



RIVERVIEW REVIEW – DECEMBER 2016

NEWSLETTER STAFF

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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.

A Few Words from Ed McKeon

The Holiday season is here once again. Isn't it amazing how fast time flies!

As is usual with our "snowbird" community in November, this month's activities are keeping all of us busy. I am sure that you have heard by now that the 2017 budget has been finalized and approved by the directors. There should be a copy of the approved budget in your in-house mail box. If you have any questions regarding the budget, or anything else for that matter, please feel free to ask me or any of the directors.

The November meeting went rather smoothly and I wish to thank all our members for considering Board meetings as a business meeting and allowing the meeting to be handled accordingly. If there is a need to have directors address general issues that are troubling to several members, a request for a "town hall" type of meeting can be arranged by the directors. A town hall type of meeting is a more appropriate method of addressing issues that are of concern to several members or as a means to address issues that several members feel that action has been requested and the issues are not being properly addressed.

Marion and I wish all you a very Merry Christmas and a healthy and happy New Year. If you are traveling during this busy season, may your travels be safe.

Administrator's Report

By Jennifer Myers

It's beginning to look a lot like Christmas! Be honest, you were singing that in your mind. We came back from Thanksgiving weekend and the clubhouse, gate house and proshop were all beautifully decorated! Thank you to the volunteers and artists that did this! This year, the Board of Directors approved to allow the fire department to place a container in the lobby to collect toys for children for Christmas. Along with that, we also have the Angel Tree. If you choose to donate, this gives you two options. 1. You can donate a random gift for the fire department barrel or 2. You can select a tag from the Angel Tree that lists a specific child with a specific request. Please remember that the toys are to be unwrapped. If you donate with the Angel Tree tag, please tape the tag to the gift so they know who it is to go to. When we get a full "load" from the Angel Tree, I will take the gifts to the Salvation Army for them to distribute. As for the fire dept. toys, they will pick them up on December 14th at approximately 10:30 – 11:00 am. I am told that they will come in, in a mini parade type style. There will be a vintage fire truck if anyone is interested in seeing it. We have already emptied the barrel twice, so kudos to our loving residents!

The "old" gate remotes will stop working on December 1st. If you have not yet purchased one, and need to do so, please see the office. Keep in mind that you DO NOT have to have a gate remote for entry into the resort. The main gate is open during the day and when it is closed at night, and the officer is on patrol, you can call the officer and they will come let you in. There may be few minutes wait for you, but they will be there after you call. The new gate remotes are \$30. However, \$25 of that is a deposit and will be returned to you when/if transfer of title occurs.

Also, if you have not received your new vehicle sticker, please bring your registration to the office and we will issue you the current one. We are also asking for you to bring your current driver's license in order to update our records to stay 55+ compliant.

I know this is early notification but, on January 18, 2017 @ 1:00 pm, the Association's attorney, Augustus Shaw, will be here for the yearly presentation. This time he will give a presentation titled, "Don't Hate The Player, Know The Game". It will address the responsibilities of the HOA Board of Directors, the HOA members/residents and the HOA management team. We encourage all to attend.

We will soon be doing a website upgrade. One of the upgrades we are planning will be to add a meeting tab so that all committee meetings, board meetings, etc. be posted. As soon as this is in place, we will notify the committee leaders.

In this newsletter, you will notice that there is an insert regarding the Proposed Rule Change Process. It will help explain the process with which to have a rule changed. We welcome all feedback regarding any rule change. The comment period to approve this process expires December 15, 2016.

We have had several requests for a directory. At this time, we do not have it ready to process. We are asking that you contact the office to make sure we have the correct phone number that you want printed in the directory.

If you are not on direct debit for your monthly HOA payment, you will be receiving a phone call regarding the coupon book for 2017. The fee for the coupon book is \$6.00 per lot. Please be advised that there are different options to pay your HOA payment without using the coupon. 1. Direct debit. 2. Online bill pay. 3. Pay in the office. If you are not here to pay in person in the office, you can also mail the payment directly to the office, just be sure to put your lot # in the memo of the check. When a coupon is mailed, the payment goes to the bank in Phoenix and is deposited directly into our operating account. If you have any questions, please don't hesitate to contact the office for clarification.

Remember, the HOA monthly dues will go up to \$185 beginning January 2017. If you are signed up for direct debit, you do not have to do anything, it will automatically reflect on your account. If you pay by automatic on-line bill pay, then you will have to make that adjustment on your end.

The 2017 budget letter has been mailed to you if you're not here, or placed in your in-house box if you are.

The staff would like to wish each and every one of you a very Merry Christmas and Happy New Year!

