

The Monthly Newsletter of
The Riverton Community
Association

THE NEIGHBORHOOD Watch

Riverton Community Association

SETTING OUR SIGHTS

on a better community



October 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-Friday 2pm-7pm AND Saturday 9am-2pm by appointment only!** If you need assistance, please email the management company, rca@weichertlilac.com.



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



Grounds UPDATE

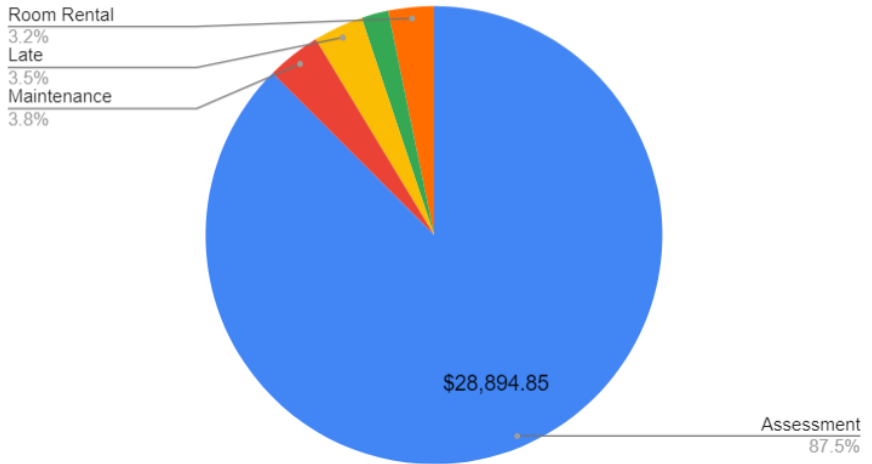
Fall cleanups will commence in November. Please continue to let us know when you see an issue on the RCA grounds via your portal (submit a maintenance request) or email/phone.

MAP OF RCA GROUNDS

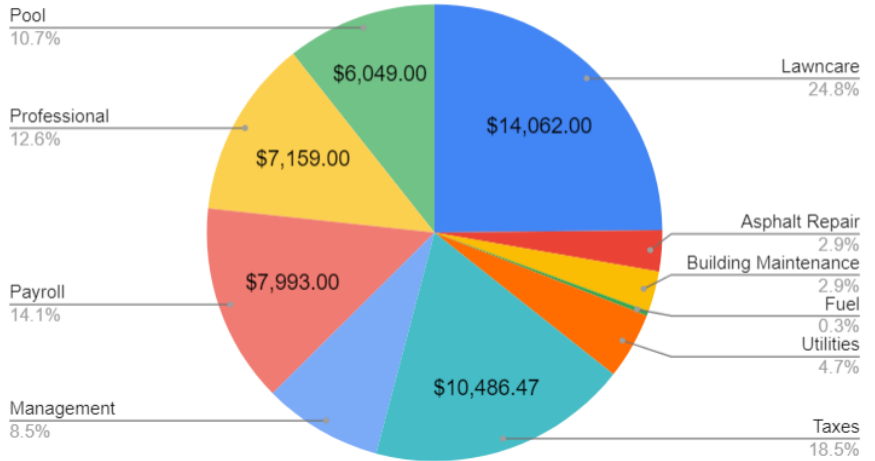


FINANCES AT RIVERTON

RCA September Income



RCA September Expenses



Weichert REALTORS | Lilac Properties UPDATES

Hello Residents,
 Our office as well as the RCA office have fielded a significant number of calls regarding assessment questions. Please also, at any time, feel free to email us directly rca@weichertlilac.com for any questions or concerns that you may have! We are working diligently with the Board of Directors to clean up all files prior to our management. We are also working directly with the RCA attorney to handle past-due accounts.

Sincerely,
 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 OFFICE Community

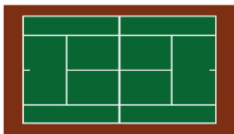
The Riverton Community office is now open for the following hours:
Monday 2pm-7pm
Tuesday 2pm-7pm
Wednesday 2pm-7pm
Thursday 2pm-7pm
Friday 2pm-7pm
Saturday 9am-2pm

Office Staff

We would like to welcome Vynne-Jo Penoyer to the RCA office team! Vynne-Jo was working for Riverton as a pool supervisor this past summer and has transitioned to be our Thursday, Friday, Saturday office staff member!

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

As a reminder, tennis courts are for the use of Association members and renters. The gates are always to remain locked.

Tennis courts will be closed for the season beginning November 1.



Board of Directors

Updates

MEETING BOARD OF DIRECTORS HIGHLIGHTS

October BOD meeting. Hello Riverton!!

