

The Monthly Newsletter of  
The Riverton Community  
Association

# THE NEIGHBORHOOD Watch

## Riverton Community Association

SETTING OUR SIGHTS

*on a better community*



## November 2020

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



July 2020

# 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!

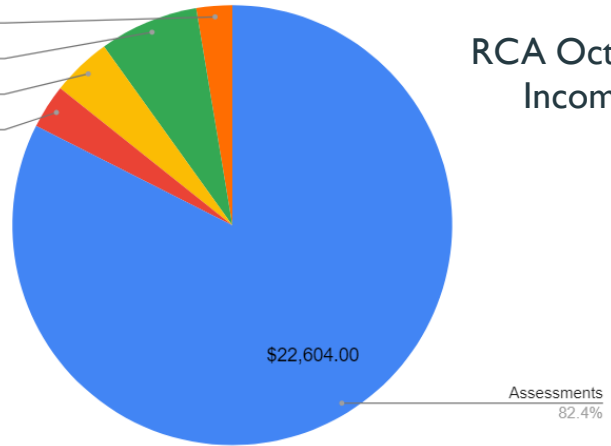
## MAP OF RCA GROUNDS



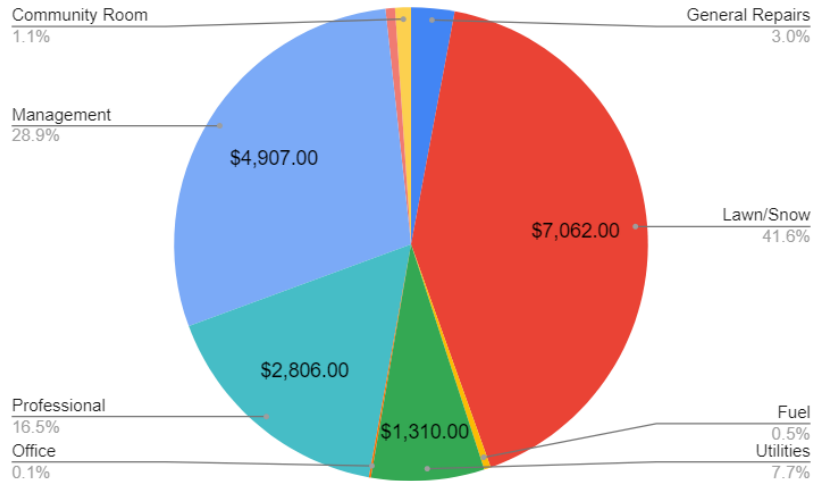
# FINANCES AT RIVERTON

Community Room  
2.6%  
ARB Fines  
7.3%  
Fees/Interest  
4.4%  
Maintenance Fee  
3.2%

## RCA October Income



## RCA October Expenses



**Weichert**  
REALTORS®

Lilac Properties  
**UPDATES**

# 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-----

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](mailto:rca@weichertlilac.com)) and if we don't know or can't help, we should be able to direct you to someone who can! Happy Holidays!  
Caitlyn McKechney – Office Manager



# 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

## Holiday Closures

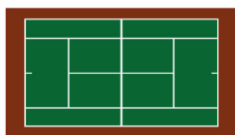
Thanksgiving  
November 25 & 26

Christmas  
December 25

New Years  
December 31, January 1

**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

## Updates

### MEETING BOARD OF DIRECTORS HIGHLIGHTS

Hello Riverton!

Our **first 100% virtual meeting AND Facebook live event** and it only took an hour!! Here is a quick hit of some of the topics, the full details will be documented on the RCA site once approved.

\*\*\*\* **Did you know...** that you can pay each month towards your assessment? Officially there are no payment arrangements made for past due balances, but if you start paying \$25-\$35 per month now, you won't have to pay next year's invoice all in one lump sum. Please download the Appfolio app to process your payments.

\*\*\*\* **Office hours** - as with everything this year, office hours and in-house help may vary depending on current Covid conditions and regulations. Know that any and all attempts to reach the team will be answered as soon as possible.

\*\*\*\* **SNOW PLOW SEASON IS HERE!** Here's the deal - we have a company that we pay to plow and they have been kind enough to include our mailboxes in the bid like last year BUT we can help too. If you are willing and able, clear a little path - the USPS carriers will NOT deliver if they cannot reach the boxes. If you have an extra shovel that you can leave at your box - we can all help! Dig a little while you're there. Spread that good neighbor vibe!