Treasurer Comments

By Karen Schlichte

Please see the Board minutes for my Treasurer report and comments concerning the budget.

It sure is nice to see our Riverview Resort family returning for the winter. All activities have begun again so be sure to check the monthly newsletter calendar of events so you don't miss anything.

Please check your in house mailbox for the budget for 2017, if you are in the resort that is where we put it, others were mailed in the US mail on or about December 1st. For those of you who are still using the coupon books, please consider having a direct debit. Even those who are using bill pay by your bank. Some of those are mailed directly to Riverview office, therefore someone has to handle the payment. If direct debit the bank who handles those transactions take care of the payment. We pay a fee for this but it keeps our office staff open to handle other things.

The newsletter printing is done by the office staff, where volunteers used to put it together manually. Then the work that it takes to get the Internet service to homeowners and handling the many problems some of us have takes a lot of time. Processing new homeowners or renters also takes time. The office is a busy place.

Stephanie's Report

Get Well Wishes To:

We extend our condolences to the family members of resident who have passed away.

Shirley BeginLot#270

We extend our condolence to the residents who have lost family members.

Thanks again to the residents for their donations

#10 Ward, Rick & Connie, #30 Holbrook, Nick & Glenda #272 Brown, Bill & Maggie #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #633 Luer, Garth & Kathy all donated to the candy & popcorn fund for the counter.

The office will be closed:

December 23-26. Reopen Tuesday 27th

December 30-Jan. 1. Reopen Monday Jan. 2nd

FYI

Current magazines are welcome in the library, please take older issue's to recycling. Please no books published before 2000. no falling apart or torn books please take to the Goodwill.

Please return all DVD's & Video Tapes, Please be kind and return.

Please remember the speed limit is 15 mph.

Please remember to pick up after your pets.

The Needlers

The Needlers meet Tuesday's at 10-12 in the Craft Room. Please bring your projects and join us. If you want to learn to knit or crochet, I'll teach you how. I look forward to seeing everyone.

Teresa Simmons #470 Cell-480-370-5449

Welcome to Riverview

By Joanne and Tony Winder

There will be a party to welcome new people to the Resort. It will be on Wednesday, December 14th at 4 p.m. in the Pro Shop lounge. New owners and renters are welcome. Food, soda and water will be provided by the "Welcome to Riverview Club". There will be great door prizes! Please BYOB.

Pro Shop Committee

By Linda Hixon

A big thank you to everyone who supported our last BBQ. All proceeds go to help keep your golf course a great amenity for Riverview.

Kudos to Les Grosz and her crew for a fantastic Stars & Stripes Glowball Tournament. It was great fun and quite a challenge. See her article for details. Thanks Les!!!

Our next Pro Shop Committee meeting will be on Friday, December 2nd at 1:00 pm in the Pro Shop Lounge. If you have any questions you would like to put before the committee, you can attend the meeting or contact me at sandhermit403@yahoo.com.

Our next BBQ will be Friday, December 16th at 11:30. Tickets are available every day at the Pro Shop and tickets will be sold on Tuesdays and Thursdays in the shuffleboard area from 1 to 3.

We wish everyone a great Holiday Season and Happy New Year!

December Activities

By Linda Sommerville

As you read this article we are in the midst of the holiday season and our team is planning events that we hope will entertain you during the holidays.

Social Hour – December 3rd – Strangers – Scallop Potatoes and Ham with vegetables and dessert.

Social Hour – December 10th – Top Shelf – Taco Salad, Dessert

Cart Parade – December 11th

Mohave High School Choir – December 13th 7 p.m. Come and enjoy our local high schools annual holiday concert!! This is a great evening to enjoy many of your favorite holiday songs. Please join us at this free event. Bring a few dollars with you as we do search for donations that go directly to the high school music program and support their efforts throughout the community.

Social Hour – December 17th – Double D – Pizza, Salad and Dessert

No Social Hour on December 24th

Sunday, Christmas Day – Annual Potluck – Hams and Turkeys provided – Signup sheets will be posted outside of Grand Room. Cost \$3 per person along with groups sized dish to pass. Social Hour 1 -2 and dinner served at 2pm.

NEW YEARS EVE - The Activities team will begin selling tickets for New Year's Eve Party, Tuesday, December 10th at 1 p.m. Tickets will be sold for \$10 per person (each lot number allotted 2 tickets). Entertainment this year is the band "Retrospect". Party begins at 8 p.m. Arizona time with food (sandwiches/snacks) served at 10 p.m. Retrospect will be playing until 12:30 p.m.