Last night (Oct 20th) we had our October Board meeting and this is your quick hit guide to what was covered. Official minutes will be posted on the official site once approved. The board voted for changes of titles/movement as Steve and I were ending our volunteer time as of 8 pm last night. Existing members moved into the roles of President, VP, and Treasurer as Steve and I made our official exit. We expected quite a crowd last night and fell a little short. We did have one guest who expressed interest in becoming a member, and another confirmed to join in November - although we were expecting 5+. You don't have to show up to make a difference but it's nice when people do.

~~Lake Pamela: the limitations we have as non-owners, but also as residents who want to have an enjoyable view. We cannot hire our team to officially maintain the area not owned by RCA ... but we can't get anyone else to either.

~~Dissolution of the Association - it's a question that comes up every year and no one seems to have an official answer. Thanks to our lawyer for really breaking down the logistics, we have a statement that will be publicly available today.

YES, it's possible. NO, it probably won't happen.

~~ARB stuff - still some talk about signs and approvals. The main thing is - signs aren't allowed. Temporary approval for signs is an option - just ask!!

Approvals for permanent changes require plans. That plan includes putting the change where you said it was going. Best plan of action is to make sure your plans match your actions so that violations can be avoided from the start :)

~~Anonymous reports for violations - we ALL deserve to live in a well maintained community. A question came to us about finding out who reports others for possible violations. Not everyone is comfortable confronting neighbors about violations. We offer the anonymous reporting as an option to alleviate that part of the problem. Do some residents abuse that option? Sure do. That's why our ARB volunteers check each report before action is taken. There's also an option to report and ask for a follow up to your complaint/concern - it's STILL anonymous. Unless you tell your neighbor that you complained, we will NEVER give that information out. The ARB acts on reports - never in retaliation or on a case by case scenario.

I did miss some parts of the discussion as I unloaded my past 2 years of meeting docs to our employee Jean. She'll be uploading the docs so they are publicly available. Our goal with transparency and continuity can be achieved with technology and the involvement of our community. Although last night was my last in an official member position, I will continue to attend each meeting as a guest. The best way to keep this community moving forward is to remain informed and available to our neighbors AS informed neighbors ourselves.

THANK YOU to our community for allowing Steve and I to make so much noise for the past 2 years!!

Jennifer

Update



Board of Directors

Updates

Registration

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

<https://forms.gle/HtPrTvb1BDzuLMUq5>

MEMBERS

The following membership changes happened at the BOD meeting!

Kyle Cataldo- President

Jaclyn Kitto- V. President

Monica Jordan- Treasurer

Past Due Assessments

There is currently \$123,837.03 in unpaid assessment fees that are past due as well as \$2,822 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.

Events

CALENDAR

Mark your calendars for the next community meeting

Board of Directors Meeting

November 17 at 6:30 pm
Community Room
All are Welcome

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

Annual Assessment



Payments were due
AUGUST 31



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



We're Social
Follow Us!



TOWN EVENTS

Election Day! – November 3

Leaf and Brush Drop-Off- Nov 7, 8, 14,
15, 21, 22

Annual Seniors Thanksgiving



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!

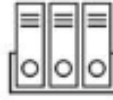
[Homeowner Portal Guide](#)

Architectural Review Board

Updates



ASSOCIATION RULES *Review*



Snow plows need to have access to the streets and the mailboxes. Please abide by parking regulations.

STREET PARKING

§ 183-7 (Town of Henrietta Code)

The parking of vehicles is hereby prohibited on all public streets, highways or roadways within the Town of Henrietta between 2:00 a.m. and 9:00 a.m. from November 1 to April 1 of each year

Friendly reminder: the BOD and ARB of Riverton have a duty to act. Once the BOD or ARB are notified of problems/concerns, it is their duty to research and follow through with rule violation complaints.

ARB *Sept* Violations

Fence -3
Garden -3
Shed-1
Landscaping- 6
Review Process-1
Trash- 6
Signs- 10
Maintenance-6
Storage-4

ARB *Approvals*

10 Shadbush- Trimming
18-32 Wake Robin- Roof
81 Hummingbird- Roof
90 Mickens- Paint Home
15 Phlox- Paint Home
21 Stargrass- Fence
11 Sweet Alysum- Shed
11 Sweet Alysum-
Walkway
7 Wallflower- Garden



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/pa/ge/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.

ASSOCIATION DIRECTORY

ASSOCIATION OFFICE

Jean Blattner & Vynne-Jo Penoyer

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

Phone: 585.359.2090

Email: jean@rivertoncommunity.com

Email: vynnejo@rivertoncommunity.com

Hours: Monday-Friday 2pm-7pm

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

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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