

River Point News

River Point Community Association, Inc. www.riverpoint-monumentlanding.com

October 2009

Reminders

Parking on the Street -

Please be courteous to your neighbors. Do not block driveways or mailboxes. Do not park when there is another vehicle parked directly across the street, as this causes serious problems for emergency vehicles trying to get down the street. We have had several complaints of garbage trucks not coming down certain streets because there were too many vehicles on the road and they couldn't get through. If at all possible, please park in your driveway.

Keep Streets Clean - Do not leave lawn clippings, cigarette butts, trash or debris in the street. All of these items drain into the retention ponds nearby when it rains.

Pet Manners - We all love our furry friends, but please be courteous to your neighbors and pick up after your pets while walking them.

Water Restrictions - Odd numbered houses are to water on Wednesday and Saturday. Even numbers are to water on Thursday and Sunday. See website for more information.

No Fishing - All ponds are on private property, owned and maintained by the homeowner. There is no fishing allowed.

Tree Trimming - Please trim trees and bushes around and/or near walkways and sidewalks. Walkers and bicyclists would appreciate the effort.

River City Mgmt

The Board of Directors have voted to change management companies. We are happy to have retained the services of River City Management. You should have received a welcome letter. If you have any questions for them, please feel free to contact Sharleen Thompson or David Carmack at 725-0080.

Community Yard Sale

River Point will host a Community Yard Sale on Saturday, October 24th from 8am to 1pm. It's time for a spring cleaning in the fall. This event should be well attended with the holidays and winter coming up. Remember..... one man's trash is another man's treasure!!!

Board Meeting

The 2010 assessments and budget will be decided at this meeting
Date: Thursday, October 15th
Time: 6:30pm
Location: Watson Realty Office
2400 Monument Rd.



Monument Landing Island

Beautification

You may have noticed the beautification projects that have been completed. We will continue to make improvements and spruce up the islands and entrances. We are asking for your help. You do not have to be on our Beautification Committee to help make our neighborhood beautiful. If you happen to notice trash on any of our streets and have an extra moment, simply stop and pick it up. This kind gesture is very much appreciated.

WE'RE GOING GREEN

The Board would like to follow the new trend of saving money while better communicating with the members of our community at the same time. We are urging everyone to sign up to receive association notifications and newsletters via email. Please contact us at board@riverpoint-monumentlanding.com and let us know you want to receive association notifications via email. Be assured your email address will be the property of River Point Community Association and will not be shared with anyone.

GREEN IS THE NEW BLACK & WHITE!

Violation Procedures

River Point is a deed restricted community and there are certain covenants we must adhere to. Each month the management company, sometimes accompanied by Board members, drive our neighborhood checking to see that all homeowners are adhering to the covenants. If violations are noticed, a friendly reminder (first letter) will be sent in hopes that the violation is corrected. If, during the following month's drive thru, the violation remains unchanged, a final notice (second letter) will be sent stating if the violation is not corrected the next letter will be from an attorney. If on the third month's drive thru the violation has not been addressed, the Board will be notified and will vote whether a demand letter (third letter/attorney letter) will be sent.

For many lawn violations, it is very important that you contact River City Management or the Board, especially if you've been working on the problem and receive a second letter. Sometimes it is difficult to determine if anything is being done when it's not immediately visible.

This Board is willing to give a reasonable extension if a homeowner is working on the problem and needs a little extra time to correct the violation.

Making Changes ??

All changes to the exterior of your home must be submitted for approval to the Architectural Review Committee. Please visit the ARC page on the website for more information.

Calendar of Events

October 14th - ARC Meeting
October 15th - Board Meeting
October 24th - Comm. Yard Sale
Check the website for upcoming dates on committee meetings and holiday festivities.

Frequent Violations

The exterior of your home should be well kept and free of sulfur stains, mold and algae. Please pressure wash your home, driveway and sidewalk as needed.

Boats, commercial vehicles and trailers must be stored behind a six foot wooden fence.

Trash cans and recycle bins must be stored out of view. Please put them away as soon as possible after trash pickup.

These are just a few of the more frequent violations being seen. If everyone would please keep these in mind, it would help reduce the number of letters going out each month.

The Board thanks you for your cooperation.

Visit Our Website

The website is updated at least every couple of weeks. Such information as community news, happenings and covenant and restriction information is located there. Check out www.riverpoint-monumentlanding.com.

Take Precautions

There have been a few vehicle break ins recently. Unfortunately, with the strained economy, this type of activity is happening everywhere. Please take precautions so this doesn't happen to you. Please make sure to keep your vehicles locked. Make sure your GPS, cd's, coins, and backpacks are either out of view or better yet, removed from your vehicle. We hope that this reminder will help ensure that this doesn't happen to you.

Helpful Numbers

Regency Police
Substation.....726-5100
Non-Emer. Police 630-0500
Animal Control.....387-8903
City of Jacksonville..630-CITY

Board Meetings

The Board of Directors meet on the third Thursday of every month at 6:30pm at the back entrance of the Watson Realty Office located at 2490 Monument Rd. All homeowners are welcome to attend.



Shallowford Drive

Homeowner Suggestion

Occasionally, we get homeowners giving us some valuable tips to pass on to our homeowners. Given the economic hardships and more frequent vehicle break-ins, we thought this tip might come in handy. If you have a key chain car alarm button, keep it close by. Perhaps when you go to bed put it on your night stand. If during the night you hear disturbing noises outside or feel scared, push the car alarm button. This will set off the car alarm and hopefully scare off any unwanted visitors. This is just another way to help keep you and your property safe.

Board of Directors

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