



VILLAGE NEWS

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VSC Management Company (352) 746-6770 Representative Erica Barker
www.riverhavenvillagepoa.com

Riverhaven Village Property Owners Association, Inc. – September 2016

Presidents Report

Again it's been another hectic three months, but we continue to make progress getting the issues behind us. We continue to send out violation letters and monitor them for compliance. If you see a violation call Villages Services at 352-746-6770 or, if you feel more comfortable you can call John Post at 352-628-9171 or me at 352-503-7678. The board has completed the review of the revision to the by-laws. They are now ready for submission to our attorney.

Cindy Venable has resigned from the board effective 20 July 2016. Jim Schwaller was appointed to the board at our May 20 meeting. He has assumed the responsibility for the storage yard. Due to the resignation of Cindy Venable, Jim has also agreed to help with mowing of the vacant lots & commons.

We will continue to send new board members to seminars at VSC to be in compliance with state laws. The board will continue to work with Villages Services Corp. to keep us in compliance with state laws using their expertise and legal advice. All residents are reminded that we are a deed restricted community and as such it is our responsibility to comply with the deed restrictions. We now have a fining committee in place.

Please keep your house secured at all times. Stay alert/think safe. If you see strangers walking around looking at or trying to enter homes call the sheriff. Please monitor your pets to keep them secure and safe.

Remember the canals are no wake zones. "**Idle speed only**". Consider our residents living on the river. Slow down when leaving the main channel so that your wake dissipates before entering your canal.

All roads in Riverhaven are county roads and golf carts need to comply with state & county regulation by being licensed and registered and driven by a licensed driver. We have notified the sheriff about the continued problems with golf carts in Riverhaven.

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

Treasurer's Report

POA balance sheet and income statements for the preceding month (July 2016) have been posted on the new board at the front entrance, after approval, following our monthly meeting. All pertinent documents of the association are also available on our website 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 proposed 2017 budget is being worked on and will be ready for mail out for the annual meeting in February 2017. Our financials are posted monthly on the Riverhaven Village POA website for your perusal.

The following POA property owner has unpaid dues as of July 31, 2016 and lien has been filed.

Block 02 Lot 42

We have five (5) additional properties that have unpaid dues as of December 31, 2015 and liens are in the process of being placed against them.

Block 40 Lot 56, Block 40 Lot 57, and Block 45 Lot 09 / Block 46 Lot 17 / Block 42 Lot 06

We have outstanding accounts receivable against the B07L09 for mowing's and a lien has been placed against this property.

After careful research the board decided to reverse a previous board decision in regard to double lot billings. There were 18 properties that were not being billed for their double lots and were billed accordingly in May. We have six properties that have not mailed their assessment to VSC as of 31 July 2016. Those property owners are B04L43L44, B08L07L08, B49L05L07, B49L09L10, B50L14L15, and B50L21L22. Every effort is being made to collect assessments. Every additional envelope, letter, stamp and administrative service used to collect assessments increases our costs and thus all of our annual assessments.

To eliminate the need for mailing multiple statements to those whose dues are 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 late charge of 18% simple interest 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, and cash payments only at the Villages Services office.

Evelyna Linton
Treasurer

Village Green and Vacant Lots

We continue to have Tom Maziarz mow 93 vacant lots for residents of Riverhaven and the commons. He added posts with hose holders at different location to keep the hose from being run over while mowing and residents from tripping over them, at no cost to residents. Tom continues to strive to keep the vacant lots and commons in good order.

We authorized the mowing of 5 vacant lots that haven't been maintained for 2 years. The cost of the mowing was charged to the owners.

We will continue to monitor the Fox property and mow when necessary.

Please pickup after your pets. There are pet waste stations throughout the commons for your convenience.

John Nash/Jim Schwaller

Vacant lots & commons chairpersons

Nominating Committee

The Nominating Committee is now forming to find people interested in serving on the Riverhaven POA. If you would like to serve on the Riverhaven POA Board of Directors please send your bio to Mary Pommier, Chair, at maryp11765@gmail.com, before November 1, 2016. Thanks!

