

RIVERVIEW TOWNHOMES HOA NEWSLETTER

NOVEMBER 2023



Greetings:

The Board members are volunteers serving on their own time to support the community and are as follows:

President - Gail Henry
Vice President-Vacant
Treasurer – Sara Knies

We desperately need volunteers for the fining committee.

THERE WILL NOT BE AN HOA MEETING IN DECEMBER DUE TO THE HOLIDAYS

A schedule for the 2024 HOA Meetings will be posted after January 1st.

Homeowners are strongly encouraged to attend meetings. Notifications are posted prior to the meetings for Agenda, time, date, location, and meeting access.

SENTRY MANAGEMENT - COMMUNITY ASSOCIATION MANAGER

Our CAM is Dennis Kapsis. He can be reached via email at dkapsis@sentrymgt.com or by phone at [407-788-6700](tel:407-788-6700), EXT 51315. **All questions, concerns, and comments should be directed to our CAM via email or phone.**

HOA BYLAWS:

Riverview is a **deed-restricted community** therefore, we have By-Laws in place to ensure stability, continuity, and structure within our neighborhood. Homeowners should have received copies of the By-Laws at the time of closing of their unit. Both Homeowners and Renters are required to be aware of the contents of these official documents and are responsible for compliance. The By-Laws are available on the Riverview Townhomes Association website at www.riverviewflhoa.com under Governing Documents or you can reach out to Dennis Kapsis at dkapsis@sentrymgt.com or via phone at 407-788-6700 ext. 51315 to obtain a copy.

The Riverview Townhome Association web page can be located at www.riverviewflhoa.com. This contains valuable information regarding our Bylaws, Required ACB Forms, etc.

Homeowners are encouraged to sign up to receive emails from the Board. Please contact Dennis for information on how to do this.

PLEASE TAKE SOME TIME AND READ THIS NEWSLETTER AS IT CONTAINS IMPORTANT INFORMATION ABOUT THE UPCOMING YEAR

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BUDGET 2023-2024

The Board faced major obstacles in preparing the 2023-2024 budget, which was extremely challenging and stressful over the last few months. We were forced to trim some costs from the budget and to delay other items.

The major factors include:

- The 2023-2024 Master Insurance Policy increased by 119% over the previous year.
- The Board has been informed by the insurance industry to expect anywhere from a 35% to 45% increase in insurance renewals next May. We are working closely with our insurance agent to monitor the market and exploring all options open to the association to mitigate costs.
- Our neighborhood is also getting older and requiring more maintenance on the gates, roof repairs, pothole patches. Unfortunately, we cannot afford a complete repaving project at this time.
- The Board negotiated with our vendors to keep the contract increases as low as possible.
- Delinquent dues and water payments from homeowners and renters. The City of Sanford bills the HOA monthly for water, garbage, and sewer, which we must pay in full each month. When individuals do not pay their utility billings, this takes monies away from other areas. We are collaborating with our Attorney to find a solution to this problem.
- MI homes did not go through the City of Sanford to install water lines and meters and elected to install the system as a private entity. The Board has reached out to the City of Sanford and inquired as to what it would take for them to take over and it's just too costly. The City would have to re-pipe the neighborhood and re-meter each home. This is a cost that we just simply cannot afford.
- The ECONOMY - Everyone is feeling pressures from the economy and the Board is feeling the pressures as well with the rising costs of operating our neighborhood.

HOA DUES INCREASE

Effective January 1, 2024, the monthly HOA dues will increase to \$323.00 per month.

The Board has trimmed the 2023-2024 budget down as much as possible to cover the bare necessities of the community. Unfortunately, over the next year we will not be able to do anything extra for the community such as mulch, paving or pressure washing. We do have a homeowner that has offered to do some

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pressure washing around the pool and mailbox area, free of charge to brighten the neighborhood. We are still in negotiations on dates and times for this to happen.

LAWN SERVICE WINTER SCHEDULE

We have moved into the Winter Schedule with our lawn service. Starting from October 16th through April 30th, Natures Care will be mowing less and possibly every other week. They will still be out in the weeks in between to tend to the other required services.

MULCH

If anyone would like to put mulch down, the color will need to be **cocoa brown/dark brown**, and **it cannot be chunky**. Shredded mulch is acceptable and easily available for purchase through major retailers. Any variation to color or size will be considered a violation.

PEST CONTROL

The HOA **NO LONGER** covers outside pest control on each unit. Inside and Outside pest control will now be the responsibility of each Homeowner. We have confirmed with the HOA's Attorney that there are no legal requirements in Florida for HOA's to provide this service.

Nature's Care will continue to provide pest control to the bushes and trees in the neighborhood per our contract.

PLANTS AROUND UNITS

The HOA will no longer be responsible for replacing plants around units. The Board will continue to replace plants in the common areas when deemed necessary. Replacement plants will need to be selected from the list of approved plants and will require an ACB prior to removal and replacement of dead plants. The list of approved plants can be found on the Riverview website under Forms and Documents.

Approved plants are as follows:

- Dwarf Burford Holly
- Loropetalum plum
- Blue Plumbago
- Japanese Boxwood
- Coontie Palms
- Indian Hawthorne
- Variegated Arboricola
- Podocarpus

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- Ixora
- Croton
- Red Mammy Croton
- Golden Vicary
- Variegated Liriope

TERMITE BONDS

The Board will **NO LONGER** be carrying Termite Bonds on the Property. The Bonds cost in excess of \$16,000,00 a year. We reached out to our HOA Attorney and he stated that there is not a law in the State of Florida that requires the HOA to carry Termite Bonds.

The Board spoke with a Professional Pest Control Company Owner and he gave us the following insight: (He performed the initial termite treatment in the community during construction by MI Homes):

- The townhomes were built using monolithic slab construction, which means the foundations are comprised of a single pour cement application, with thicker areas of concrete around the perimeter and areas supporting load-bearing walls. The lower walls are comprised of CMU block.
- The wood construction is on the second floor.
- The townhouses are considered to have an exceptionally minimal risk for termites (2% and under)
- In the event of termite damage, the wood door structures are the most possible point to be impacted.
- There have not been reports of termite damage in any of the 191 units since they were built.
- Homeowners can reach out and get termite protection, but they must know linear feet surrounding home.

WATER, SEWER & GARBAGE RATE INCREASE

Effective November 1, 2023, there was a water, sewer and garbage rate increase from the City of Sanford. The 2023-2024 rates are as follows and can be located on the City of Sanford's website:

- Base Charge \$10.62
- Sewer \$7.20
- Garbage \$20.76
- Stormwater \$9.27
- Monthly Maintenance Fee \$7,50

The monthly maintenance charge included in the bill increased due to contract and maintenance costs increases. These rates are passed to us by the City of Sanford and the HOA does not have any control over them.

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NEWSLETTER TOPICS/SUGGESTIONS:

If you have any topics for future newsletters, please email them to Dennis Kapsis at dkapsis@sentrymgt.com and he will forward them to the Board of Directors.

Sincerely,

Board of Directors