\*\*\*\* **Are you a helper?** The Nextdoor app/site has a help map where you can add your skills/offers to assist your neighbors. Several listed include lawn care and shopping. This is a great way to get to know each other, volunteer, and do what we can while we can. It's FREE! And if you need a helper - they are waiting to hear from you :)

\*\*\*\* **Votes and Annual Meeting** - they're going to go together. We realize that it's been talked about for a long time, and the votes are going to happen. Chelsea and I sat with a former long time board member who explained the ins and outs of voting regulations as determined by the original board and how they need to be followed. We reviewed the process with our lawyer and going forward will combine original guidelines mixed with new efficiencies. Much is left to current board interpretation and with our level of technology and limited social access, we have been given the green light by our legal team to proceed as needed.

*The BOD and ARB are always looking for time and talent. Do you have time to be involved? Do you want to see and be part of neighborhood improvement and activity? Join our next meeting as a guest, view our live feed on Facebook, call, text, shout - tell us how your time and talent can help out. We love hearing from you :)*

We hope you all have a SAFE winter and will see you at the next virtual event.

Thank you,

Jennifer -former board member VP, current guest and social media VP :)

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 \$89,304.09 in unpaid assessment fees that are past due as well as \$1,518 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.

# Events

# CALENDAR

Mark your calendars for the next community meeting

## Board of Directors Meeting

December 15 at 6:30 pm

Community Room

(Pending COVID)

All are Welcome

**\*\*Pre-Registration is REQUIRED and numbers limited due to COVID-19\*\***

## Annual Seniors Thanksgiving



## 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](#)

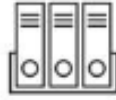


# Architectural Review Board

# Updates



## ASSOCIATION RULES *Review*



## *SIGNS*

**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.**

§ 6.5. SIGNS. No sign or other advertising device of any nature shall be placed upon any plot or parcel constituting part of the Property except as provided herein. Signs advertising real estate for sale or for rent may be placed on any such plot or parcel, subject, however, to the reasonable regulations of the ARB or the Board. Signs and other advertising devices may be erected and maintained upon any portion of the Property devoted to commercial or industrial uses, if approved by the ARB or the Board as set forth in Article V hereof.

## ARB *Oct* Violations

Fence -1  
Landscaping- 6  
Trash- 2  
Signs- 6  
Maintenance-8  
Storage-3

## ARB *Approvals*



392 Countess- Windows  
and Doors  
15 Pumpkin- Window  
10 Button- Patio  
53 Hummingbird- Shed  
11 Mickens- Driveway  
10 Sundew- Solar Panels  
49 Winterberry- Front Door

