

The Monthly Newsletter of
The Riverton Community
Association

THE NEIGHBORHOOD Watch

Riverton Community Association

SETTING OUR SIGHTS

on a better community



January 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 2pm-7pm Thursday & Friday 10am-3pm AND Saturday 9am-2pm by appointment only!**



- ✓ Courts Updates
- ✓ BOD Meeting Updates
- ✓ ARB Updates
- ✓ Past-Due Assessments



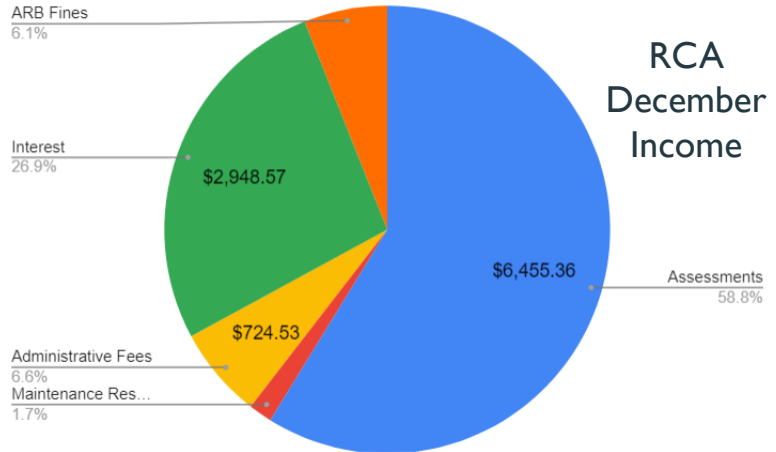
Grounds UPDATE

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

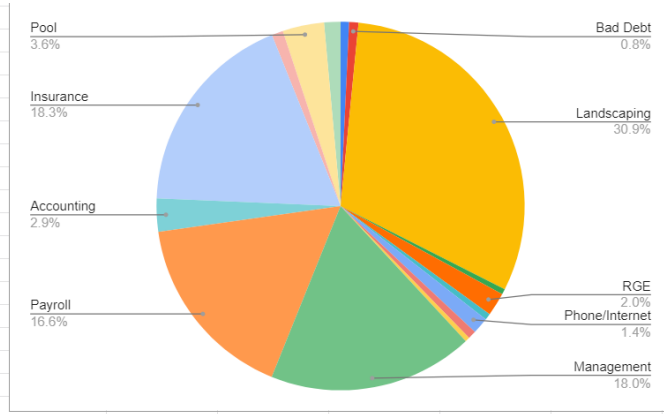


FINANCES AT RIVERTON



RCA December Expenses

Repairs	\$189.00
Bad Debt	\$208.33
Landscaping	\$7,884.00
Fuel	\$120.88
RGE	\$519.27
Trash	\$142.07
Phone/Internet	\$367.77
Website/Email	\$181.70
Mailing	\$103.00
Management	\$4,589.78
Payroll	\$4,244.60
Accounting	\$741.00
Insurance	\$4,655.40
IT	\$254.34
Pool	\$930.44
Cleaning	\$367.20



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 McKechny – 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 2pm-7pm

Wednesday 2pm-7pm

Thursday 10am-3pm

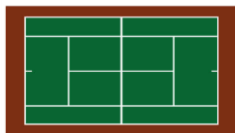
Friday 10am-3pm

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

Pools are closed for the season! Thanks for a great summer!



Board of Directors

MEETING BOARD OF DIRECTORS

Updates

Happy New Year Riverton! Here's the quick hit from tonight's meeting:

Brandon has officially joined the BOD - woot woot! Welcome Brandon!

Audit is starting. This year should go much smoother since all our financial data has been tracked by Appfolio.

Past due contacts - our office team is reaching out to homeowners in an effort to avoid further interest/late charges/liens

Contact us if we can't contact you - we're down to 71 people who we don't have contact info for. Some are new, some want to receive regular mail. Honestly just because we can't reach you doesn't mean "it" isn't happening. There are liens being placed as of February 1st so please contact the office to make payments in full.

111 owe some sort of combination of assessment fees/fines/late fees

Pool update: a bid has been received from the company that took care of everything last year and the Maintenance Reserve Fund will be used for the chemical upgrade.

The upcoming season ... lifeguards or no lifeguards this year? In past years it usually takes \$70k to run the pool with lifeguard salaries. Applications are being sent to the Dept of Health in regard to opening the pool to non-homeowners. More to come on details as we get closer to the opening day.

Community Center closed through February and will be reviewed on a month to month basis during the pandemic.

Have questions about where your money goes? Read the old meeting minutes or watch one of the videos listed. There are no hidden amounts and the board + management has worked hard towards 100% transparency. Past recordings starting with the November 2020 meeting are available to view on the Riverton FB page @rivertoncommunityassociation under the video section.

Dear Amazon and Fedex - please stop driving on our walking paths ;)

We're working on getting the "DON'T DRIVE ON THIS AREA" signs back up.

There is a current complaint about ATVs on the path and in common areas. As a general rule and as common courtesy, please be aware of your fellow residents who are sharing the common areas.

The BOD is always looking for new eyes and ears to join the Board. Do you have an interest in our community? Do you want to make a positive impact on improvements? Are you an ethical, forward thinking person with some new ideas? We'd love to see you or hear from you! Email bod@rivertoncommunity.com or message us through FB to let us know what you'd like to share.

Update



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 \$70,062 in unpaid assessment fees that are past due as well as \$1,064 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.