Stars & Stripes Glow Ball Golf Tournament Results

By Les Grosz

In the glow of a half moon and a cool breeze, we had 64 golfers who braved the course in our 4th Annual Night Glow Ball Tournament.

Everyone enjoyed all the games of chance: Putting, Chipping and a floating Hole-In-One.

A feast of Huffy Dogs and Apple Pie was served to the crowd and golf followed at sunset.

Here are the results:

Chipping Contest-1st Place-Derv Fortenberry, 2nd Place-Gail Lozier, 3rd Place-Traci Dahle

Putting Contest-1st Place-Ken Nash, 2nd Place-Gloria Carbert, 3rd Place-Larry Gaisbauer

Hole-in-One Contest-Darrell Hixon

Best Glow Cart-Ken & Traci Dahle

Flagstick Trivia Winners-Steve & Barb James, Nick Holbrook, Larry Gaisbauer

1st Place Team-Steve & Barb James, Nick Holbrook, Larry Gaisbauer

2nd Place Team-Debbie Evans, Norma Hansen, Steve & Kate Nash

3rd Place Team-Bill & Vivian Sharp, John Peterson, Dave Lind

4th Place Team-Jerry & Gloria Carbert, Mike & Susan Phillips

5th Place Team-Chuck & Linda Sommerville, Don Hawley, Dee Hunter

6th Place Team-Bob & Sally Soby, Drev & Donna Fortenberry

7th Place Team-Jim Bangay, Steve & Phyllis Wilburn, Chris Peterson

8th place Team-Tony & Joanne Winder, Jim Stetter, Gail Lozier

A Big Thank You goes out to all of the Volunteers who gave donations for door prizes, helped setting up, preparing & serving the meal, running the games, setting up the course, & cleaning up. Without all of your help, all the planning in the world goes to hell in a hurry! You do an awesome job and I appreciate you all.

Thank you for raising \$1,255 for our cart path fund. If you haven't been to the Pro Shop/Golf Course lately, you should check out all the new concrete paths that were poured this summer.

The cart path up the hill on Hole #3 is just wonderful. It is cutting down the dust and erosion plus reestablished a path along the homes in that area. Our next goal is to work on the hills on tee boxes 2 & 9. Your donations have not only beautified our course but have made the cart paths safer. Making Riverview a great place to call home.

Wine and Painting Party

The Activity Committee, and our local artist, Pat Asbury are considering a Wine and Paint Party for January, 2017. This will be held in the Grand Room and each session (if conducted) will be limited to 25 people. The cost would be \$25.00 per person, which will include all materials and wine. The painting would be in acrylics on canvas. It's a party! Good times, wine and a work of art to take home!

We would like to know if you would be interested in this activity. An **Interest Survey Form** will be available near the Grand Room sign up area. This is not a sign-up sheet for the party, but something to give us an idea if the interest is there to do it. If it looks like a go, a sign-up sheet will be available at a later date.

Bake Sale

By Traci Dahle

A big thanks to all the people that donated to the bake sale. We had a great variety of baked items, breads, cakes, pies, cookies, rolls and brownies. We also had a lot of cash donations and I'm sure other donated items that I may be missing.

We were selling things before we could get them displayed on the tables.

Thanks to everyone that helped at the table, Les Grosz, Arlene McLaughlin, Joanne Winder, Angela Howe, Brenda Watson, Irene Albers, Linda Sommerville, and Bette Hynd.

Again a very big thanks to everyone. We couldn't do it without you. We made \$971 that is going towards the golf cart path improvements.

Decorating for Christmas

By Ken and Traci Dahle

I want to thank everyone who helped decorate outside for Christmas this year.

Thanks to everyone that showed up to help make our park look nice and festive for the Christmas season. For those of you that don't know all of the decorating that gets done in the park is done all by volunteers. If it wasn't for these great people that came out and got off their couches on a cold Sunday afternoon we wouldn't be able to enjoy what we do in the park. I didn't get everyone's names down that helped so I don't dare put any names in my article. I am afraid I will forget someone.

We really appreciate all your help. We got the pro shop trees done, the lights on the Proshop, the lights on the Guard Shack, the lights on the Club House and the Pool area and pet exercise area along with the new greenery and bows on some of the lights throughout the park and it took less the 3 hours. We got done with most for it before it rained. There also was another crew working in the Club house that got all the trees and grand room decorated, thanks to them also.

For those of you that want to help us un-decorate, we will be taking down the outside decorations on Sunday January 1st at 1 p.m. Please come and help, it won't take very long. We will try to have all the containers where they are needed so you can just start taking down and putting them away wherever you show up.

Thanks again Ken and Traci Dahle #413 call or text if you have any questions!

