



Village News

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www.riverhavenvillagepoa.com

Riverhaven Village Property Owners Association, Inc. – May, 2017

President's Report

I am very pleased to assume the President's position for the Riverhaven POA. My wife and I have been residents here for over two years and truly enjoy Riverhaven, its beauty and friendly residents. Rest assured your Board will be working to make Riverhaven an even better place to live.

I want to take a moment to talk about the Board members. Your Board is made up of very bright, energetic and committed people. They are willing to go the extra mile for Riverhaven and its residents. Take time to visit a Board meeting and see them at work. The Board meets on the 3rd Wednesday of the month at 10:00 a.m. in the rear of the clubhouse. It is also your opportunity to share any thoughts you may have regarding how we can do a better job and focus on the key issues facing the residents of Riverhaven.

One of our key charges in 2017 and beyond is to continue to enforce our Deed Restrictions. This effort will continue to make Riverhaven a better and safer place to live, as well as to enhance our property values. To avoid any surprises or hurt feelings, I recommend you review the Deed Restrictions for your phase. There will be an article on the Deed Restrictions in the next newsletter.

I would be remiss not to mention Villages Services Cooperative (VSC), our management company, and Trudy, our Community Association Manager (CAM). Trudy and the VSC team assist the Board in the management of the Riverhaven POA. Trudy is only a phone call away (746-6770) if you have an issue.

Your Board is committed to do our best for Riverhaven. Please visit a Board meeting, who knows, you may even decide to help the cause!

Jim Schwaller, President RVPOA Cell: 352-427-6605 Email: jschwaller@epofc.com

Deed Restriction Report

If you see a violation call Villages Services at 352-746-6770 or if you feel more comfortable you can call any Board member. The name, position, and contact information for each Board member is posted on the Riverhaven POA bulletin board beside the newspaper boxes at the front entrance.

A Deed Restriction Violations Protocol has been established and the Fining Committee is up and running. The Protocol is:

- Violation reported; violation confirmed by VSC staff
- 1st Courtesy Notice sent via standard mail
- If no correction is made a 2nd Notice is sent via Certified Mail
- If still no correction is made, a Final Notice giving the property owner the date and time of the Fine Committee Hearing is delivered via Certified Mail
- Fine Committee hearing and resolution.

Remember the canals are no wake zones. Idle speed only.

Florida Statute prohibits golf cart operation on county roadways. ALL Riverhaven roads are county roads, including the road through the Village Green. Driving a golf cart on a county road is a ticketable offense.

Treasurer's Report

The POA balance sheet and income statements for the preceding month have been posted on the **new board at the front entrance**. Minutes for the April 2017 meeting, balance sheet and income statements will not be available until after our May 2017 meeting. Minutes will be posted ,after approval by the Board, after that meeting. All pertinent documents of the association are also available on our website: www.riverhavenvillagepoa.com

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: rvpoatreasrel@gmail.com.

The following POA property owners have unpaid assessments as of March 31, 2017 and liens and/or demand letters have been filed.

B02L42, B07L09, B40L57, B45L09, B46L17, B49L02L04, B49L11

To eliminate the need for mailing multiple statements to those with dues not paid on time, the Board adopted the following payment schedule: Annual dues are billed in December. If payment has not been received by January 31st, a charge of 18 percent simple interest as per Florida Statute will be added. If not received by April 1st, legal action will be started to place a lien on the property.

Our management company, Villages Services Co-operative Inc., has been in place since January 1, 2015. Their mailing address is: RVPOA, 2541 N. Reston Terrace, Hernando, FL 34442. 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).

Evelyna Linton, Treasurer

Save the Manatee Club Message to Riverhaven

Save the Manatee Club is offering a **FREE** public awareness waterway sign to Florida shoreline property owners. The sign is aluminum, 24" x 18", and it reads: "Slow Please: Report Manatee injuries: 1-888-404-FWCC." If you are interested in posting one of the signs on your dock, please call Save the Manatee Club toll-free at 1-800-432-5646 or email your request to education@savethemanatee.org.

Save the Homosassa River Message to Riverhaven

The Homosassa River Restoration Project, Inc. (HRRP) is an all-volunteer non-profit 501(c)(3) organization made up of citizens and business owners in Homosassa. As the name suggests, we are dedicated to restoring the Homosassa River to the "Outstanding Waterway" designation by the State of Florida. We are in partnership with the Homosassa River Alliance and Save Crystal River group to begin the process of restoration. HRRP intends to begin the preliminary phase of the Homosassa River project as soon as funding can be secured.

