



MARCH 2004 NEWSLETTER

Board of Directors - The 2004 Board of Directors are as follows:

President: Karen Zifcak
Vice President: Dave Ervin
Treasurer: Ron McKee
Secretary: Maureen Schwartz
Directors: Scott Ervin, Barbara Meyer, Charlie Raymond

Document Amendments - The proposed covenant changes outlined in the 2004 Annual Notice were approved by a majority of homeowners; therefore, the existing "Declaration of Covenants, Conditions, Restrictions, Reservations, Licenses and Easements for River Grove on the Trail" will be amended as follows:

1. Obligation to maintain 3 citrus trees per lot – Section 3.14(a) – this obligation has been eliminated. Homeowners are no longer required to maintain 3 citrus trees per lot.
2. Obligation for Maintenance of Liability Insurance – Section 5.8 – the insurance limits for bodily injury/property damage and umbrella liability insurance has been changed to **One Million Dollars (\$1,000,000)** for bodily injury/property damage and **Two Million Dollars (\$2,000,000)** for umbrella liability insurance.

Homeowners will receive a copy of these document amendments once they have been registered with the County.

Boulevard Tree Replacement – Homeowners received notice in the 2004 Annual Notice that the Board had voted to allow dead East Palatka Holly trees located in the boulevard to be replaced with suitably sized Live Oak or Magnolia.

The conditions of replacement are as follows:

- ❖ Replacement trees must be of considerable size so as to match the growth of comparable trees located throughout the neighborhood.
- ❖ Replacement trees shall not be less than 8 ft tall (as described in Section 3.14a of the Covenants) and must be rated as first choice or #1 quality.
- ❖ Trees may be replaced as they die; however, as subsequent trees also die, the replacement trees must match.

Trees must be replaced within 60 days and ARC approval is not necessary.

Screening of Mechanical Equipment – Last fall the ARC sent out a courtesy letter identifying those homes that were not in compliance with screening requirements as defined in Section 3.6 (e) of the Covenants. Residents were granted an extension to complete screening by April 1st. Violation letters and Grievance letters have been sent out. Please comply as requested in the letters. The next home owners meeting will address the screening violations and assess fines per the bylaws. Additionally homeowners who received grievance letters and who did not comply as requested will, in all likelihood, be found in violation of the covenants at that time. Screening needs to cover 75% of the equipment and, if the screening is to be accomplished by using a fence, an ARC request must be completed and approved prior to installation. ARC request forms are available for download on this website. If you have questions on whether your screening is adequate or require clarification, please contact a member of the RGHOA Board of Directors.

Committees:

- ❖ Architectural Review Board (ARC) – The role of the ARC is to support each property owner's right by enforcing the covenants (deed restrictions) with common sense. It is important to remember that most exterior modifications are within the domain of the ARC and approval must be obtained prior to beginning changes. If prior approval is not obtained, the ARC has the right to request removal or stop installation/construction.

Examples of items requiring ARC approval include fences, solar panels, sheds/gazebos, satellite dishes, pools, driveways and changes to the homes exterior colors.

Examples of items not requiring ARC approval include repainting a house same exterior color, replacement of dead trees, installation of white gutters with white downspouts or downspouts the same color as the house, installation of landscaping edging provided the color is black, white, gray, brown or tan (other colors require ARC approval).

These lists are not intended to be all-inclusive but rather to provide examples. If you would like to make a modification to the exterior of your home and wonder if it requires prior ARC approval, please refer to the Homeowner's Documents or contact Scott Ervin, ARC Chairman.

While the ARC does its best to expedite requests received, 30 days' notice is required to facilitate your request and gather the necessary information. Please send your completed application package to Scott Ervin, ARC Chairman, 2681 Little Bend Place, mail to River Grove Home Owners Association, ATTN: ARC, P.O. Box 1778, Merritt Island, FL 32954-1778 or attend the regularly scheduled ARC meeting with all required information.