Christmas Cart Parade

By Traci Dahle

Set your calendar for the annual Christmas cart parade, Sunday December 11th. Please mark your calendars and plan on enjoying the parade. Stay home and enjoy it from your front porch or a chair out on the road. There are usually 20-30 golf carts in the parade. We throw candy, have music and have a lot of joyful people to start of your holiday season. Anyone can join in on the parade. Plan on decorating your golf carts, ATV's, and bikes if you can ride that far. It is just a free for all on how you want to decorate your cart. We will have some prizes for the different carts. I won't tell you the categories, just have fun decorating.

So please stay home and watch and listen for us to enter into your neighborhood. We start at 3:00 p.m. at the pro shop and work our way north starting on Saipan. We finish on Jacarta and go back to the pro shop. It takes about 1-2 hours. We have a dinner/pot luck after the parade for those in the parade. We will provide a main meat dish so bring your dish to share before we start and you can put it in the fridge or plug it in to keep it warm. We will also have plates, napkins and plastic ware, so bring your own drinks.

There is a signup sheet in the club house. Please sign up so we know approximately how many people will be there. If you forget to sign up don't think you can't join in on the fun just show up. If you have any questions contact me. Someone mentioned if the parade is to full, can they still come. It is never to full. The more the merrier. Call or text me if you get a chance but still come. See you then

Traci Dahle 801-971-3035

Racquet Club News

By Gayle Montgomery

This newsletter will be published just prior to the Racquet Clubs Pearl Harbor Breakfast. It is their only fundraiser. We have some very generous contributions for door prizes. The ticket you purchase is your entry not only to enjoy a delicious breakfast but it will enter you in the drawings for the door prizes. You do not need to be present to win. Some examples of the door prizes are: gift certificates, 1 hour massage, golf gift certificates, etc... Join us!

DATE:..... December 3

COST:.....\$ 6.00

TIME:.....7 am to 9 am

Racquet Club members enjoyed a couple tournaments. Pickleball tournament was a one day round robin. The top three in both men and women received pins. The women were: Maria Hartman Gloria Forde and Peggy Moore. The top two men were: Terry Barbour, Mike Merryman and Bob Frank.

The Tennis tournament had two divisions. And the winners were: 1st Place Mixed doubles Sue Bahl and Mel Maritz; 2nd place – Deb Miller and Jason Haas – on the other side of the courts 1st place went to Greg Mills and Allen Stewart, 2nd place Gail Lutrell and Terry Bahl.

There will be December tournaments in both activities. Players – get down to the courts and sign up! There are several players from Riverview headed over to Laughlin to play in a tennis tournament on December 1st to the 4th. Go Riverview. We always make a good showing when we travel to the competitions outside the park. Others ask “where are you all from?” So we tell them and spread the word about this great little paradise we call Riverview Resort.

Lessons are in full swing. It's not too late to come down and join us. Pickleball lessons are on Wednesday mornings at 9 am. Tennis lessons are Tuesday and Thursday mornings at 9 am. It's an opportunity to brush up on some skills you haven't used in a while or find out if this is the perfect sport to take up and make it your new passion.

The Racquet Club meeting will be held on December 21st in the golf course lounge. Bring an appetizer or finger food to share, beverages will be provided. Food always makes a meeting a little more fun. If you haven't paid your dues to join the Racquet Club please get your money [\$15.] in an envelope with your name on it - to Marilyn Erhert [cash only - please].

If you're looking for an activity that combines fun with fitness, you need not look any farther than your local tennis or pickleball court. Playing either of these sports will make you more fit – and bring you more fun. You hardly ever hear anyone say that about abdominal crunches.

Tennis is a heart-healthy sport, as reported by a recent study at Johns Hopkins University that showed that middle-aged men who stayed active in tennis – more than any other activity – had a significantly lower incidence of cardiovascular disease as they aged. Also, the Cleveland Clinic has called tennis “an ideal sport for a healthy heart.” While these studies examined the benefits of tennis the same principles apply to pickleball; an activity that gives the heart, legs, arms, and brain the same workout as tennis. You're never too old, or never too young.

Desert Riders

By Janet Carlson #686

The Desert Riders is an ATV group that welcomes anyone who wants to ride with our group. Our normal rides are every Tuesday and Friday - we meet at the Casablanca gate at 9:00 am on those mornings. Occasionally special rides are planned. Those who wish to become members of the group are invited to do so. Our group does have a membership fee of \$5 per season per couple.

