTERESTED IN RECEIVING YOUR VILLAGE NEWS BY E-MAIL, PLEASE SEND YOUR E-MAIL ADDRESS TO VILLAGES SERVICES AT: villagesservices@tampabay.rr.com

Receiving your Village News by e-mail will be faster and will result in a savings for the POA. Just send your e-mail address to Villages Services; please also include your name and mailing address so we do not duplicate e-mails AND mailings.

Please also keep Villages Services updated on changes to mailing addresses for other information, such as annual dues bills or vacant lot mowing and storage lot contract renewals. Any address changes can be sent to: Villages Services Co-operative, Inc., 2541 Reston Terrace, Hernando, FL 34442 or the e-mail address shown above.

From Bob Jeeves:

Congratulations and thank you to the Riverhaven residents that participated in stopping the Hall's River Development, 4 story, 110 room hotel on Hall's River Road.

This group of outstanding residents who showed up at the BOCC meeting, and those who sent emails, letters to the editor, and got the petitions signed against this development showed that interested and concerned citizens can make a difference.

The BOCC denied this application with a unanimous vote. This proves that a representative form of government and concerned citizens can make a difference.