Front Entrance

The front entrance continues to be well maintained by Chris Watson & Jason Boos. The beginning of scallop season became a nightmare for Riverhaven residents. I and others continued to call the sheriff. I called the dispatcher and set up a schedule for them to be there to try to eliminate the chaos. I spoke with the officers, they said it's the worst they have seen it. We purchased new "no parking" signs. The first week they ended up in the woods. The second week they were stolen. We are working with the county to place Permanent "no parking" sign there and along Riverhaven Dr. This will eliminate the need to place and remove the signs every weekend during scallop season and the continued parking on Riverhaven Dr. We called the Chronicle and requested that their delivery person clean up his/her mess when they are done filling the paper machines at the front entrance. We're having Thomas Electric replace the day/night sensor. We called the county about mowing Riverhaven III. They are also doing tree trimming throughout Riverhaven. The holiday season is coming up. We will need some help putting everything together. Please call me if you wish to volunteer 352-503-7678.

John Nash

President

Architectural Review Committee

Building in Riverhaven is still at a standstill. No new requests have been submitted for approval. Docks and boat lifts are the main items requesting approval.

A reminder to all Riverhaven residents and property owners that approval of any building or structural changes must be submitted to the review board (See Article VII of the deed restrictions) for approval.

Jerry Griffin & VSC (352) 628-5888

Storage Lot

The storage yard is full. Chris Watson & Jason Boos continue to keep the storage yards grass/weeds under control.

Jim Schwaller is now in charge of the storage yard. For questions about the storage yard you can call him at 352-427-6605 or Erica at VSC at 352-746-6770.

The new applications for the storage yard will be out in October.

The lock combination is for your use only. We still continue to find the lock left open on the gate.

Just a reminder, your contract states that the POA is not responsible for your loss.

We removed a boat trailer that was put in the storage yard with no identification on it. If you are looking for it you can call the towing company. Their number is on the fence.

Someone dumped their yard waste across from the gate of the storage yard. We need to have it removed and the cost will come out of everyone's pocket. We have yard waste pickup. There is no reason to dump your waste on other people's property just because you're too lazy to make it ready for pickup. If you see people illegally dumping call the Sheriff.

If you see anything that looks funny, out of place, or people in the yard you don't know, take down the info and let Jim know. VSC and Jim have a list of those who have items in the yard. When you come back at night, especially those in Riverhaven III, take a quick look. It only takes a minute. If they see that residents are checking it might make whoever is removing items think twice.

Thomas Electric added two new lights to the back of the storage yard.

Remember to monitor your property in the storage yard. If you don't have an idea when something was taken, we sure don't.

Please keep the storage yard clean.

John Nash/Jim Schwaller

Storage yard Chairpersons

Deed Restrictions

In 2013, amendments were added to the existing Deed Restrictions for Phases I, II, and III of Riverhaven Village. These amendments were voted on and were passed with over 80% approval by the members. As many of you may remember, these amendments pertained to rentals and dock construction/guidelines. Permanent fence guidelines, privacy screen guidelines, and rules regarding signs (political and real estate) were approved in 2008. However, in 2013, it was discovered that the Deed Restrictions for all 3 Phases had not been properly renewed in 2006, 2007, and 2009 respectively due to a procedural error by the then RVPOA attorney only filing the renewals with the county and not the state. Therefore, technically the 2008 and the 2013 amendments could not be attached to the existing restrictions.