The first three Fridays of the month Desert Rider members who wish to attend have dinner at the Pro Shop Lounge at the Riverview Golf Course. Menu is announced at the beginning of the week, and an RSVP is expected usually by 10:00 am Thursday so the proper amount of food can be prepared. On dinner Fridays, people begin arriving at the Pro Shop around 4 pm and we eat around 5 pm. Payment is at the door. The meal generally costs around \$6-8 per person, and you bring your own drink. The above mentioned membership fee pays for our paper products and utensils for the dinners and entitles you to the e-mails and the meals.

You may have noticed a Desert Riders display board going up in the Multi-Purpose Room in the Clubhouse. I initiated this project last spring, and thanks to suggestions by members of the Desert Riders and to the artistic abilities of Pat Asbury and Larry Woll, we will have a wonderful display to let homeowners and visitors be aware of our group.

If you have questions about rides, contact Lowell Hass #625 605-351-1430.

Watercolor Class

By Pat Asbury

Watercolor classes will start Thursday, December 1st in the Craft room. Time – 2:30 to 4:30pm. I will teach every Thursday. All levels welcome. No drawing necessary, I do the patterns. You will need certain supplies. A supply list is posted in the craft room. Come and join us December thru March.

If you have any questions, please call me at 734-735-4201. Looking forward to seeing you. Pat.

Yuma Three Day Tour

By Sandy Heldt

January 25 - 27, 2017.

We will depart from Riverview RV Resort early morning as we head to Yuma, AZ, on a tour that will be full of history, experience firsthand the 3 billion farming industry, a tour of the US Army Yuma Proving Grounds, Yuma Territorial prison, the Merle Haggard Tribute dinner show, and also a visit to Algodones, Mexico. 2 nights lodging, all rooms overlook lush courtyard area with oversized pool and Jacuzzi, nestled among fruit trees and flowers. All rooms have microwave, refrigerator, coffee maker, hair dryer and flat screen TV.

Also included is full hot breakfast buffet daily, evening refreshments (comp. beer, wine, and spirits with appetizers 5-7) and internet access. Included in your price is motor coach transportation, 2 nights lodging, all tours and admissions, 2 lunches, 2 breakfasts, and 1 dinner. Price is \$389.00 per person based on two people sharing a room.

For questions or to make reservations please call Stan or Sandy Heldt at 612-616-9024 or 952-657-2169. Selling of seats will start on November 1 in the mail room from 1 to 3 p.m.

Military Outreach Project

By Sally Barrow

Christmas is "in the air" and our thoughts include those who are not "Home For Christmas" due to having been deployed, or lying in a hospital recovering from wounds sustained in action. Therefore, a box has been placed at the Riverview office to let our military know they are not forgotten.

In your travels you probably encounter small items in your rooms including shampoo, conditioner, toothbrushes and paste, small soaps, etc. that you don't use but would be very welcome to our soldiers everywhere. Also,

wrapped candy (no chocolate, please!) sunscreen, playing cards, lip balm, etc. We collect these items all year, make colorful Christmas sox during summer in our Craft Room, and take both the sox and the collected items to St. John the Baptist Catholic Church in Laughlin. There the sox are stuffed, slipped into individual plastic bags, packed, about 10-12 per box, and shipped. Of course it takes money to ship these sox. This past season we collected \$60 in donations for shipping, thanks to Art & Kathy Holmes, Eleanor Schick, and Marion Grigoni. Anyone who wishes to make a monetary donation may do so by phoning either Betty or me and we will be happy to pick up your donation and get it to the church.

This summer the Craft Room whirled with activity as several "year-rounders" having fun cutting, sewing, and decorating a little over 900 beautifully decorated Christmas sox. This year's sox were stuffed - along with those made by others - and shipped on three separate days - November 11th, 16th, and 22nd, for arrival by Christmas; however, we collect these items throughout the year. So if you have something to include, please feel free to drop it off in the box in the entrance to the Riverview office area. In addition, if you know of someone who is deployed or hospitalized with war injuries as of October 2017 (next year), please furnish their complete mailing address prior to November 1st so they can be a Christmas sox recipient next year. Please include your own name and number in case a problem arises.

We all appreciate the sacrifice and service being made by our servicemen and women. Thanks for remembering them - not just at Christmas, but year 'round.

Sally Barrow - Lot #404 - Phone: 763-9075 Betty Reinke - Lot #370 - Phone: 758-2130

Beading

By Kay Klemenhausen

The beading group meets every Friday from 1-3 pm in the Craft Room. Come join us to work on your projects and we are always looking for new ideas.