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 Meeting



February 16 at 6:30 pm- VIRTUAL

Watch on the Riverton Community Facebook or
Riverton Community Website

<https://www.facebook.com/rivertoncommunityassociation>

Annual Assessment



Payments were due
AUGUST 31



<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



We're Social
Follow Us!



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

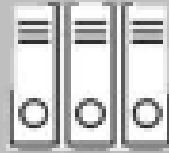
Updates



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 *Dec* Violations

Trash - 8
Storage-4

ARB *Approvals*

4 Beakrush- Siding
Repair
97 Sparrow- Shed
17 Trillium- Shed

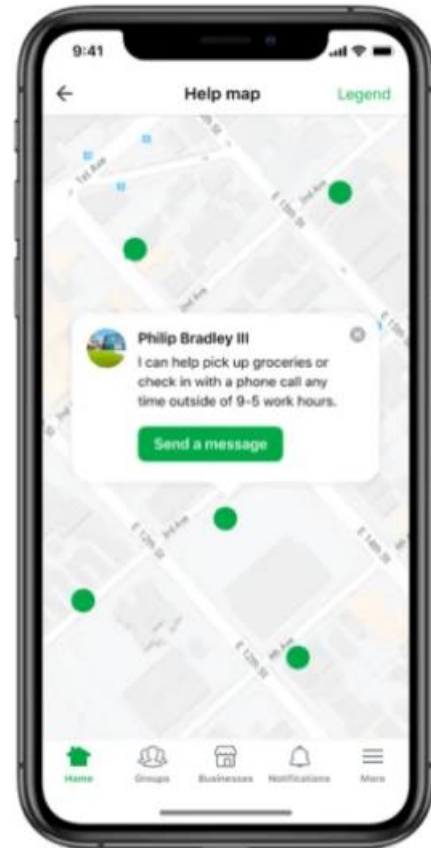
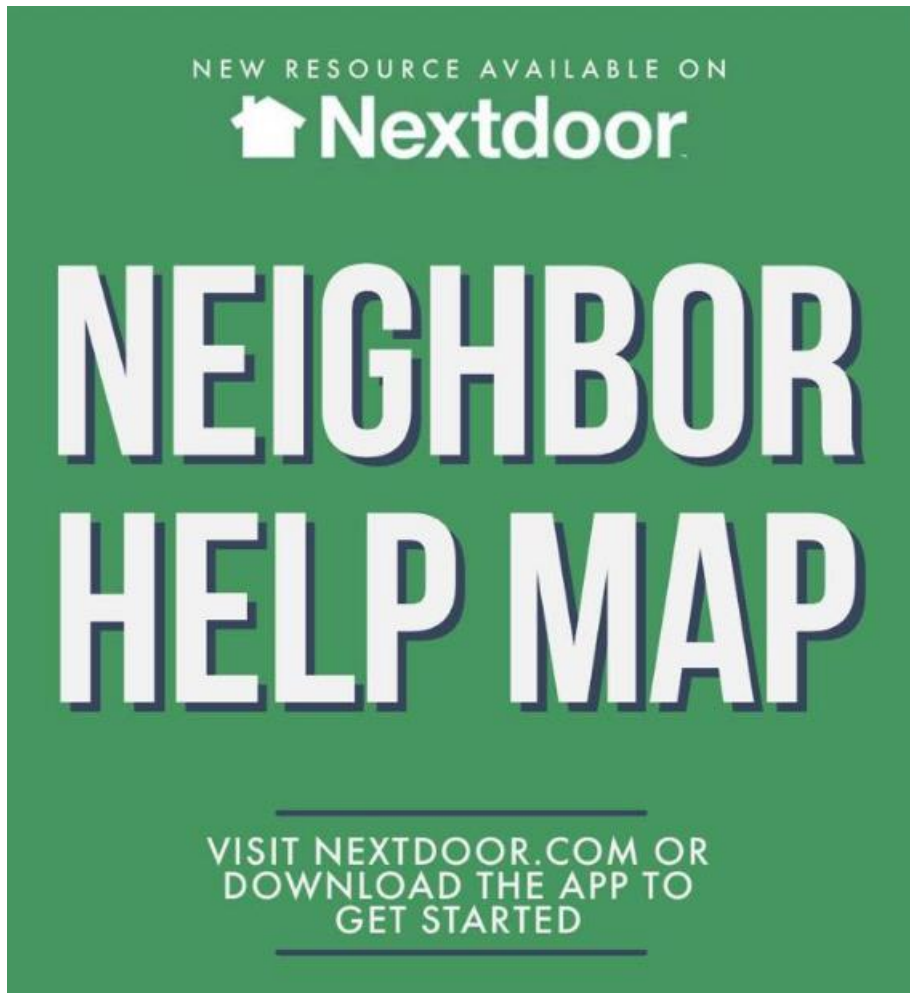


REMINDER: If you have taken care of your violation, you **NEED** to let the office know or the fines will continue to accrue.

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

280 Scottsville-West Henrietta Road,
West Henrietta, NY 14586

Phone: 585.359.2090

Email: vynnejo@rivertoncommunity.com

Hours: Monday-Wednesday 2pm-7pm

Thursday & Friday 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: Jaclyn Kitto

Secretary: Chelsea Clark

Treasurer: Monica Jordan

ARCHITECTURAL REVIEW BOARD

Email: arbchair@rivertoncommunity.com

Chairperson: George Clark

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



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REALTORS®

Lilac Properties

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