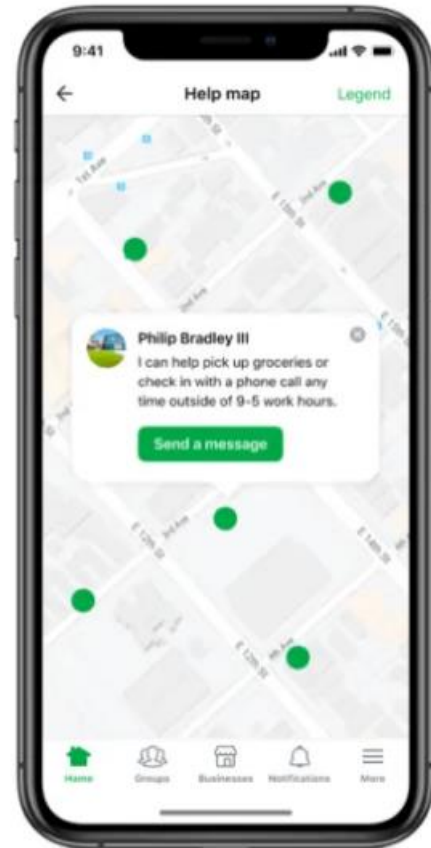
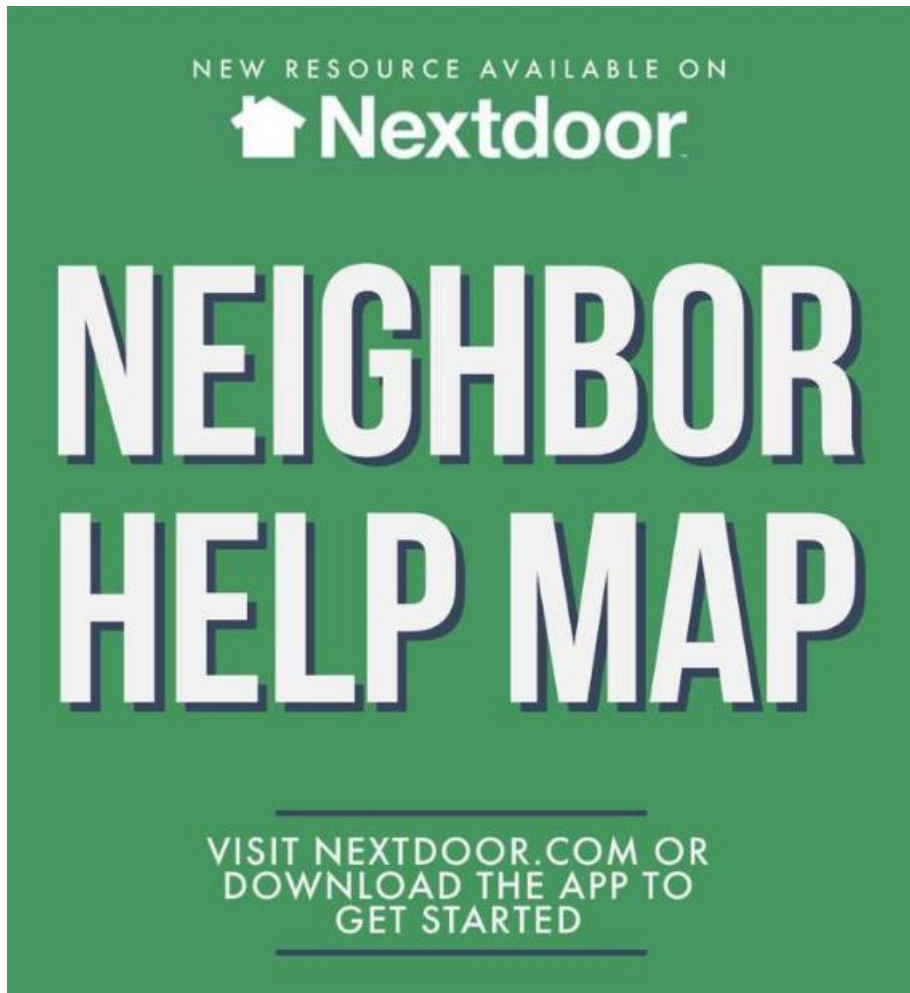
ALL outdoor fires have to follow the NYS Fire Code regulation F 307.1 along with the guidelines of the Town of Henrietta. These guidelines can be viewed below.

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

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



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

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## ASSOCIATION OFFICE

**Jean Blattner & Vynne-Jo Penoyer**

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

Phone: 585.359.2090

Email: [jean@rivertoncommunity.com](mailto:jean@rivertoncommunity.com)

Email: [vynnejo@rivertoncommunity.com](mailto:vynnejo@rivertoncommunity.com)

Hours: Monday-Wednesday 2pm-7pm

Thursday & Friday 10am-3pm

Saturday 9am – 2pm

## BOARD OF DIRECTORS

Email: [BOD@rivertoncommunity.com](mailto:BOD@rivertoncommunity.com)

**President: Kyle Cataldo**

**Vice President: Jaclyn Kitto**

**Secretary: Chelsea Clark**

**Treasurer: Monica Jordan**

## 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](mailto:RCA@weichertlilac.com)

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

## ARCHITECTURAL REVIEW BOARD

Email: [arbchair@rivertoncommunity.com](mailto:arbchair@rivertoncommunity.com)

Chairperson: George Clark

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



# Weichert,

REALTORS®

## Lilac Properties

### Residential Real Estate

Are you, a family member, or a friend looking to buy or sell a home? We love helping people!

### Real Estate Salespersons

Are you interested in learning more about a career in real estate? We'd love to add you to our real estate team!

### Property Management

We manage residential rental properties specializing in 1-4 family homes, apartment buildings, and homeowner/community associations.

### Investment Properties

We specialize in helping investors and potential investors find their perfect investment property to flip or rent.

## Call our office today!

585.613.4606 • 1580 Elmwood Avenue • Suite 1F • Rochester (Brighton) NY, 14620