Lot 638 - Phone: 928-444-1134

Quilting

By Nancy Latham- Lot 193

We meet every Friday 9-11:30am in the Craft Room. Bring what you working on or have finished and share with the group. Sometimes we work on a particular project or quilt but mostly we work on our own projects. Come and join us. Lots of people here to help with any quilting problems you may have. In January we will be starting a Stack and Whack class. Information will be on the bulletin. We will start January 13, 2017. Please check in to learn more about this class. We have four sewing machines available to you to use if you don't want to bring your own Come and join us.

Creative Porcelain Class

By Sharon Peiffer

Come join us for fun, and learn the art of pouring, cleaning, firing and painting porcelain. We have new Christmas ornaments, Southwest nativity set, chess set, and of course there are a lot of beautiful doll molds for you to choose from. You will be involved in the pouring of slip, cleaning of the green ware, and firing of the porcelain. You will then appreciate the beauty of your porcelain end product. While you are doing this you will meet new people, make new friends, and have a most enjoyable afternoon. When: Monday's 12-3, and Friday's 1-4. Where: Clubhouse Craft Room. Everyone is welcome! If you have any questions contact The Sharon's at: 928-299-2958 or 299-2564

Safety Awareness

By Carol Johnson

AARP safe driving class instructor passed away. We called the state rep. for AARP. They will get back to us. Good news, we will be taking orders for name tags on Tues & Thurs 1-3 in shuffleboard area. Cost \$8.00. Must

walk with flashlight & ID. Unless you want tire tracks on you. All Phones- Cell and land lines should only use 911 not 928-763-1999 per the fire department. Please... Think ahead be prepared. 206-719-4580

The Angel Tree Program

By Harold & Dorothy Kirpach

I would like to explain to the members of Riverview Resort why there will not be a Angel Tree this year. We recently returned to Riverview Resort later than we usually do, as we had some health problems and found that the Board and Jennifer had entered into an agreement with the Bullhead City Fire Department and agreed to participate in their program. Myself and my husband both felt that it would not be proper to have both the Angel Tree Program and the Bullhead City's Fire Department program asking our members to also purchase gifts for this area's needy children. So we have decided not to use the tree this year. But hope to continue this Angel Tree next year and other years to follow. We want to thanks all of you for your gifts in the past as many children had wonderful Christmas because of your generosity with gifts and money.

(See Admin article for details of the Angel Tree)

Election Committee News

By Kathy Holmes

This year there will be three (3) seats available on the Board of Directors. So now is the time to make that decision to run for a seat! With that in mind you can pick up and/or drop off your Candidate Packets beginning November 28th through December 15th during normal business hours. The packets must be returned by 4:00pm on December 15th! Be aware this schedule is different from years past as the period to pick up and drop off runs continuously.

Any questions call the office at 928-758-5950 or contact Mary Erickson at 801-809-1166.

Election Voting

By Kathy Holmes

Electronic voting will be available again this year. If you would like to vote electronically please make sure Stephanie has your current email address on file. Also, if you need more information concerning electronic voting please contact Stephanie in the office. Paper ballots will, of course, be available for those not comfortable voting online.

Riverview Golf Association

By Chuck Watson

Once again it is the time of year to join in the fun times by joining your golf association.

This year there will be a lunch provided on the 1st & 3rd Thursdays following the weekly mixed scramble. December lunches will be held on the 1st and the 15th.

Also beginning this season there will be a Hot Dog stand set up on the 6th Tee Box on the 2nd Thursday of the month. December Hot Dog Stand will be set up on Dec 8th. For a \$3 donation enjoy a hot dog and a beverage, open to golfers and non-golfers alike.

This year we will run the lunches and the hot dog stand with the help of volunteers, a sign up sheet will be posted in the Pro-Shop Lounge area beginning the last week of October, please sign up if you would like to help serving lunch or attending to the Hot Dog stand. Please limit the sign ups to 5 or 6 people per lunch. Thank you

Lunch Schedule: Dec 1- Taco Salad

Dec 15-Pulled Pork & Coleslaw

Hot Dog Stand Dec 8 - Hot Dog & Beverage (\$3 donation)

Merry Christmas from:

Your Golf Association Committee:

President – Chuck Watson (Brenda)
Vice President – Mike Ritz (Debbie)
Treasurer - Phyllis Wilburn
Recording Secretary - Betty Sedgwick

