



Village News

President, John Nash, 503-7678 Vice President, Dave Hughey, 628-2401
Secretary, Patty Hardy, 503-2284 Treasurer, Evelynna Linton, 628-5287
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www.riverhavenvillagepoa.com

Riverhaven Village Property Owners Association, Inc. – January, 2016

President's Report

I would like to wish all the residents of Riverhaven a happy and prosperous New Year.

I would like to thank all the board members for their years of service and dedication to the community. For those who are leaving the board, Dave Hughey, Patty Hardy and Beverly Simpson I wish you the best and a happy prosperous New Year. A special thank you to Lynn Hunt and Pat Harrell for their many years of service.

At our February 10th meeting we will be voting for three new board members. I would like to thank Bill and Leslie Barth for their years of handling the annual elections for the POA Board. They have requested to be relieved of these duties. So a new Election Committee has been formed: Ed Lutkes as Chair, Bev Simpson, Paula Smith, and Elaine Arnau.

The web site for information on Riverhaven is – www.riverhavenvillagepoa.com

The board has passed the budget for 2016. There will be no increase in assessments for year 2016. We are a nonprofit origination and as such we must show the state that we are spending down on our operational/money carried forward from 2015, which are higher than required. Financially we are in good shape as you will see from Eve Linton's treasurer's report. Therefore these are some of the expenses associated with the \$11,648.00 over budget. Most of the money is a onetime cost. I'm going to use just \$ by thousand. The actual cost could be more or less.

1. Commons – cleanup 132 palm trees - \$5000.00 – one time cost
2. Deed restriction & bylaws mailing - \$4000.00 – one time cost
3. Lawyer fees for Deed restriction & bylaws review & filing with County & State. \$1000.00 – onetime fee
4. 5% cost increase Village Services for the 2016 - \$1000.00
5. Increased mowing of the commons from 15 to 18times - \$1000.00

I've done my best to show some of the expenses that are in the budget that makes it look like deficit spending. I'm sure there are more or less depending who looks at it.

The board voted to extend the contract with Villages Services Corporation for another year. We will continue to work with Villages Services Corporation to correct past issues and bring us into compliance with state laws using their expertise and legal advice.

We had three members resign during the past year.

Lynn Hunt – Deed Restrictions

Pat Harrell – Treasurer

Beverly Simpson – Common Area & Vacant Lots

Eve Linton was nominated and accepted by the board to replace Pat Harrell as treasurer. She will serve the last remaining year of Pat's Term. Cindy Venable was nominated at our December meeting to replace Beverley Simpson. She will be accepted by the board at our January meeting to serve the last 2 years of Beverly's term.

The board voted to purchase a new bulletin board to replace the old one. It should be installed in early January.

Diane Evans from VSC worked with the county to place signs (don't block roadway) at our front entrance/exit. She also worked with the county to get them to schedule mowing of the edges of the county roadways in Riverhaven.

My most important concern is to keep Riverhaven a safe, peaceful and pleasant community to live in. 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.

If you see a violation call Villages Services at 352-746-6770 or if you feel more comfortable you can call me at 352-503-7678.

We now have a process to deal with deed restrictions according to state laws. We have established a Fine Committee to review and arbitrate the fining process.

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 has volunteered to be the chairperson.

We continue to send out violation letters and monitor them for compliance.

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

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.

John Nash, President RVPOA, 352 503 7678

Treasurer's Report

POA balance sheet and income statements for the preceding month 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: www.riverhavenvillagepoa.com

The amount for 2016 dues will remain at \$75.00 per year. Invoices for 2016 dues were sent out in December. Payment due date is January 1st and past due after January 31, 2015. If your mailing address has changed, or you have sold your property, please let us know. Village Services email address is: villageservices@tampabay.rr.com. My email address is: rvpoatreasrel@gmail.com.

The proposed 2016 budget has been completed and we have a deficit of \$11,648. This deficit will be covered by using carryforward dollars from prior years. The items creating the deficit are one time occurrences that need to be addressed at this time. We are in good financial strength to cover this deficit. Our financials are posted monthly on the Riverhaven Village POA website for your perusal.

The following are POA property owners that have unpaid dues as of December 31, 2014, liens have already been filed:

Block 02 Lot 27
David W. Littiken
12030 W Tarpon Ct

Block 02 Lot 42
Donald Hemme
5120 S Mystic Pt

We also 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
Mary Anne Hanisch Trust

Block 46 Lot 17
Tracy Helm

Block 42 Lot 06
Eric Picard

We have outstanding accounts receivable against the estate of Thomas Fox for lawn mowing's.

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 \$25 late charge 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

Village Green and Vacant Lots

All mowing of the Village green and vacant lots was completed in November, 2015 for the season. Tom Maziarz kept the Village green looking great through the growing season. He also kept 93 vacant lots mowed with 8 cuts for the year. The rest of the vacant lots were self mow, with a few owners needing reminder notices during the year to keep their lots mowed and cleared of debris. 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). You will be receiving a Vacant Lot Mowing Reply Form to fill out and return to Village Services. Please return this promptly so planning can begin for the 2016 mowing season.

Since the palm trees in the Village green have never been trimmed, the POA board accepted bids and decided to contract with Chris Watson to trim the dead fronds in 2016. This should keep our neighborhood looking better and save time and money cleaning up after wind storms.

