



RIVERVIEW REVIEW – AUGUST 2017

NEWSLETTER STAFF

Editor: *Louise Laughlin*

Layout & Graphics: *Jon Laughlin*

Production: *Doreen Hansen*

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John Montgomery

Linda Hixon

Phyllis Wilburn

Gerry Hartman

Doreen Hansen

Terry Oberst

OFFICE STAFF

Administrator: *Jennifer Myers*

Office Manager:

Admin. Assistant: *Keith Tarzian*

Office Assistant: *Suzie Thurston*

Our Web Page: riverviewrvresort.net

Mission Statement: To provide monthly information to the residents on resort operations and activities, including articles from; board of directors, management, standing committees and recognized clubs, reflecting a positive nature of the resort and its activities.

NOTES FROM NANCY

Nancy Willson, Board President

The Association has a new magnetic bulletin board located just outside the office. In the next few weeks, the staff and the BOD will be working on organizing what notices will be found on it. Some of the ideas discussed as of this point are official notices (election information, water shut off, unscheduled board meetings) and unscheduled events (BBQ, patio sale, event ticket sales). The reason behind this bulletin board is to eliminate some of the postings on the doors; it will save time, printing and paper for our staff and volunteers. When the headings have been drawn up, an example will be posted in the newsletter.

Many of our full-time residents are heading north to seek cooler temperatures, so it's extremely quiet. So far this season we have had only one monsoon hit the Resort, the rest of the rainfall has been just enough to dirty your car and windows.

Please read Jennifer's article to see what work has been completed or in the process of being completed. Again, thank you, Doreen and Jon, for publishing the Newsletter.

TREASURER'S REPORT

By Phyllis Wilburn

This report will be as of the end of June 2017. HOA, Reserve, Golf Course and RV Storage budget are all within range. The staff does a good job of keeping within the budget. The golf course has done better than expected for mid-year, and that is good news.

Our Reserve balance is \$691,379. Our monthly assessment of \$9,967 and interest earned of, \$780 for April, \$136 for May and June, end of the quarter interest of \$1,208 was added, expenses were the two

loan payments each month of \$2,616 and \$1,844, and replacing a motor in one of the pools for \$1,527, \$754 for a new door for the billiard room and \$9,787 for the down payment for the concrete for the mail room parking lot.

As reported in the past we had our Tops accounting program crash and we picked up the program Caliber. They lost three months of information on Tops at the time of the crash. When the auditors came in April they informed the office that the first three months of the year needed to be rerun into Caliber. So, Keith, our accountant, had to go back those three months and re-enter all the transactions again. You can imagine what a job that was. I for one want to thank him for a job well done.

There are 59 lots that have not made their assessment to Mr. Holland. Remember this is not a liability to the golf course, but as these lots sell that assessment will be collected. The auditors came back again in June to audit 2016 books. Their report was very positive. They also review our Reserve study. They total up the amount of our assets and we should have 85% of that figure in our Reserve. At this time, we are 50% vested. This is within range. Again, we need to thank our staff for a job well done. I have a copy of this audit if you would like to look it over.

I want to take this time to again comment on how well our staff came together after losing our Stephanie. What a blow that was for all of us. Board member Linda Hixon stepped in and helped wherever she was needed, as did Nancy Willson, so our administrator could take her planned vacation. Thank you everyone.

ADMINISTRATOR'S REPORT

By Jennifer Myers

It certainly has been a hot one this summer, but a busy one as we have several projects happening at once..One of those projects was the mailroom parking lot. The asphalt was removed and replaced with concrete. This created 10 more golf cart parking spaces near the multi-purpose room. The curb is no longer there, so this helped with the safety factor. They also constructed a ½ circle pad of concrete at the corner of the clubhouse to make the turning radius larger for golf carts parking in the back of the clubhouse.

The next concrete project is on the golf course. They will add concrete to some cart paths, and demo and reconstruct the bridges with concrete. The golf course will remain open at this time, but some areas may be closed off. The palm tree skinning and trimming is complete. If you did not pay for your owner palm to be trimmed, you will receive an invoice soon. Please remit to the office as soon as possible.