ACC COMMENTS

By David Acteson

From the ACC Committee, we would like to remind all residents that we all bought into a HOA. By doing so we agreed to abide by the rules and regulations of the HOA. This means that if you want to do anything on your lot that is visible to anybody, other than routine yard work or maintenance, you must fill out a Permit for Property Improvements application. The most up to date forms are available at the office. You can also request a copy of the updated plot plan for your lot. If you do any improvement to your lot without a permit you can/or will be subject to a fine. Please submit all permits, with all the drawings (with dimensions and color chips). The more information that you can give us, pictures, drawings or brochures, will make it easier to understand your request. This request must be given to the office before 12:00 pm, on Thursday, so that we can inspect on Friday. All permits inspected on Friday, will be reviewed by the committee on Monday at 2:00 pm. If your permit is approved, the orange permit will be placed in your in house mail box. You must have the orange copy placed in a window facing the street, to start your work. If there is a problem or question about your permit, we will place a form in your in house mail box asking for any missing information. After all work is completed please return the orange copy to the office so that we can do a final inspection and close out your permit. If you have any outstanding permits not turned into the office, please return them so that we can close them. If you have any questions about the Property Improvement Rules or your permit, you can request time at the committee meeting at the office before our 2:00 pm meeting.

Pending Board Approval

Regular Board Meeting Minutes

Tuesday, November 15, 2016

By Nancy Willson, Association Secretary

Ed McKeon called the meeting to order at 09:00 AM.

Present at the meeting:

Board of Directors: Ed McKeon, John Montgomery, Karen Schlichte, Gerry Hartman, and Nancy Willson

And Gene Clipperton

Jennifer Myers, Administrator

65 Association members were in attendance.

Board Update/Comments:

John Montgomery stated that a process be instated to insure that the Riverview Newsletter and Web Site be cohesive.

Comments to the Board:

None

Correspondence:

None

Administrators Report

Good morning! I want to first say thank you to the volunteers that serve on our committees. We had a few committees running short of people, so some good hearted folks agreed to get on these committees to make suggestions to make Riverview the great place that it is. It would cost a lot more to function without you! So thanks again.

I would also like to thank the folks that helped prepare the 2017 budget that the Board will discuss later in the meeting. There are some tough decisions to be made during this process, so thanks again.

I spoke with our rep from Suddenlink regarding the \$20 and \$100 activation fee that they are now charging for the HD boxes. I don't think I have to say it, but we are not happy. Apparently, Suddenlink is now charging a fee to activate the HD boxes for your TV. The fee is \$20 if you agree with them running a credit check, and if you refuse to have a credit check ran, then the fee is \$100. From what I understand, this is NOT a refundable fee. Therefore, if you require the HD box for your TV, and you leave during the summer, it is wise to keep your HD box and not turn it in for the summer, in order to keep the "free" box until May of 2018. If you turn in the box for the summer, and need to get it again in the fall, the process will start all over and the offer is void. If you have any questions, please contact the office. We will try our best to help. I talked to Sam at Suddenlink and he stated that there was NO \$100 fee.

Treasurer Report

HOA income continues to be the same. With new residents and new homeowners resident Internet income continues to grow. Administrative/Professional expenses is about right at the year to date budget. Grounds care continues to be under our year end budget amount as does Maintenance expenses. Personnel expenses are over year end budget with workers comp at the head of the list. Over all HOA is looking good.

Reserve account total is \$663,786. \$14,437 assessment and \$655 interest was added and two payments for golf course equipment of \$2,616 and one payment of \$1,844 was deducted and that was the activity in that account.

Golf course income has dropped. Outside green fees and riding carts being at the top of the list. It does hurt being closed for re-seeding for 30 days. Let's hope we can make this up before year end. Everything else is unchanged.

Committee Reports:

Dean Willson, Lot 247. Chairman of the Landscape and Maintenance Committee reported the semi-annual planting the flowers in the Resort and the Golf Course has been completed. Thank you to Ken and Tracy for their donation of the flowers for the Pro-Shop and tee box planters.

Linda Hixon, Lot 636, Pro-shop Committee Chairperson Thanked everyone who supports our fund raising efforts. The next BBQ will be held on Friday November 18, starting at 11:30am and again on December 16, starting at 11:30am. Anyone interested in attending a Pro-Shop Committee the next meeting is scheduled for December 2 at 1:00pm at the Pro-Shop.

Carol Johnson, Lot 94, Safety Awareness Committee Chairperson wanted to remind everybody to make sure that house numbers are on their Lots and are readable from the street. All cell phones should only use 911 not 928 for emergency calls. There will be a CPR-AED classes the end of February. Watch the Newsletter and the bulletin board for dates.

Approval of the Agenda:

John Montgomery moved to approve the agenda seconded by Gene Clipperton. Motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

Minutes of October 15, 2016 Regular Board Meeting

Nancy Willson moved and Karen Schlichte seconded the approval of the Consent Agenda. Motion passed unanimously.

Assign Members to Various Committees.

