

## Letter from the Board President:

It's hard to believe that it's already time for another quarterly newsletter. It has been extremely busy over the last three months for the Board of Directors, FL Cam, our property manager and the numerous committees serving our community. I would like to thank John Aedizzone our maintenance employee, and Lori Stevens our Property Assistant, as they have been hard at work since they started working for our community. John has completed much of the overdue improvements and maintenance that has occurred over the past couple of months at the clubhouse. Lori has been diligently working to obtain bids for work outside the scope of John, organizing our office and helping to address homeowners concerns. I would also like to extend a warm welcome to Bob Wiggins, our new Property Manager who has been here for several weeks and has already begun to tackle the various violations within our community.

Thank you to the various committee members who have been hard at work revising policy and procedures, revising documents, and working together to make positive changes for the benefit of our community.

Thank you to all of the parents and children who have been using the new bus stops and following the bus stop rules. We are still looking for parents or other homeowners willing to volunteer their time to help parents and children at the bus stops. Please contact the Property Manager if you are interested in becoming a bus stop volunteer.

If you have not perused the POA website lately please take a moment and stop by [www.riverforestpoa.org](http://www.riverforestpoa.org). There are many wonderful additions as well as a password protected area where homeowners can go to view documents without the whole world having access to our information.

I would like to encourage all of our homeowners to become more involved in our community in the coming year. Please consider volunteering for many of the various committees to serve our community with your area of expertise. Also, there is still one board position available, please contact the property manager or one of the board members if you are interested in serving your community as a board member. Most importantly, please attend the once a month board meeting which is typically held on the third Wednesday of the month at 6:30 pm at the clubhouse. Board meetings are a great way to have an impact on what happens in your community.

In closing, I would like to wish everyone Happy Holidays and a safe New Year!

Chandra McKendree, President  
River Forest POA



### POA Information:

#### Office Hours:

Mon., Wed. & Fri.  
9:30am to 5pm

**Phone:** 772-463-7614

**Fax:** 772-463-4110

**Email:** [rftpoa@att.net](mailto:rftpoa@att.net)

**Web:** [riverforestpoa.org](http://riverforestpoa.org)

#### Property Manager:

Bob Wiggins

#### Office Assistant:

Lori Stevens

#### Maintenance:

John Aedizzone

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## Treasurer's Report



Budgets for 2010 are completed and approved. Our new assessment amount for 2010 is \$360.98 per quarter. The boat storage fee remains the same—\$75 per quarter. Copies of both the clubhouse and the POA budgets were recently mailed out to all residents.

Remember, there are several options available for paying your assessment.

- You can pay quarterly by mailing your check in before the 15th of the 1st month of each quarter.
- You can pay monthly by opting into the automatic withdrawal program. Find the form for this program on our website.
- You can pay with a credit card online using PayPal. You can access the online payment feature under the member section of the web site.

The member section of the web site features our most current up-to-date financial documents for your review. You can access this section by completing the login fields on the home page.

Login: Enter the lot owner's last name

Password: member2010

## Recreational Facilities Committee Report

The Recreational Facilities Committee has been working hard with our management company to complete the approved improvement projects designed to enhance and maintain the clubhouse. The following items have been completed to date:

- |   |   |
|---|---|
| Swipe Key Entry for the bathroom doors and French doors   | Ceiling fans on the lanai and main meeting room |
| Fix roof leak in the Men's Rest Room  | Light fixture for the front entryway            |
| Maintenance equipment necessary for routine upkeep of the clubhouse (pressure washer, ladder, etc.) |   |

The following items are scheduled to be completed by the end of the year:

- |  |                              |
|--|------------------------------|
| Ceiling fans & weight mats in the fitness center | Exterior Lighting            |
| Landscaping                                      | Lighting Timers              |
| Regrading the playground to prevent flooding     | Energy Efficient Light Bulbs |

The fitness center equipment should be repaired in the next week to 10 days. We have been waiting on parts necessary to repair the equipment.

