



Village News

President, Jim Schwaller 427-6605 Vice President, Lynn Hunt 621-0101
Secretary, Mary Pommier 503-6241 Treasurer, Evelyn Linton, 628-5287
Newsletter Editor, Lynn Hunt 621-0101

www.riverhavenvillagepoa.com

Riverhaven Village Property Owners Association, Inc. – September 2017

WELCOME NEW RIVERHAVEN RESIDENTS AND PROPERTY OWNERS since our last newsletter:

Robert Kerr	John and Phyllis Thompson
Maurice and Christine Ryman	Glenn and Teresa Cisney
Kevin Johnson	Andrew and Donna Peters
Christopher Bartku	John and Sharon Harris
Kenneth Loudermilk and Suzanne Latham	Kathryn Gallaher
Gregory Martin	Kenneth and Kristin Stott

The summer of 2017 has been a hot one, but Florida's Nature Coast offers a number of ways to cool down--especially our very own Homosassa Springs. Although the Halls River Road Bridge project is behind, the Florida Department of Transportation is asking the contractor for a catch-up plan. We will see what happens. A special shout out to Bob Darr for all his efforts to put pressure on the powers to be to get the bridge done. With that said, we have survived the busiest part of the scalloping season!

Your Board is always looking for new ideas and ways to improve Riverhaven. Come visit us at our monthly meetings on the third Wednesday of each month at 10:00 a.m. in the RVCC Boardroom, or send us an e-mail with your thoughts. Your input is always welcome.

Hoping everyone has a safe and fun end-of-summer!

Jim Schwaller, President
427-6605
jschwaller@epofc.com

Vice President's Report

The revised Deed Restrictions as amended at the February 2017 RVPOA Annual Meeting were filed with the Citrus County Clerk of the Court on August 1, 2017 and are now in effect. I will take this space to review two Deed Restrictions.

In Phases 1 and 11, no residence shall be rented or leased for less than ninety (90) days; and, in no instance rented or leased for more than two (2) times in any one (1) calendar year. Florida Statute 720 describes the process for addressing violations. Let it be said that this can cost the homeowner a great deal of money in fines and attorney's fees. The properly executed and filed Deed Restrictions will prevail.

In all three Phases, Article VII Building Controls states: No building or structure of any kind including additions, alterations, pools, fences, walls, patios, terraces or barbeque pits shall be erected, or altered until the plans and specifications, location and plot plan therefore, in detail and to scale, and showing existing trees and shrubs required to be moved or removed, shall have been submitted to and approved by the Association in writing and before any clearing or construction has begun. (This paragraph continues, but I'll run out of room for what I want to say!) Again, our Deed Restrictions have been properly executed and filed and follow rules set forth in Florida Statute 720. Violations will be addressed, and, not only will fines (up to \$1,000) plus attorneys' fees be involved, but the project may have to be dismantled or significantly altered to meet the requirements of the Article. If you have any questions, please contact any Board member, or particularly, our Architectural Review Chairman, Rande Newberry (rande@hitt.com)

For those of us who are lucky enough to live on the water, please remember that you have two fronts—one on the street side and one on the water side. Garbage cans, unused boat equipment, and things that should be in the garage SHOULD be in the garage, or behind an ARC approved enclosure.

All members of the RVPOA are welcome to attend Board meetings, which are held on the third Wednesday of each month in the RVCC Boardroom at 10:00 a.m. Florida Statutes also allow members to videotape or tape record the meetings.

Lynn Hunt
352-621-0101
lynnhunt@tampabay.rr.com

Treasurer's Report

All pertinent documents of the association are also available on our website_ www.riverhavenvillagepoa.com. Your POA is solvent and we expect to stay within our budget through year end.

If your mailing address has changed, or you have sold your property, please let us know. Contact me at rvpoatreasrel@gmail.com or our Community Association Manager Trudy McLaughlin at t.mclaughlin@tampabay.rr.com.

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 31, a late charge of 18% simple interest will be added. If not received by April 1, 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 on-line 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
628-5287
rvpoatreasrel@gmail.com

Village Green and Vacant Lots

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 Carroll's Lawn Service mow it 8 times per year for a total of \$225 per year.

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

Front Entrance

We have a new bulletin board. It has been placed in the same area as the old one, near the newspaper vending machines. Please keep yourself updated to community information by stopping by. Contact information for all Board members and the Community Association Manager are posted there, as well as the Minutes that were approved at the last monthly Board meeting.

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

Finally, many thanks to the people who help, from reporting problems or just picking up litter. Remember, the front entrance is the first impression people get when they visit. It is the face of our beautiful community.

Beth Darr
352-628-0961
poabeth1@gmail.com

Architectural Review Committee

So far in 2017 the Board has reviewed and approved two new homes, two new roofs, seven new or rebuilt docks (some including a boat lift), one new boat lift to an existing dock, four fences and one enclosure.

If you are planning any new project, PLEASE check out the Deed Restrictions for your phase, from the “DOCUMENTS” link at our web site. If you have any questions, PLEASE contact me at rande@h-itt.com or our association manager at t.mclaughlin@tampabay.rr.com.