On February 9, 2015, the Deed Restrictions for Phases I, II, and III were revitalized according to the requirements of the State of Florida. These revitalized Deed Restrictions will not expire until 2045, which is good news for all of us. For the amendments referred to above to be attached to the existing Deed Restrictions, it will be necessary for them to be voted on again by the members. Work is currently being done so that all information pertaining to these amendments can be mailed to members in November or December with the intent of having a vote by the members in early 2017 – possibly at the Annual Meeting. It is important that members take the time to review these proposed amendments when they are received, ask questions, and most importantly, **VOTE.**

On another note, approval was granted by the board at the August 17, 2016 RVPOA Board Meeting to allow placement of political signs on owner's properties for the upcoming November 8th election. The following rules will apply:

- 1) Signs must be removed no later than November 9th
- 2) Signs may be no larger than eighteen (18) inches by twenty-four (24) inches with inconspicuous stands
- 3) No more than two (2) signs per property are allowed

John Post (352) 628-9171

Roads, Street Lights & Security

ROADS Our roads for the most part are in good to fair condition. If you see problems please let me know. A picture is worth a thousand words.

LIGHTS If you notice a street light out please report it by the location and tag number on the pole.

SAFETY We have several issues that I need to address:

- **Animals running at large:** Dogs must be walked on a leash. This is a county ordinance.
- **Excessive speeding:** (A constant Problem) We have posted speed limits in our community and they need to be adhered to. We have pedestrians, blind driveways and intersections and we should be cautious when approaching them. Citrus County Sheriff's Deputies will issue summons for this violation. Enough said

- **Golf Carts & ATV's:** Riverhaven's roads are county roads and not approved for golf carts and ATV's operation. They are considered a motor vehicle and must be registered as per Florida DMV regulation and driven by a legally licensed operator. Citrus County Sheriff's Deputies will issue summons for this violation. Enough said

NOTE! If you see violations and wish to report them call the proper official authorities i.e police, Animal Control etc.

CRIME WATCH: Is in need of drivers. A volunteer is required to drive 2 hours a week in the Riverhaven and Old Homosassa area. Contact Georges Ketter (352) 628-2174

Tom Smith (352) 628-3369

Villages Services Co-operative, Inc.
2541 N. Reston Terrace, Hernando, FL 34442

Managers Corner

As a reminder to everyone in the community, golf carts must have a valid license plate, and drivers must be over the age of 16.

Below are some important phone numbers you should have in case of an emergency: These numbers should be called on weekends and Monday-Friday after 5pm when the Property Manager is out of the office regarding any of these issues:

- -Police, Fire, EMS Emergencies: 911
- -Citrus County Sheriff's Office: 352-726-4488
- -Citrus County Animal Control: 352-726-7660
- -Florida Fish & Wildlife Conservation Commission: 1-888-404-3922
- -Citrus County Code Compliance: (352) 527-5350
- -Citrus County Road Maintenance:(352) 527-7610 (damaged speed limit signs, pot holes, etc)
- -Property Manager (Erica Barker) emergency line: 352-422-1341 **FOR EMERGENCIES ONLY**

After a recent inspection throughout Riverhaven Village, it was noticed that mildew has become a problem on many of the properties in the community due to rain. We are asking all of the homeowners to inspect the following for mildew: driveways, sidewalks, house walls and roofs. We are also asking homeowners to inspect their docks, boat lifts and seawalls for needed maintenance and repairs. As you know, our Documents require owners to keep a neat appearance of their property so it will enhance the beauty of Riverhaven Village and help maintain the value of your homes.

ARTICLE VIII: Maintenance of Premises, Section 1: "The property, buildings, improvements and appearances shall be kept in a good, safe, clean, neat and attractive condition, and all buildings and structures shall be maintained in a finished, painted and attractive condition."

As a reminder to homeowners with vacant lots, please have your vacant lot(s) mowed in a timely manner, which is by the time the RVPOA contractor completes his mowing. These lots must be kept free of weeds, underbrush and unsightly growth.

ARTICLE VII: Building Controls, Section 15: “No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any part of the property.”

Thank you for your cooperation in this matter in order to keep our community looking beautiful.

If you have any questions or comments, please feel free to contact Erica Barker (Property Manager) at 352-746-6770.

Erica Barker, Licensed Community Manager

VSC Management Company (352) 746-6770