We have presented our request to Representative Carlos Trujillo, Chair of the House Appropriations Committee. The legislative session may be extended to pass the budget. If so, to help us to secure this very important funding, please email Mauricio.Montiel@myfloridahouse.gov to ask that the House fund Bill 2401 to help restore the Homosassa River.

Architectural Review Committee

As a reminder, any and all renovations/addition/construction/docks/fences on your property are subject to RVPOA review and approval PRIOR to beginning the project. The Deed Restrictions for your phase are available at <http://www.riverhavenvillagepoa.com/Documents.html>. Article VII in each phase covers building controls. Additional forms and guidelines for specific items are under the ABC Forms link at <http://www.riverhavenvillagepoa.com/ABCForms.html>. If you

are thinking about a project and have any questions please contact me directly by email rande@h-itt.com or call me at 503-6825 week days.

Rande Newberry, ARC Chairperson

Storage Lot

Thanks to Chris Watson's crew and some creative planning by Jim Schwaller and the previous Board, there are 29 new parking spaces in the newly resurfaced Storage Lot, totaling 114 spaces for Riverhaven Property Owners to store their boats/trailers/campers/carts. All parking spaces have bumpers and the lot is looking very sharp.

Security: Please pay strict attention to securing your property. We have had thefts in the past. You are solely responsible for safeguarding 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, please secure it and then contact Villages Services 746-6770 during business hours or, in an emergency, Jim Schwaller at 427-6605 We want to know in case there is a problem, we have a date and time that it actually happened.

PLEASE NOTE: The Storage Lot was created by the RVPOA Board in 2006 to lessen deed restriction violations in our community regarding boats and trailers parked illegally on properties. If you are storing your boat/trailer in your garage, or have it parked (legally in Phase I—illegal in Phases II and III) beside your house, please consider moving it to the Storage Lot. The rent is very reasonable and your items will be easily accessible.

Roads, Street Lights & Security,

Notification of lights out can be made to VSC at 352 746 6770 or directly to Duke Energy.at 1-800-700-8744. Please note the pole number when calling and the address or cross streets where the light is located. For potholes or any other road issue call Villages Services. NOTE: It is your responsibility to keep vines, branches, bushes, etc. from obscuring, in any way, a street light on your property.

Citizens on Patrol

Riverhaven Village residents have a proud history of participating in the Citrus County Citizens on Patrol program. The patrol car is parked at the RVCC Clubhouse. In order to become a driver, you must apply, pass a background check and attend a training session. Your commitment is to drive a few hours each week in our assigned area (which includes some roads outside of Riverhaven). Please contact Berny Diedrich for more information.

bernydiedrich@tampabay.rr.com

[352-628-2376](tel:352-628-2376)

Newsletter Update

The *Village News* is available at www.riverhavenvillagepoa.com. Read it to stay up to date on the happenings of your Community. If you want an email notification of when the *Village News* posted on our website please send me your email: lynnhunt@tampabay.rr.com. If you prefer a paper copy of the *Village News*, please send your name and address to: RVPOA c/o Villages Services, 2541 N. Reston Terrace, Hernando, FL 34442.

The newsletter is published in January, May, and September. If you have any suggestions for items/information for me to include in the September 2017 issue, please email me at the above address.

Villages Services Co-operative, Inc. **Manager's Corner:**

Summer is just around the corner, so the Association's mowing contractor, Tom Maziarz, has begun to mow the common areas, and the properties of owners who signed up for the vacant lot mowing program.

The most commonly reported deed restriction violations continue to be: boats, trailers and RVs parked in driveways or yards; oversized signs on property, and trash cans put out before or not picked up after collection day. One incident was reported regarding a loose dog. If you see a loose dog, or if a neighbor's dog becomes a nuisance by barking incessantly during the day or after 11 p.m., please call Animal Control at 726-1121.

You may have noticed the work at the entrance; the irrigation system has been serviced, the electrical service upgraded, and a photo cell eye for the lighting installed.

Great News! The expansion of the Storage Lot is completed and spaces are now available for rent. Contract me at Villages Services (746-6770).

Trudy McLaughlin, CAM

WWW.RIVERHAVENVILLAGEPOA.COM

RVPOA
2541N. Reston Terrace
Hernando, FL. 34442

