

The Monthly Newsletter of
The Riverton Community
Association

THE NEIGHBORHOOD Watch

Riverton Community Association

SETTING OUR SIGHTS

on a better community



February 2021

We hope that all members, friends, and family are staying safe and healthy during this time. The Riverton Community Association **office is now open Monday, Wednesday, Friday 2pm-7pm, Tuesday & Thursday 10am-3pm and Saturday 9am-2pm by appointment only!**



- ✓ Payment Options
- ✓ BOD Meeting Updates
- ✓ ARB Updates
- ✓ Past-Due Assessments



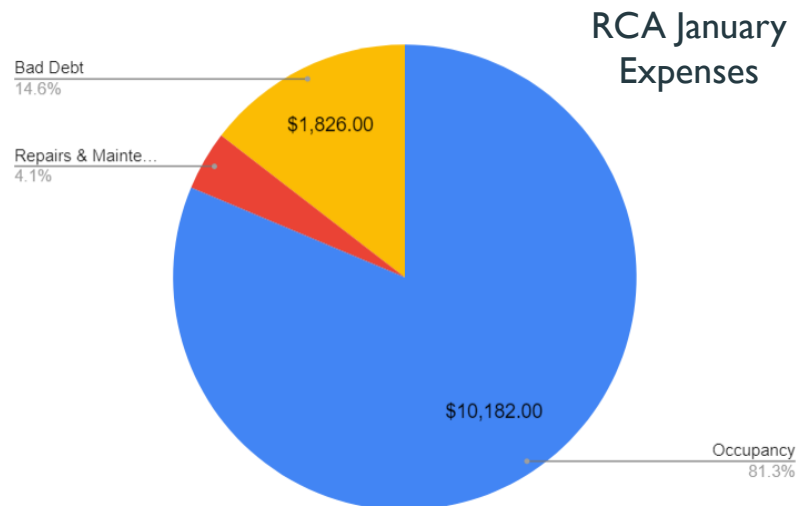
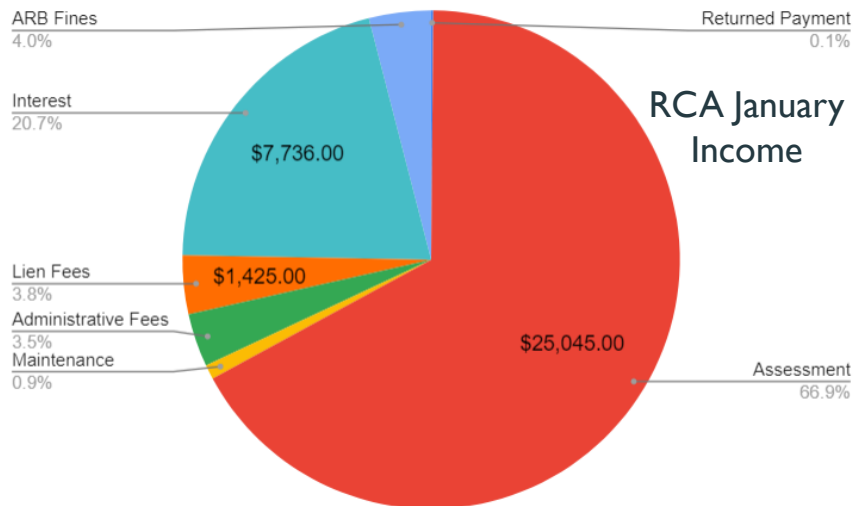
Grounds UPDATE

SNOW PLOW SEASON IS HERE! If you are willing and able please clear a little path - the USPS carriers will NOT deliver if they cannot reach the boxes! We do have a company to help as well, but if we all pitch in, it goes smoother!

MAP OF RCA GROUNDS



FINANCES AT RIVERTON



Weichert, REALTORS® | Lilac Properties UPDATES

Hello Residents,
Our office would like to remind you that we are simply the management company. Our office does not make any decisions. Your Board of Directors and Architectural Review Board direct our office on how to handle matters and our office “makes it happen”. If you at any time have any questions or concerns, please don’t hesitate to email us (rca@weichertlilac.com) and if we don’t know or can’t help, we should be able to direct you to someone who can!

Caitlyn McKechney – Office Manager

HELP!

AFTER-HOURS EMERGENCY LINE

If you have an after-hours issue that can’t wait until the Association office or Management office open, we have an on-call line that will respond to you. You may call or text this number!