The office is asking for your assistance in notifying the office when your renter vacates. This will help with internet billing as well as other areas of information. As the internet modem agreement states, the owner is responsible for the renter's modem. If we do not know to disconnect it, then the owner's account will continue to be billed.

A bulletin board has been installed to post notices and event happenings. This is located in the main lobby across from the billiard room, near the office. All notices, event happenings and memorial information will be posted on this bulletin board. The plastic sign holders that we now post items on all the doors will eventually be removed. So, be sure to check the bulletin board to stay up on events. This bulletin board is only for Riverview events, so if you're not sure where to post something, stop by the office and we will be happy to assist you. With that being said, there is a bulletin board near the Grand Room doors that you can post your items for sale, for rent, wanted items and misc. services. It has been reported to the office that notices are being removed from that board. Please do not remove any notice if it is not yours. That board is cleaned off around the 1st of every month for things that have expired.

It has also been reported to the office that someone is removing the lights from the gazebo at the dog park by the Casablanca gate. This has happened twice. Please do not remove anything if you did not install it.

Another reminder that we will not accept any friend requests on facebook unless you contact the office to let us know that you sent a request. There are too many scammers out there and we do not want to compromise Riverview in any way. Have a safe and cool rest of the summer!

SAFETY OBSERVANCE

By Gerry Hartman

With the rising and declining of the full moon Riverview gets 10 days of moonlight to help see during the dark hours. Riverview gets "Lit" 10 days a month with the help of Moonshine. (Humor.. .Ehh?)

Sobering thought knowing that a lot of residents choose not to turn on their front porch light or use lighting on the front of the house during the dark hours. Is the entrance to your house there? Do you park your vehicles there?

The Safety Observance Team is not a Security System concept but an Observe and Report job description. This an advanced form of Neighborhood Watch.

We need to know who is authorized to be allowed in Riverview for the safety of our residents and to protect our HOA from any potential liability. Our open gate daytime Observers ask visitors and businesses the purpose of their visit and document their visit in the form of passes and authorization documents in order to enter. From 7:00pm to 5:00am the next day Observers make seven patrol passes in front of your house and properties as well, as all common grounds, every day of the year by the late evening- night patrols. The cost of this safety service is 35 cents a day per lot for a 24-hour period. Good deal when you think probably the only thing 35 cents will pay for is the tax on a purchase.

The very few who try to beat the system by having guests entering in an unauthorized method allow a potential of possible unforeseen unintentional negative circumstances, either to residents or Riverview. Unauthorized visitors are trespassers and are not welcome in our community; and, they could be subjected to removal by the police.

Make use of the most practical and the easiest procedure, call the gate and let them know who's coming.

Let's keep Riverview a fun and safe place for all residents and visitors.

AUGUST EVENTS

By The Summer Committee

Every Tuesday – Potluck and Mexican Poker (social hour at 4:00; dinner at 5:00; Mexican Poker at 5:30)

August 9: 6:30pm - Bingo (in the Grand Room)

August 19: 5:00-7:30 – Social Hour (social at 5:00; dinner at 6:00; \$4.00; The Strangers; Sloppy Joes

COMMUNITY

JUNE ACTIVITIES

By Karen Schlitchte

First off, I want to thank the July committee for a job well done. The Fourth of July potluck that featured Smith's chicken was enjoyed by 65 people. The chicken was bought by the Activities committee, and thank you very much!

At our monthly Saturday Social we were entertained by the "Strangers" and we had a potato bar and ice cream. I hate to say that several who attended had not signed up. Please remember to do that so the ones doing the food can get a good head count so they know how much food to prepare. We fed 68 people but I would say there were at least 75 that were there.

Again, thank you to the band for making the social possible. Please check the calendar for the August activities.

STEPHANIE FUND

By Karen Schlitchte

Both accounts we had to collect money for Stephanie are now closed. I want to thank those who donated money to help her and the family out. We collected \$3,160.02 at the Wells Fargo savings account and \$2,060.80 at the Gofundme for a total of \$5,220.82. May Stephanie rest in peace!

