



VILLAGE NEWS

President, John Nash, 503-7678 Vice President, Jerry Griffin, 628-2401
Secretary, Mary Pommier, 503-6241 Treasurer, Evelyn Linton, 628-5287
Newsletter Editor, Thomas Smith, 628-3369
VSC Management Company (352) 746-6770 Representative Erica Barker
www.riverhavenvillagepoa.com

Riverhaven Village Property Owners Association, Inc. – January 2017

Presidents Report

I would like to wish all the residents of Riverhaven a happy, healthy and prosperous New Year. It has been a great honor to serve this community over the past six years.

I would like to thank all the board members for their years of service and dedication to the community. A special thanks to Jerry Griffin for his many years of service.

At our February 8th meeting we will be voting for three new board members and our revised by-laws and deed restrictions for year 2017.

The web site for information on Riverhaven is: riverhavenvillagepoa.com

The board has passed the budget for 2017.

At our November 16, 2016 meeting the board voted to eliminate the use of motorized vehicle on the commons/track 1. On their December 3, 2016 meeting the Shadowoods board also approved the elimination of motorized vehicle on the commons/track 1. Signs will be posted to advise all residents, Riverhaven, Shadowoods and Gasparilla that no motorized vehicles are allowed on the grass areas of the commons/track 1, RVPOA and Shadowoods HOA.

Remember these are county roads and as such, golf carts, ATVs, Dirt Bikes, etc. need to comply with state and county regulations.

The board has passed the revised bylaws for your approval after being reviewed/corrected by our attorney. The revised bylaws and ballot will be in the annual meeting packet.

We had three board members resign this year 2016.

Tom Smith – Roads/Lights/Security has notified the board that he will resign at our annual meeting on February 8 2017.

Cathy Blanton – Front Entrance

Cindy Venable – Common Area & Vacant Lots

Eve Linton has volunteered to complete the last year of Tom Smith term.

Beth Darr has agreed to complete Cathy Blanton's 2 Yr. term

Pam McFarland agreed to complete Beverly Simpson/Cindy Venable's 1 yr. term

The Board will vote at our January 18th meeting to accept Beth Darr and Pam McFarland as new members to the board to replace Cathy Blanton and Cindy Venable who have resigned in 2016.

I would like to thank John Post for taking over the deed restriction position along with the revising of the deed restrictions to bring them up to date. He has done an excellent job for the board and for our community to move things forward. His team has completed the revised/updated deed restrictions and mailed the ballots out to all residents for their approval/disapproval. **Please sign both sides** and return you completed ballot as quickly as possible or, if you prefer, you may turn it in at our annual meeting. These ballots on the revised/updated deed restrictions are very important to the future of our community. **Please vote & Return your ballot.**

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 628 9171.

Remember the canals are no wake zones, idle speed only, especially now that it's manatee season.

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

John Nash, President RVPOA

Treasurer's Report

The POA balance sheet and income statements for the month of November 2016 have been posted on the new board at the front entrance following our monthly meeting. Minutes for the December 2016 meeting, balance sheet and income statements will not be available until after our January 2017 meeting. Minutes will be posted, after approval by the board, after this 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. Village Services email address is: villageservices@tampabay.rr.com. My email address is: rvpoatreasrel@gmail.com.

The proposed 2017 budget has been mailed 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 owners have unpaid dues as of December 31, 2016 and liens have been filed.

B02L42 5120 S. Mystic Pt B07L09 5192 S Running Brook

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 five properties that have not mailed their assessment to VSC as of 31 December 2016. Those properties are B04L43L44; B08L07L08, B49L05L07, B50L14L15, and B50L21L22. Every effort is being made to collect assessments in addition to the late fees that are due. Every additional envelope, letter, stamp and administrative service used to collect assessments increases our costs and thus all of our annual assessments. The Declaration of Restrictions of Riverhaven Village, Article XI, Section 4 states: None of the lots in the subdivision shall be divided nor sold except as a whole, without the written permission of the Association. As a reminder to everyone, the County does not have authority over our restrictions to make changes to the lots.

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 (no cash please).

Evelyna Linton, Treasurer

Village Green and Vacant Lots

Our mowing contractor continues to do an excellent job maintaining these areas, as such, we have entered into a 3 year fixed price contract.. The hurricane added a lot of work but all looks great at this point.

Jim Schwaller

Front Entrance

First I would like to thank all of residents who decorated the front entrance for Christmas while I was gone.

The front entrance continues to be well maintained by Chris Watson and Jason Boos.