-----585.210.2361-----



Riverton Community

OFFICE

The Riverton Community office is now open for the following hours:

Monday 2pm-7pm

Tuesday 10am-3pm

Wednesday 2pm-7pm

Thursday 10am-3pm

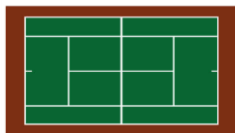
Friday 2am-7pm

Saturday 9am-2pm

The office is currently requesting that all Association matters be handled via email or telephone due to COVID. If you need to have an in-person meeting, please make sure to set an appointment.

Don't have social media? We have a blog page right on the Riverton Community Association website! Check it out!

<http://www.rivertoncommunity.com/rca-blog>



TENNIS COURTS

Tennis Courts have been closed for the season!

We are looking into getting them refinished/cleaned in the spring!



POOLS

We are currently working to get the pools ready for the coming season!



Board of Directors

MEETING *BOARD OF DIRECTORS*

Updates

Hello Riverton!

Quick hits from tonight: (full detailed minutes on official site once approved by bod)

****From the ARB:** update to fines. \$1 per day fine will increase to \$3 per day after 90 days of an ongoing violation. Repeat offenders will also have increased fines and no warnings at the 3rd repeat.

****Cash flow, audits, Appfolio tracking, maintenance funds, over budget on landscaping and lawn-mowing and still need to get thru June.** Payroll is down and may help with the overage in landscaping.

****Assessments - (still need approx 70 houses to update their contact info with the office)** residents are asking for payment plans. Officially no plan but you can pay online any amount at any time, or recurring, and not have to pay the lump sum in the summer.

****Salting the mailboxes has been approved.**

****Pool - planning starts now!** Discussions will include pricing and whether or not to allow non-residents to purchase a membership as they have in the past. This is NON Riverton users - not RCA homeowners and/or renters. This discussion will warrant a separate meeting.

****Annual March Meeting:** still needs to be virtual due to Covid, but all are still welcome to view and participate. Notices will go out within the next week.

Date: March 20th at 9 am.

****Discussion about square footage with a commercial property will go to executive session**

Please remember that the BOD meets every 3rd Tuesday of the month at 6:30 pm and has gone live during Covid. Anyone is welcome to view and comment, or you can register ahead of time if you have a specific question/concern/idea that you'd like added to the agenda. The BOD and ARB are always looking for honest, caring, forward thinking neighbors who want to make a difference.

Email bod@rivertoncommunity.com to learn how to get involved.





Board of Directors *Updates*

Registration

If you are not registered to vote, please register using this link

<https://forms.gle/HtPrTvb1BDzuLMUq5>

MEETINGS

Out of an abundance of caution, future meetings may also be held virtually (pending current COVID concerns). If we need to host a meeting virtually. We will post the link on the RCA Blog as well as Facebook! The meetings are live-streamed so you can comment with questions for the Board!

Past Due Assessments

There is currently \$59,356 in unpaid assessment fees that are past due as well as \$1,731 in unpaid maintenance reserve fund fees as well. It is critical that homeowners make these payments in a timely manner so that the Association can continue to maintain the grounds appropriately. As a reminder, as per the covenants, there is a \$10/month administrative charge as well as 1.5% per month interest charge on past-due accounts, and lien charge.



Did You Know?



You can pay your assessment fee ahead of time in installments

Avoid late charges and interest

Pay what you can, when you can, then when the August 31 deadline comes up, you're already paid (or mostly paid)

Any overages on September 1 can be requested to be returned back to you or applied towards the next year!

Set up an automatic payment plan on your portal, through your bank via check, or simply send money when you have it available!

If you had paid only \$34/month from July 2019-June 2020, you'd have paid your assessment and owed nothing on the due date!

PAST-DUE

Assessment

POLICY

July	1	Assessment bills are sent to homeowners
Aug	31	Last day to pay assessment before fees and interest are added
Sep	1	Administrative fee of \$10 is added
	2	Interest of 1.5% is added
Oct	1	Administrative fee of \$10 is added
	2	Interest of 1.5% is added
Nov	1	Administrative fee of \$10 is added
	2	Interest of 1.5% is added
Dec	1	Lien fee of \$20 is added
	2	Interest of 1.5% is added

PAST-DUE

Assessment

POLICY

Jan	1	Files are referred to Attorney
	2	Interest of 1.5% is added
	20	Final "warning" before liens
	31	Last day before liens
Feb	1	Liens are filed
	2	Interest of 1.5% is added
Mar	2	Interest of 1.5% is added
Apr	2	Interest of 1.5% is added
May	2	Interest of 1.5% is added
Jun	2	Interest of 1.5% is added

Events CALENDAR

Mark your calendars for the next community meeting

Board of Directors ANNUAL Meeting



MARCH 20 9:00am- VIRTUAL
More information to follow

Annual Assessment



Payments were due
AUGUST 31



We're Social
Follow Us!



