



Village News

President, John Nash, 503-7678 Vice President, Dave Hughey, 628-2401
Secretary, Patty Hardy, 503-2284 Treasurer, Pat Harrell, 628-4746
Newsletter Editor, Mary Pommier, 503-6241

www.riverhavenvillagepoa.com

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

President's Report

This is my first report since being voted your president at our annual meeting in April. We have come a long way since then and continue to move forward. I have done my best to listen to your issues and concerns and try to solve them. We have worked with Villages Services Corporation (VSC) to correct past issues and bring us into compliance with state laws using their expertise and legal advice. Also, we have sent new board members to seminars at VSC, in compliance with state laws.

Beverly Simpson and I have worked with Diane Evans and Erica Baker, of VSC, to get the mowing of the commons and vacant lots back on tract. I have also been working with Diane Evans and Erica Baker from VSC to maintain the storage yard while Tom Smith is away.

Currently, the Board is looking into moving and replacing the existing bulletin board. It desperately needs replacing due to deteriorating wood and water leaking into it. We want one that also can be locked, thus eliminating the possibility of POA information disappearing.

Diane Evans, from VSC, is working to have the county place a “do not block roadway” sign at our front entrance/exit. Diane has also learned the County has reduced mowing of the county roadways from 6 to 4 times per year.

Remember these are county roads and that golf carts need to comply with state & county regulation by being licensed and registered and driven by a licensed driver.

Mary Pommier has volunteered to be in charge of the nominating committee for new board members.

Tom Maziarz, who mows the commons and vacant lots, asks that residents please do not rut up the lots while turning or parking. With all the wet weather, any ruts makes mowing almost impossible.

My most important concern is to keep Riverhaven a peaceful and pleasant community in which to live. If you have any questions or concerns please call me.

John Nash, President RVPOA, 352 503 7678

Deed Restriction Report

Due to the resignation of Lynn Hunt from the board, I have taken over her responsibility of Deed Restriction Chairperson. We continue to send out violation letters and monitor them for compliance. If you see a violation call Villages Services at 352 746 6770, if you feel more comfortable you can call me at 352 503 7678, or go to our website: www.riverhavenvillagepoa.com

The Board now has a process to deal with deed restrictions in accordance with state laws. As required, we have established a Fine Committee to review and arbitrate the fining process.

Remember the canals are no wake zones. Idle speed only. Slow down when leaving the main channel so that your wake dissipates before entering your canal. Our sea walls are constructed of rocks and piled against earth. Boat wakes erode the earth behind the rocks causing our residence the need to constantly repair the walls. This is a big expense for your neighbor. Walls in disrepair also cause a safety issue when mowing the lots. Please note, the Board is in the process of sending violation letters to correct/repair the deteriorating sea walls according to our deed restriction.

We have established a committee to review our deed restrictions and by-laws to bring in new ideas and necessary changes to help our community move into the future. Diane (Cookie) Alvarez is the chairperson.

John Nash, President RVPOA, 352 503 7678

Treasurer's Report

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

The 2015 POA dues amount is \$75.00. 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 August 31, 2015 the following POA properties have outstanding liens for delinquent dues:

Lot 42 Block 02,	Lot 27 Block 2,	Lot 17 Block 46,
Lots 56 & 57 Block 40,	Lot 6 Block 42,	Lot 9 Block 45

Also the following properties still have unpaid dues for 2015:

Lot 9 Block 7	Lot 20 Block 45
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Our documents were reinstated February 9th. Owners with unpaid dues were late as of March 9, 2015, at which time a late fee of \$25.00 was added to their account. Second Notices were then sent to the delinquent owners. If the dues remained unpaid, notices of intent to lien were 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 a past due balance remained, a lien was 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

Tom Maziarz has been doing a great job of keeping the vacant lots and the village green mowed. There are still 2 vacant lot owners who have not cut, or paid the POA to have their lot cut. Reminder letters have been mailed by Villages Services. If you are an owner of a vacant lot, remember it is your responsibility to keep it mowed and clean. You must mow it yourself, contract with someone else to mow it, or pay the POA to have Tom Maziarz mow it 8 times per year for a total of \$200 (\$25/mow).

The POA board approved 3 additional mowings for the village green, bringing the maximum cuttings to 18 per year. This allows for extra cuttings necessary during the growing season.