## Architectural Review Committee Report

Since the addition of 3 new members, the ARC, now a committee of 5 residents, has been very busy coming up with a new Exterior Paint standard. There were so many homeowners who were unhappy with the previous standard, we set about making some changes. The new Standard has not been approved by the BOD yet, but this is the direction we are heading. If approved by the BOD, homeowners will be able to choose the exterior color of their choice with the following guidelines...the colors need to be neutrals, earth tones, or *muted* pastels; trim color should compliment the main house color and roof, and be lighter in color than the house color; the front door may be painted a contrasting color as long as it is not too bold or bright. ALL color choices must be approved by the committee before painting. A new application will be created, but until it is, the old application can be used with paint chips attached and clearly labeled as to where they will be applied. The applications cannot be approved if the intended location is not clear. The new standard will be presented at the Jan BOD meeting for discussion and any changes before it goes into affect. All the previous approved colors will still be available at Sherwin Williams in Hobe Sound as well as many others with a discount for River Forest customers. Paint colors has been our main focus since July/Aug, but we have also been discussing existing HOA Document specifications. Please review your HOA docs for some of the specific requirements of the neighborhood. The docs state that all exterior changes including fencing and landscaping must be approved by the ARC. Our motto..."when in doubt, fill one out!"...an application, that is.



### **RECREATIONAL FACILITIES USER INFORMATION SHEET**

By now, you should of received your information sheet in the mail. Don't forget to fill it out completely and return it to the office/drop box. We need the information on these sheets to enable us to use the security features of the swipe cards to their fullest potential. If you have any questions about the information sheet, please contact the office at 463-7614.

### **Pictures for our Web Site**

We are looking for some photos featuring River Forest to post on our web site. If you have some photos you would like to share, please email them to the office at [rfpoa@att.net](mailto:rfpoa@att.net) or you can drop off photos at the office during business hours or use the drop box. We will post them on the web site along with your name, if you choose.

### **Celebrations Committee**

Our Celebrations Committee is looking for a dedicated group of individuals to plan clubhouse events and activities for residents. This committee is also responsible for decorating the clubhouse and entrance for holidays. It is a fun and rewarding way to serve your community.

If you are interested, please contact the office at 463-7614 or send an email to [rfpoa@att.net](mailto:rfpoa@att.net)

# River Forest News & Views

## QUARTERLY NEWSLETTER

### Holiday Safety Tips

The holiday season is here again, and now is the time to take some extra precautions to ensure you have a happy and safe holiday. The following are some tips and suggestions to make sure you and your belongings are safe.

- When traveling, avoid displaying all the gifts you purchased or received. Secure them in the vehicle out of view.
- If you will be traveling, be sure to secure your residence before you leave and to let the neighbor(s) know when you will return. Leave a contact number if possible.
- When shopping, avoid displaying large amounts of cash when making purchases.
- Take a friend or family member. Adds to the fun and provides another set of eyes and ears.
- When shopping, park in well lit areas and lock your vehicle. Secure purchases and belongings out of view (in the trunk).
- If you carry a purse, hold on to it and do not leave it unattended in a shopping cart. Be aware of distractions designed to separate you from your purse or belongings.
- When putting out the trash after the holidays, be sure to break down the larger boxes and bag up the smaller ones before setting them out for pick up.
- For larger or more expensive gifts (TV's, stereos, computers, etc.), be sure to document the serial numbers and make/model information and store in a safe place along with the receipts.
- If you plan to drink, don't drive. Have a designated driver (non-drinker), stay home or use a cab. Also, please wear your seatbelt and make sure your passengers do as well.

From all of us at River Forest P.O.A., have a safe and Happy Holiday Season!!

If you see suspicious activity in the neighborhood, please call 911.  
If we all keep an eye out, we can help keep our neighborhood safe!