ACTIVITIES

By Doreen Hansen

SIT & FIT

Join us every Monday, Wednesday, and Friday at 8:00am in the Grand Room for a great low-impact exercise. Sit & Fit is geared towards keeping our joints fluid, helps with balance, and works some of our muscles to help keep us fit. The program runs about 30 minutes.

MOVIN' TO MUSIC

By Doreen Hansen

Join us every Monday, Wednesday, and Friday at 8:30am in the Grand Room for a great low-impact cardio exercise. We follow Walking for Weight Loss and Fitness routines by Leslie Sansone. Some of the routines use hand weights, some the "band," some are geared toward sculpting arms and upper body; however, they all utilize the "walking" program. Wear comfortable support shoes, bring water, and join us for up to a couple miles of fitness and fun!

MISCELLANEOUS

THE LIBRARY AT RIVERVIEW

By Doreen Hansen

Last winter Kathryn (I do not remember her last name) and I discussed reorganizing the library. After talking with Administration, we were informed we were clear to reorganize. I, however, found myself with no time whatsoever to help. Therefore, Kathryn began the transformation on her own. This summer when I was informed the library was “overflowing” with books, I decided it was time to lend a hand. Once I started I couldn’t stop. I felt I was back in my peaceful world once again. As my husband put it – “you’re back in bookstore mode again...” You see, I owned a book store for used/trade books for 5 years. So, when I found myself with ample time and a huge desire to reorganize the library, I went to work.

I’d like to describe how it’s arranged. As you enter through the double doors, on your right are shelves of bio- and autobiographies, health, reference, and various NON-FICTION books. NON-FICTION can also be found on top of the free-standing, double-sided bookcase directly in front of you. These are organized by subject matter. If they’re not yet, they soon will be...

Directly in front of you in the free-standing, two-sided bookcase are hardcover FICTION books. These are organized by author and book title within author. As we received an over-abundance of hardcover books this spring, authors A-C can be found on top of the bookcase directly to your left on the door-side wall. Authors C-Z are in the two-sided bookcase.

To your left on the bookcase against the door-side wall and continuing to the next shelf to its right are FICTION over- and odd-sized PAPERBACK books. These are organized by author and title within the author. Many publishers decided to make the standard-sized paperbacks just a bit bigger; therefore, many books by Clive Cussler, Tom Clancy, Lee Child, Harlen Coben, Sandra Brown, and other popular FICTION authors can be found there.

On the bottom shelf at the end of the odd- and over-sized books, begins the STANDARD-sized paperback FICTION books. These are organized by author and title within the author. These run A-Z on that bank of shelves. Moving to the wall on the Grand Room side: The first bookcase holds the Harlequin/Silhouette/various other romance SERIES books. On top of that bookcase can be found books in Large Print.

The center bookcase is all romance books. Some of these authors may also be found in the FICTION section (under the TV) as they may write suspense, mystery, and thrillers as well as romance novels.

The last bookcase holds westerns. We really need more westerns!! If you have, or know of anyone who has paperback westerns they would like to donate, please bring ‘em!! Thanks! On the bottom 2 shelves of this bookcase are war and history. On top of this (and the center bookcase) are audio books.

Magazines are still mounted on the walls on either side of the room. When you return magazines, please return them to these racks. Movies (both DVD and VHS) must be returned to the movie shelves in the shuffleboard room – NOT the library. Thanks!

To make it easier for you, when you return books please feel free to just put the them in the round, gray bin located next to the NON-FICTION bookcase. I’m there at least 4 days a week, and will be there nearly every day in the winter. When Kathryn returns, and with her continued help, I’m sure we can keep it maintained. If not, we will certainly call on the many who’ve offered their assistance!! Thank you all so much!

Enjoy your library!

SHUFFLEBOARD NEWS

By Shar Hiatt

Our Saturday morning shuffleboard has been going strong. We have some new players this summer and want to say welcome and glad you have joined us. We have a lot of fun! Warm up is at 9:30am and we start play at 10:00am. Come on down and play with us. Everyone is welcome and it’s FREE!