<https://www.henrietta.org/calendar>



Streetlights

Have you noticed a streetlight outage? We've added a tab to the Association website that will take you to the RGE reporting form! Click the button to the right to see that tab!

Report a Streetlight
Outage

YOUR HOMEOWNER PORTAL

All members of the Riverton Community Association have access to a secure personalized online account portal. This is a simple website to manage important interactions.

1 ASSESSMENT PAYMENTS

Payment options for credit and debit cards (fee applies) or bank account payments (no fee)



2 ACCOUNT LEDGER

View your account financials 24/7/365 See new charges and credits instantly



3 ARCHITECTURAL REVIEWS

Submit architectural reviews to the ARB directly, include documents and photos



4 MAINTENANCE REQUESTS

Submit common area maintenance requests for our maintenance team to review



5 SHARED DOCUMENTS

View shared personal and community-wide documents and letters



To view a STEP-BY-STEP guide of the portal click on the link below!

[Homeowner Portal Guide](#)

Architectural Review Board

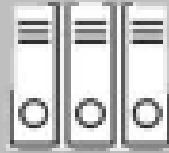
Updates



ASSOCIATION RULES

Review

common Areas



RCA does not have anyone out looking for violations. Violations are reported and then the ARB investigates to see if there is, in fact, an issue. Then Weichert is notified and sends out a violation.

No motorized vehicles of any kind are allowed to be driven on any RCA grass area.

Motorized vehicles are allowed on the walking path but they must not have more than 2 wheels or travel over the rate of speed of 5MPH

ARB *Tan* Violations

Trash - 5
Storage-2

ARB *Approvals*

5 Buttonbush – Garage Door

169 Coneflower- Fence
34 Mickens- Trash
hideaway

186 Countess- Cut Down
Tree & 8*4ft Garden bed

97 Sparrow- Garbage
hideaway

Riverton Knolls- Install
new fences

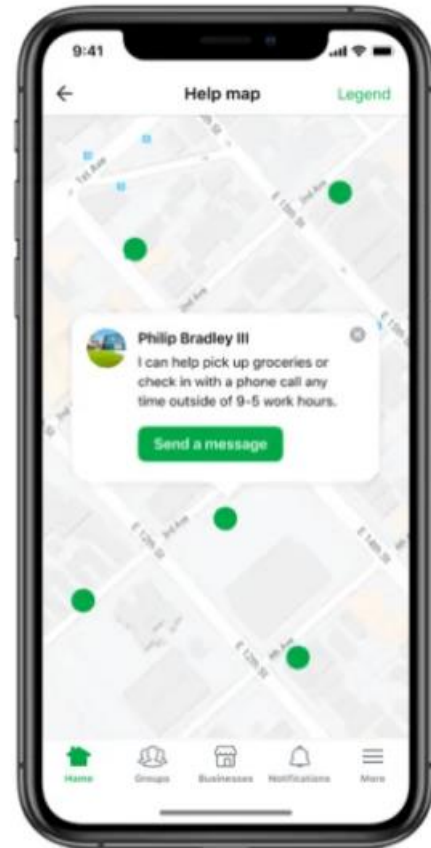
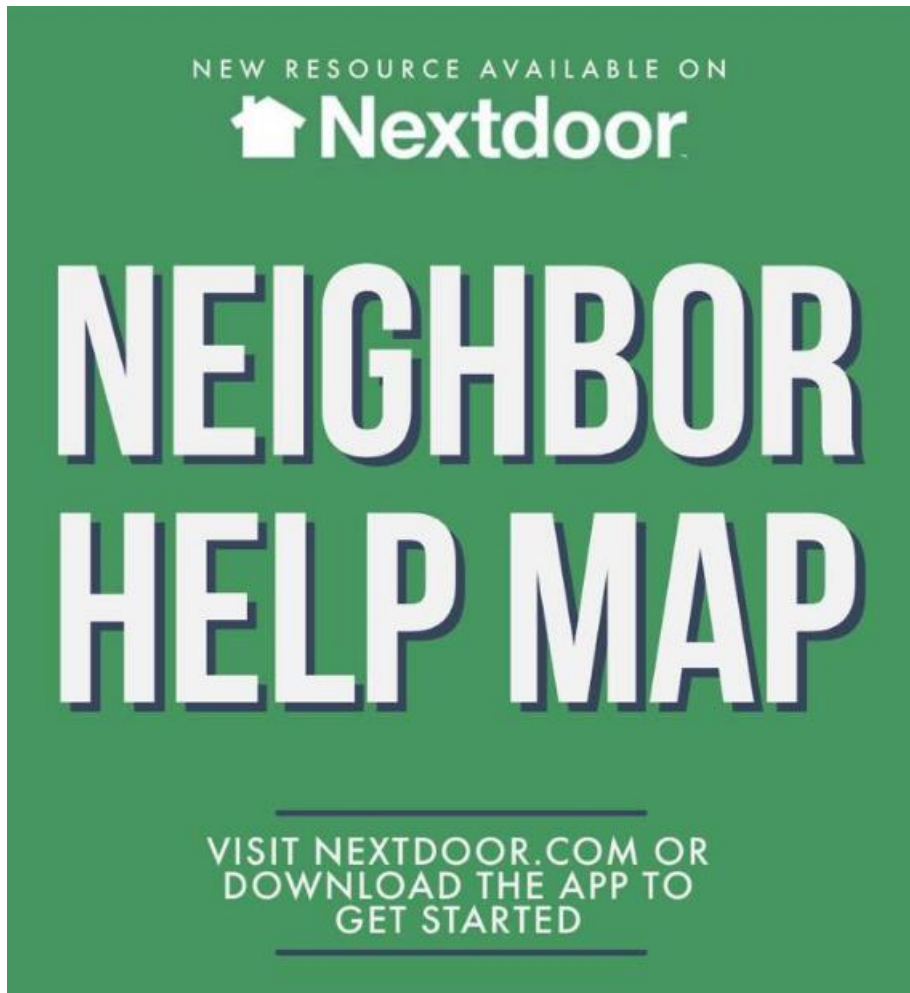