The county will be installing no parking sign after the first of the year. These signs will replace our no parking sign which were stolen during scallop season.

Just a reminder that scallop season will be here before you know it. The bridge will probably be only one lane

and the area where they used to park their vehicles & trailers is no longer available. Please plan ahead. It was bad enough last year and it's only going to get worse. I've asked Village Services to notify the county commissioners and the sheriff about the traffic problem we encountered here at Riverhaven last year. I hope the letter to them will motivate them to do something to alleviate the problem before it gets started. I/we shouldn't have to call them to tell them we have a problem and stand out there directing traffic waiting for someone to show up.

All the globes on the light posts have been removed and cleaned. We replaced all the old lights bulbs with new LED daylight bulbs to make the front entrance brighter.

John Nash President

Architectural Review Committee

Architectural Review Committee sent out a total of 6 approve plans between Sept and Dec

Jerry Griffin & VSC (352) 628-5888

Storage Lot

I am pleased to inform all residents that we are reconfiguring the storage lot to generate additional parking spots. Work is in process and we are awaiting road construction to begin on Hy 19 to provide the aggregate needed to add the additional spaces. More to follow.

Jim Schwaller

Deed Restrictions

Deed Restriction Amendments will be voted on at the Annual Meeting to be held February 8, 2017. All members of the Riverhaven POA were mailed proposals for the amendments in November. To date, only 1/3 of the membership has returned the ballot and proxy. Each proposal requires 2/3 affirmative votes by Phase for the measure to be adopted. If you have not returned your ballot and do not plan to attend the Annual Meeting, please take the time to vote and return your ballot/limited proxy. **Both** the summary ballot and the limited proxy must be signed if you are returning by mail. If you plan to personally attend the annual meeting to submit your vote, only the summary ballot requires a signature.

To you who have already mailed in your ballot, thank you very much. For members who have not voted, please do so. The issues being voted on address many of the concerns voiced by membership.

If for some reason, you have not received the packet; please contact one of the committee persons below.

John Post	(352) 586-2774
Lynn Hunt	(352) 621-0101
Patty Hardy	(352) 503-2284

NOTE! There have been numerous complaints by members regarding trash containers. Article VII, Building Controls requires trash containers to not be visible on the property except on collection dates. We realize that collection days vary when there are holidays and depending on the collection service used. Unfortunately, there are many instances of containers being visible on non-collection days. On some properties, they are visible all the time. As a friendly reminder, we ask that residents adhere to the deed restriction policy and place containers in the garage and/or behind a privacy fence/wall/hedge.

John Post (352) 628-9171

Roads, Street Lights & Security

ROADS If you see problems please report it. 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 that the light is affixed to

SAFETY We have several issues that I need to address:

- **Crime:** For the most part we live in a crime free community. In the interest of keeping it that way let's all stay vigilant. If you or your neighbor's are going away for sometime get on the Crime Watch House Check List. This benefit is provided through the Citrus County Sheriff's Office. All you have to do is go to the CCSO official website and fill out the request form. **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

- **Animals running at large:** Remember you are liable for any injury or damage your pet may cause.
 - **CC Ordinance Sec.14-40(a):** No person owning, keeping or having possession, charge, custody or control of any animal shall cause or permit the animal to stray, run, or in any other manner be at large in or upon any public street, sidewalk, park or on private property of another without the express consent of the owner of such private property within the county.
 - **CC Ordinance Sec.14-40(b):** "In order for a dog to be allowed on publicly owned streets, roads or other publicly owned property, the dog shall be restrained by a person of sufficient strength to control the animal, and by a suitable leash of dependable strength and a reasonable length.

- **Excessive speeding:** 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 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. For other issues call VSC Management Company (352) 746-6770

On a personal note I will be leaving the board after the Annual Meeting February 8, 2017. It has been a pleasure serving on the board and I thank all my fellow board members for their professionalism and friendship. I look forward to seeing many of you in the future. Thank you.

Tom Smith

Welcome! New Property Owners

Richard Boileau	12053 W Broad Jump Ct.
Lynn Nash	5086 Mystic
Angela Millwood	11768 W Riverhaven Dr
Steven Cyr	5199 S Stetson

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

Managers Corner

VSC Management Company (352) 746-6770 Representative Erica Barker

Due to health reasons, effective after the Annual Meeting on February 8, 2017 the Property Manager for Riverhaven Village POA will change. Senior CAM Trudy McLaughlin will be the Property Manager after that date going forward. Her email is t.mclaughlin@tampabay.rr.com.