- ❖ Landscaping – The role of the Landscaping Committee is to arrange for and oversee contracts to maintain and improve the landscaping and structures in the common areas, monitor and maintain the health of the landscaping to catch problems before they become disasters, monitor and maintain the sprinkler system, develop a long term plan to ensure the continuous beauty of the common areas, and act as a neighborhood resource for horticultural information.
- ❖ Lake Committee - The role of the Lake Committee is to develop a long-term improvement plan to ensure the health of the wildlife living in, and continuous beauty of the lakes.
- ❖ Distribution Committee - The role of the Distribution Committee is to coordinate the distribution of Board sanctioned communication materials to homeowners.. i.e. Newsletters.
- ❖ Social/Welcoming Committee – The role of the Social/Welcoming Committee is to make recommendations to the Board for various homeowner events and, with the assistance of the Board, plan and coordinate these activities.
- ❖ Newsletter Committee – The role of the Newsletter Committee is to create communications/announcements for distribution to all homeowners.

Committee Members- Each Committee will have a Board appointed liaison that will prepare a monthly report for the Board. This will help to keep the Board updated on the progress of each committee and be in a position to provide assistance as necessary.

Special thanks to all homeowners who have volunteered to serve on one of the committees!!! Committee members are as follows:

- ❖ ARC – Scott Ervin, Russell Jamieson and Tom Vani
- ❖ Landscaping – Barbara Meyer, Sandra McKee, and Josh Nicholson
- ❖ Lake – Charlie Raymond, Dave Fox, Dave Ervin
- ❖ Distribution – Susan Frederick and Mirian Krassowsky
- ❖ Social/Welcoming – Bernie Nicholson
- ❖ Newsletter – Maureen Schwartz, Karen Zifcak

Additional volunteers are needed!!! If you are interested in volunteering for one of these committees, please contact one of the Committee Members or a member of the Board.

By-Laws – By-Laws have been established by the Board to identify procedures that will be used to enforce the Declaration of Covenants. These by-laws are attached. It is the responsibility of each homeowner to read the attached By-Laws as they serve as official notification of the policies and procedures the Board will follow related to (1) Covenant Violations, (2) Fine Procedure for Late Payment of Assessments (3) Boulevard Tree Replacement and (4) ARC membership.

Motorized Scooters – The Board has received complaints about the motorized scooters in the neighborhood. If you feel motorized scooters are being operated in an unsafe manner, residents are asked to contact the Brevard County Sheriff's Office for clarification and enforcement of motor vehicle laws.

Miscellaneous Tidbits:

- ❖ **River Grove Website** – Is under construction!!! Brad Middlebrook has volunteered to design a website for our community. Homeowners will receive a special notice when this website is available.
- ❖ **Dock Enhancements** – As some of you may have noticed, rope handrails were installed on the Indian River Dock. Special thanks to Dave and Scott Ervin for coordinating and installing these handrails!!!
- ❖ **Neighborhood Watch** – Josh Nicholson has volunteered to act as our Neighborhood Watch Coordinator. An effective Neighborhood Watch Program requires Block Captains!! If you would like further information or wish to volunteer, please contact Josh directly via email: bernjosh@earthlink.net.
- ❖ **Streetlights – Phase II and Phase III** – Scott Ervin is coordinating this effort on behalf of the Board. He has been in contact with Florida Power and Light and will provide monthly updates. We will keep you updated as we receive additional information.

Please take a moment to update you email address with the RGHOA by emailing RGHOA@cfl.rr.com.

Your Board encourages all residents to address any potential problems found in our community. We ask residents to communicate with one another to identify items that may have been overlooked, but caught by the keen eye of a caring neighbor. If you cannot solve this problem by talking it over with your neighbor, please feel free to address the Board for assistance at one of the regularly scheduled meetings or in writing at the address below. Please include helpful suggestions in rectifying the problem and document your efforts. Remember, we are all neighbors with common goals for our community, and can accomplish little alone, but much together.

The Board of Directors can be addressed at the quarterly meetings in person, via email: RGHOA@cfl.rr.com or by mail: R.G.H.O.A., P.O. Box 1778, Merritt Island, FL 32954-1778.