REMINDER: If you have taken care of your violation, you **NEED** to let the office know or the fines will continue to accrue.

ALL outdoor fires have to follow the NYS Fire Code regulation F 307.1 along with the guidelines of the Town of Henrietta. These guidelines can be viewed below.

<https://www.henrietta.org/building/page/recreational-fire-guidelines>

CAN YOU HELP?• DO YOU NEED HELP? → SEE BELOW!



Nextdoor launched a Help Map, an interactive neighborhood map where residents can mark themselves as someone who has the capability to **offer assistance to neighbors in need**. Neighbors in need can also mark themselves as **someone who needs help**.

Once a user has registered and logged into Nextdoor, information will be on the home page of the site for offering help and finding neighbors who can help.

an interactive map of your neighborhood where you can mark yourself as someone who can pitch in for neighbors who need it.

Nextdoor.com is a free social media network connecting residents with neighborhoods through a short verification process

Architectural Review Board

Flow Chart

Complaint is received via online form submission from the website, email to management, or call to RCA office.

ARB is notified to send a member to investigate the complaint

Complaint is accurate

Weichert is notified to send violation letter

Complaint is not a violation

No further action taken

Homeowner is emailed or mailed violation letter

If, at any point, the issue is remedied and RCA notified, the process stops

Letter #1- 10 days to remedy violation
Letter #2- \$25 fine • 4 weeks to remedy
Letter #3- \$25 fine • 2 weeks to remedy
Letter #4- \$50 fine • \$1/day until issue is remedied • referral to Attorney

Once the issue is remedied...

Homeowner notifies RCA that issue has been cleared

ARB Inspects

Violation is closed

Homeowner is contacted

ASSOCIATION DIRECTORY

ASSOCIATION OFFICE

Vynne-Jo Penoyer

Maria Fonseca

280 Scottsville-West Henrietta Road,

West Henrietta, NY 14586

Phone: 585.359.2090

Hours: Monday, Wednesday, Friday 2pm-7pm

Tuesday, Thursday 10am-3pm

Saturday 9am-2pm

ASSOCIATION MANAGEMENT

Weichert, Realtors- Lilac Properties

1580 Elmwood Avenue, Suite 1F,

Rochester, NY 14620

Phone: 585.613.4606

After Hours Emergency: 585.210.2361

Email: RCA@weichertlilac.com

Hours: Monday-Friday 9am-5pm- By appointment only

BOARD OF DIRECTORS

Email: BOD@rivertoncommunity.com

President: Kyle Cataldo

Vice President:

Secretary: Chelsea Clark

Treasurer: Monica Jordan

Member: Brandon Luther

ARCHITECTURAL REVIEW BOARD

Email: arbchair@rivertoncommunity.com

Chairperson: Regis Pollard

Members: George Clark, Peter Muller, Robert Richenburg

Change Form: please visit your owner portal to submit architectural changes



Weichert,

REALTORS®

Lilac Properties

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