Bev Simpson

Front Entrance

The front entrance looks good. There has been significant improvements done. The landscaping has been completed at a cost of \$950.00 which included replacing and planting over 30 different shrubs.

Check out our new LED lights on the sign and immediate area, including the flag. The best part: we are saving 350 watts of power. This power savings will pay for the new lights in 3 years. Our total power consumption using 25 different lights is 390 watts to light up our entire entrance.

No water has been used to irrigate for over two months. Application of weed and feed has just been applied.

VSC is helping with the process of getting bids for full service pest control and fertilizer. RVPOA will then have written contracts for maintenance contractors.

Dave Hughey

Storage Lot

This is my first term and year on the Board. I look forward to working with our community and doing a good job. This said I'm still getting acclimated to the Storage Lot procedures and issues. I have noted a few things that I would like to address.

Security: Please pay strict attention to securing your property. We have had thefts in the past. You are solely responsible to safeguard your property. Do not leave items on your boats and trailers that can be removed. Locking the gate before leaving is your responsibility; let's not make it easy for outsiders to enter the storage lot. If for some reason you find the gate unlocked and no one is on the premises, secure the lot. Then contact VSC or me. We need to know this information so if there is a problem, we will have a date and time.

Issues: While doing the monthly inventories the following discrepancies have been noticed. If you are part of this please self correct it and save us the notification:

- Not parking correctly in a space: When parking in your space pay attention to the space next to you. Use the rear concrete stop as a guide. That includes not hanging over the concrete stop or intruding into the pathway (you are too long or wide for the spot you're occupying). We have limited parking spots and all are taken. With the return of our "Snow Birds" I anticipate a problem with this.
- Parking more than one item in a spot: It was noted several renters decided to stack boat trailers on top of boat and utility trailers. One even had a boat on top of a boat trailer stacked on top of a boat trailer. This creates a hazard and will not be allowed. Please use common sense. You are responsible for any damage or injury you may create.

Rental Renewal Applications for 2016: In October we will be mailing out the Renewal Applications. Be sure to pay attention to the details and changes before you send them back. Also, the deadline to renew is December 30, 2015, so please do not procrastinate.

As of January 1, 2015 Villages Services Co-operative has been handling the Storage Yard rentals and problems. Their contact number is (352) 746-6770.

Thomas R. Smith

Architectural Review Committee

During this reporting period the rebuilding, replacing of docks and boatlifts were the main activity of this board. 4 docks, 3 boat lifts were approved and 2 patios were authorized.

Jerry Griffin

Roads, Street Lights & Security

Notification of lights out can be made to me, VSC at 352 746 6770, or directly to Duke Energy. Please note the pole number when calling and the address where the light is located, including the street name. For potholes or any other road issue call me or Villages Services.

Mary Pommier

Villages Services Co-operative, Inc.

Villages Services Co-operative has added a page to your Website. “Violations” will aid in reporting Deed Restriction Violations and help your POA be on top of the violations as they are happening in your area. This website is secure so that no one will know who is providing the information. Click on the “violations” tab and you will be sent to an email page. There you fill in the information required regarding the violation. This information will then be given to a CAM who will investigate the violation before a letter is sent.

Our manager is seeing progress in the number of violations that are being corrected due to letters being sent to offenders. As required by state law, the Board has established a Fine Committee to review the fines that have been levied against owners who have not corrected their violation.

How the new system works when there is a Deed Restriction violation:

1. Violators receive a “Courtesy Notice” letter, giving the owner 14 days to correct the violation.
2. If not corrected, a “Second Notice of Violation” letter is sent, giving the owner another 14 days to correct the violation.
3. If the violation continues, with Board approval, a third letter is sent notifying the owner that a fine will be imposed. The Fine Committee then meets to review the fine. The owner is invited to attend this meeting of the Fine Committee.

WWW.RIVERHAVENVILLAGEPOA.COM

NOTICE!

The newsletter is published in January, May, and September.

Starting in 2016 the Village News will no longer be emailed or sent via U.S. mail.

It will only be posted on our website: www.riverhavenvillagepoa.com

If you want to receive the newsletter via U.S. mail please use the form below.

This new policy will be a large cost savings for your POA.

Thank you.

Please fill out this form and return to
RVPOA, 2541 N. Reston Terrace, Hernando, FL. 34442

Please send the Village News via U.S. mail to:

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

RVPOA
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Hernando, FL. 34442