I've had a few residents ask what Phase they are in, so here is a basic description of the three “Phases” in Riverhaven. Note that each Phase has slightly different Deed Restrictions. In general, Phase 1 includes all homes/lots southwest of Stetson Point. Phase 2 is all homes/lots from the bridge at our entrance up to and including Stetson Point. Phase 3 includes all home/lots that are accessed by turning right before that bridge.

Rande Newberry
352-634-1523
rande@h-itt.com

Storage Lot

At this time, all spaces have been leased. If you have an item you wish to store, please contact me to put your name on the waiting list.

Trudy McLaughlin, CAM
352-746-6670 (Villages Services Office)
t.mclaughlin@tampabay.rr.com

Roads, Street Lights & Security

Notification of street lights out within the community can be made to Villages Services 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.

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

The Citrus County Sheriff's Office has provided a unique way to provide service to your community, as well as an opportunity to see what is happening in Riverhaven and nearby locations. You must complete an application, a background check, and training for the Citizens

on Patrol. When you are approved, you will drive the patrol car (located in the RVCC parking lot) for two hours each week. This is something that can be done solo or as a couple. For more information, please contact:

bernydiedrich@tampabay.rr.com

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

Homosassa River Restoration Project

The Homosassa River Restoration Project is continuing the fight to clean and restore our river and canals. A plan, similar to what Save Crystal River is successfully implementing in King Bay, is in place and, despite the last minute veto by Governor Scott, we are pushing forward. We would like to complete all of the preliminary studies and permitting and be “shovel ready” before next year's legislative session begins. We need your help and, yes, the current project map includes Riverhaven.

It is important that we show Tallahassee that those who would benefit the most are committed to restoring and protecting this river. Please consider donating to the project for two reasons: First, these preliminary steps are expensive and must be completed before we can move ahead with the actual cleanup. Second, and maybe more importantly, we stand before our State Legislature in March 2018 and ask for funding, we need to show large numbers of local support. Remember that HRRP is an all-volunteer 501c(3) organization and 100% of all donations will be used to meet our goal of a clean and healthy river.

Checks can be mailed to Homosassa River Restoration Project, Inc., PO Box 591, Homosassa Springs, FL 34447. There is also a Pay Pal Donate Button on our website, www.homosassariverrestoration.com and please join us on Facebook. Our local and state politicians are committed to seeing this project completed. We need to show our commitment as well.

Thank you for your support
Steve Minguy, HRRP President

NOTE: Steve Minguy will make a special presentation to the RVPOA Board at 9:45 a.m. (before the meeting begins at 10:00 a.m.) on September 20. You are welcome to join us.

Discussion to Become a Gated Community

In July, your President, Jim Schwaller, at the request of the Gasparilla Board of Directors, joined them at a meeting with representatives of Citrus County Planning and Zoning. The Gasparilla BOD wanted to investigate the possibility of both POAs becoming a gated community. The County representatives presented the process and the requirements for this. Three things stand out:

1. 100% of all owners (homes and lots) would have to vote for and sign the documents to privatize the roads.

2. A special assessment for each home/lot owner would be needed to pay the approximately \$200,000 legal and construction costs.
3. The costs for maintaining the roads and drainage would be shared by all owners each year.

At this time, the RVPOA Board does not think that it is cost-efficient to become a gated community. If you have any further questions, please contact Jim Schwaller or Lynn Hunt.

Other Board News

At the February 2017 Annual Meeting of the RVPOA, the members voted by a majority to adopt the revisions to our By-Laws as proposed by the By-Law Revision Committee. This committee met for over a year, learning the Florida Statutes regarding Home Owners' Associations and contacting other local HOAs to learn Best Practices. The By-Laws as revised are posted on our web site.

One of the revisions was to decrease the number of Board members from a mandatory nine to a mandatory minimum of three people. The reason is that we now have a management company. In the past, in addition to the elected officers (President, Vice President, Secretary and Treasurer) each Board member had a responsibility: Front Entrance, Village Green, Street Lights and Roads, Storage Lot, Newsletter, Architectural Review, and the biggest job of all—Deed Restriction violations. The management company has assumed responsibility for most of the jobs; now the Board needs officers to work with the management company and to communicate their activities to our members. The Board voted at the July meeting not to replace the two retiring members, leaving the Board at five persons. Should one of the five have to leave the Board during the next year, anyone interested in joining the Board as an appointee to finish the year would be considered to fill the vacancy.

The Board is aware that communication with ALL of our members is very important. Our names and contact information are available at the web site and are posted at the bulletin board at the front entrance. PLEASE contact any one of us if you have a concern or question. We are YOUR Board, elected by you to keep Riverhaven Village one of the most beautiful communities on the Nature Coast.

The RVPOA Board of Directors

Newsletter Update

The *Village News* is available online at www.riverhavenvillagepoa.com or can be read on our bulletin board by the newspaper vending machines. Please stay up to date on the happenings of your Community. 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. However, I want to be able to get information to you in a timelier manner. I will post from time to time on our web site an article

called “This 'n That.” Watch for signs in the front entrance to notify you that I have posted a new one.

Lynn Hunt

621-0101

lynnhunt@tampabay.rr.com

WWW.RIVERHAVENVILLAGEPOA.COM