Bev Simpson

Front Entrance

This year has been a busy year with lots of improvements. Starting with replacing areas of shrubs that were diseased, old and dying. Now we have a more youthful and modern look. The lights for the sign area has been upgraded to LED to save electrical cost.

New contracts have been issued for pest control, fertilizer, disease control and lawn maintenance. We will soon have a new bulletin board. It will be placed in the same area as the present one. It will be near the newspaper vending machines. Please keep yourself updated to community information by stopping by.

Please slow down coming into the front entrance. Workers or residents may be present.

Finally, many thanks to the people who help: from decorating to picking up litter. Remember the front entrance is the first impression people get when they visit. It is the face of our community. Thank you for trusting me with this privilege for the last three years.

Respectfully, Dave Hughey

Architectural Review Committee

Activity within the Riverhaven community has been slow for the past quarter. Docks being repaired, a few new boatlifts added, and one new swimming pool built. I presently am reviewing drawings for a new residence in Riverhaven which could mean construction is picking up in Citrus County. I wish everyone in our community a prosperous and Happy New Year.

Jerry Griffin

Storage Lot

It has been an interesting year to date overseeing the Storage Lot. We have had 12 vehicles vandalized by puncturing their tires. This created a costly burden for the owners not to mention a great inconvenience. We have had 2 boat trailers stolen and they have not been recovered. You may ask “what is going on”? Well first the lock and gate were not damaged leading me to believe the perpetrators might have had the combination. It is quite obvious that someone has shared the combination with folks not eligible to receive it. Please read your contract and it clearly prohibits you from giving unauthorized persons the combination, use of your slot (you cannot sublease) and or transfer the sticker. If anyone is in violation of the contract they will lose their rights to use the storage lot regardless if they paid.

The new stickers have been distributed to those who have renewed their lease and new customers. Please remove all the old ones and place your new one on the right side of your trailer or motor home. The Combination has changed and it is for your use only. **Don't share the combination!**

Security: Please pay strict attention to securing your property. We have had theft 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 than secure it. Then contact Village Services or me. We want to know in case there is a problem, we 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

- 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

The RVPOA is not financially responsible for any criminal activities that may occur in this storage lot. Although, if someone is caught committing a criminal act they will be prosecuted.

Communication: In the past when we have had the incidents I have had to call everyone who has property in the lot. If you have an email address I would like to have it so that when we have a security incident I can send out a mass notice. I promise I will not send anything or forward anything that does not pertain to the storage lot. I can be contacted at troopertom@att.net .

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

Thomas R. Smith

Roads, Street Lights & Security,

Notification of lights out can be made to 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. NOTE: It is **your responsibility** to keep vines, branches, bushes, etc. from obscuring, in any way, a street light on your property.

A note from Berny Diedrich concerning security in Riverhaven:

“At our monthly Sheriff’s meetings we have discussed (again) the urgent need of Drivers for ‘Citizens-on-Patrol’ in Riverhaven. Presently we have 3 active & another 3 presently inactive (total of 6 drivers), this is nothing short of pathetic! We have monthly requests for drivers in the Changing Tides, but to no avail. I think we need to reach out to more to the Riverhaven Community at large.”
bernydiedrich@tampabay.rr.com [352-628-2376](tel:352-628-2376)

We have asked Sheriff’s Deputy Andy McEwen or another representative, to speak about “Citizens on Patrol” at our Annual POA Meeting, February 10, 2016.

Mary Pommier

Nominating

The Nominating Committee did a great job. Members were Dave DeWilde, Jim Wehrkamp, Joyce Smith, and Pam McFarland. They nominated and the Board accepted as the slate of candidates: Barbara Macht, Cathy Blanton, and John Post. Cindy Venable was also nominated but has agreed to

replace Beverly Simpson and finish Beverly's term. Thank you to the committee and the candidates. If you are interested in being on the ballot please let me know at maryp11765@gmail.com

Mary Pommier

Newsletter Update

The *Village News* is now available online at www.riverhavenvillagepoa.com or can be read on our new bulletin board by the newspaper vending machines. Please 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: maryp11765@gmail.com (only this email address will get you on the list). If you prefer a paper copy of the *Village News* please send your name and address to: RVPOA c/o Village Services, 2541 N. Reston Terrace, Hernando, FL 34442.

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

Mary Pommier

Villages Services Co-operative, Inc. **Managers Corner:**

Villages Services has been working the last few months on up-dating contractual information and writing new contracts for vendors. We have written contracts for Pest Control and Landscape Maintenance for the front entrance and the storage lot. Erica has been busy writing letters on violations some of which are constant offenders in your community. We have seen some improvements and thank all who have worked to correct their violations. On another note, if you are going to be gone for a long period of time please contact Erica at 352-746-6770 and leave information regarding your length of absence, a contact person, and phone number of where you may be reached. This information will be recorded in our Tops program for emergency purposes.

In the next coming months you will see a change in management, Erica Barker will be your Community Association Manager starting in March, I will remain on call for Erica when needed. It has been a pleasure working with your community this last year I believe the Board has accomplished a lot of positive things and hope the momentum continues. I would like to thank the Board of Directors for all their help and understanding as we moved forward this past year.

Diane Evans, LCAM

WWW.RIVERHAVENVILLAGEPOA.COM

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