



## **Newsletter to the homeowners of Riverwalk Villas HOA, April 2022:**

In February the Riverwalk Villa sales reached the 70% ownership threshold required for transferring responsibility for managing the HOA to the homeowners, at which time the Riverwalk Developer turned over 3 board member seats. Upon completion of the HOA election process 3 homeowners were named to the board, with Tom McGuire (residing at 4316 Riverside) assuming the role of President, Raisa Wilfong (4436 Riverside) as Vice President, and Blake Campbell (4420 Riverside) as secretary. The 4<sup>th</sup> member of the team is Al Silva of Essex Association Management. He supports the Board and the Community as the Property Manager. To understand the current HOA status, we've had several discussions with Al over the past couple months including a complete walk of the HOA property and a meeting with the head of D&D Mowing/Landscaping.

Based on these discussions, the new Board Members would like to provide the following summary information regarding your Villas HOA.

### **1) Essex Management:**

The Essex HOA Management team has been part of the Riverwalk Development since inception and has the current contract with the HOA (Home-Owners Association), as well as the contract with the Riverwalk POA (Property Owners Association) which manages all other common areas at the Riverwalk including the Chapel, reception hall, restaurants, and lakes. Note that Villas homeowners pay an annual fee into the Villas HOA, as well as the Riverwalk POA. The HOA board only has responsibility for the Villas HOA.

### **2) D&D Mowing/Landscaping:**

Essex Management, on behalf of the Villas HOA and Riverwalk POA, has contracted separately with D&D Mowing for all landscaping and weekly grounds maintenance. These are 2 separate and distinct annual contracts; one with the HOA and a separate contract with the POA.

As part of the HOA agreement with D&D, they trim your shrubs in the front landscaped bed, and will add mulch 2 times per year. If you prefer to trim your own shrubs, then please make that request through the website [www.villasatriverwalkhoa.com](http://www.villasatriverwalkhoa.com) under the 'Contact Us' section. Also, if you would like any help with understanding and setting-up your irrigation watering system, please make that request in the same manner on the website. Upon getting your request Essex will coordinate a time with you and a D&D Representative to stop by your house and answer any irrigation system questions you have or training you would like.

### **3) HOA Boundaries:**

The Villas HOA boundaries stop at the street that runs in front of your house and encompasses the area north of N Royal Crescent Dr, east of Riverside Dr, south of Eighth (8<sup>th</sup>) Ave, and west of Morris Rd. Within these boundaries, the HOA is responsible for all common land areas that are outside your fenced



yard area. Although the pocket park off Broadway Ave is within the HOA boundaries, it has been designated as responsibility of the Riverwalk POA.

#### **4) From your front porch to street curbside:**

The **HOA is responsible** for: A) Weekly trimming and edging of grass in the area between your sidewalk and the curb, the area from the sidewalk to the front fence-line, and the area from your back fence-line to the alleyway; and B) Twice per year trimming of the larger shrubs in front of your house as well as adding mulch to the beds.

**The Homeowner is responsible** for: C) All other care and maintenance of the plant materials in the front beds; D) Replacing any dead plant materials in your front beds; E) Maintaining all the grass areas in front and aside your house including the replacement of grass if it dies out; and F) Maintenance and repair of your sprinkler/drip system to ensure all grass, plant materials, and trees are getting sufficient water.

If you have any dead/missing shrubs or trees in front, or if the grass areas have died leaving bare ground, please address these areas soon so we can all be proud of the beautiful neighborhood where we live.

The trees planted between your sidewalk and the curb, as well as the trees planted in the front area between houses, are the responsibility of the individual homeowner. The reason for all trees, grass, and plant materials (in the area in front of your house) being the responsibility of each homeowner, is because each homeowner is responsible for regular watering of their landscaping and also the maintenance of their sprinkler system. For those homes with a dead tree, the board is negotiating a special one-time price with D&D Mowing/Landscaping for replacing all these neighborhood trees at the same time. We'll provide a further update when we have more information.

#### **5) [www.villasatriverwalkhoa.com](http://www.villasatriverwalkhoa.com) website:**

If you haven't already registered on the Riverwalk Villas website, Register, at: [Villas at Riverwalk Homeowners Association - Register New User \(villasatriverwalkhoa.com\)](http://www.villasatriverwalkhoa.com), which is being managed by Essex. Please do this at your earliest convenience. Also be sure to check the box that will allow your contact information to be shared with your neighbors within the secure Neighborhood Directory. This website is the best place to go for all your HOA information and to ask questions of your new HOA Board Members. We would like to hear from you regarding any questions or ideas you may have about our neighborhood and the HOA. All questions or ideas will be reviewed by the HOA Board, and replies will be shared with all HOA members.

Additional information regarding the HOA can be found on the Villas at the Riverwalk website, Questions area, at [Villas at Riverwalk HOA - General Questions](http://www.villasatriverwalkhoa.com)

The new HOA Board is excited to help represent all our Riverwalk Villa fellow homeowners in maintaining a beautiful neighborhood where we are all proud to call home.