Members assigned to the Task Force Committee, Connie Ward, Linda Hixon, Vic Sucher, Gordon Parsons, Gerry Hartman, Marilyn Nelson-Ehert, J.J. Smith, Clyde Grosz, David Acteson, Carol Johnson, Linda Summerville, Doreen Hansen, Ken Nash, Karen Schlichte, Kathy Holmes, Kathy Luer, Gayle Montgomery, Ken Dahle and Traci Dahle. Ken Reed was assigned to the ACC Committee.

Vote was Unanimous.

Common Area License Agreement moved to New Business

Unfinished Business:

16.10.02 Appoint Director to Board Vacancy. Nominees were Doreen Hansen, Terry Oberst, J.J. Smith, Vic Sucher, and Phyllis Wilburn. The Election Committee conducted the voting process, Terry Oberst received the majority of Board votes was assigned to the Board of Directors.

16.10.06 Policy and Forms Update (Tabled) No policies were received

New Business:

Common Area Limited License Agreement; Moved from Consent Agenda to New Business. Karen Schlichte Moved and Gene Clipperton seconded to Approve Common Area Limited License Agreement for Lots 41, 43, & 37. Motion passed unanimously.

Agenda Item 16.11.01 John Montgomery Moved and Gene Clipperton seconded to improve common area, cost not to exceed \$1,400 - \$1,500. Motion passed with John Montgomery abstaining.

Agenda Item 16.11.02 Removed with no action already in the 2017 budget.

Agenda Item 16-11.03 Nancy Willson Moved and Gene Clipperton seconded to allow the maintenance staff to develop a nursery. Motion passed unanimously.

Agenda Item 16-11.04 John Montgomery moved and Gene Clipperton seconded to install stop sign the intersection of Kobe and the #3 cart path not to exceed \$300.00. Motion passed unanimously.

Agenda Item 16.11.05 Gene Clipperton moved and John Montgomery seconded to allow the BHC Fire Department to place a container for donations in the Resort. Motion passed unanimously.

Agenda Item 16.11.06 Nancy Willson moved and Gene Clipperton seconded to allow the PC Nerds to give a presentation on Scams and allow their business cards in the office for any interested residents. Motion failed unanimously.

Agenda Item 16.11.07 Karen Schlichte moved and Gene Clipperton seconded to create a weed program for members. The original Motion was a \$100 fee amended to Members can pay an annual fee of \$35.00 to remove weeds on their lot when necessary. Motion passed with Karen Schlichte and Gerry Hartman opposing,

Agenda Item 16.11.08 Nancy Willson Moved and Gene Clipperton seconded to approve the Fiscal Year 2017 Budget and Funding. Motion passed unanimously.

Director's Comments:

Karen Schlichte, Treasure, the budget for 2017 was approved on November 15th, with an increase in your monthly maintenance payment from \$180 to \$185. Several things went into this increase. The Federal Department of Labor did one of the biggest overhaul of the U.S. Overtime law in history. This effects our salaried employee's. Then in the election for Arizona the minimum wage was increased from \$8.05 to \$10.00 effective January first.

I remind you that a budget is an expected amount of what we will spend on each category, and several things can happen that will change during any given time. Requests are taken in April for the upcoming budget. Some

are just wish lists and others are needs. Everything is taken in consideration and even though the Board approves a certain item it's not cast in stone because of unforeseen expenses that could occur.

New assets or new projects. Those that were approved, were arm bike for the exercise room, concrete for the tennis parking lot, CAI conference, and a laptop for ACC committee.

Landscaping projects, upgrade golf course sand bunkers, skinning 109 common area palm trees, skinning 115 golf course palm trees and 460 developer palm trees.

Those that were approved that funds will be taken from the Reserve Account, mail room parking lot change from black top to concrete, replace 2 rental golf carts at the golf course, handicap electric door for the billiard room, then allow money for AC unit and pool heater replacement if needed.

There was a request for a weekend monitor for the pool area and possibly for tennis courts and pickle ball area because of the increase in outside users. It was the consensus of Board members that the replacement of the gate clickers and the updating of the Facility Use Rules to include a Facility pass for all guests and visitors when using any of the facilities might correct some of those problems.

It's also your right as a resident to approach someone and diplomatically ask who they are visiting and or can you see their Facility pass. Should any problem arise call the gate for assistance.

Adjourned to Executive session at 10:35am.

Adjournment:

Nancy Willson moved and Gene Clipperton seconded, to adjourn the meeting at 12:40pm. The meeting was adjourned.

**RIVERVIEW RESORT OWNERS ASSOCIATION
INCOME & EXPENSE STATEMENT**

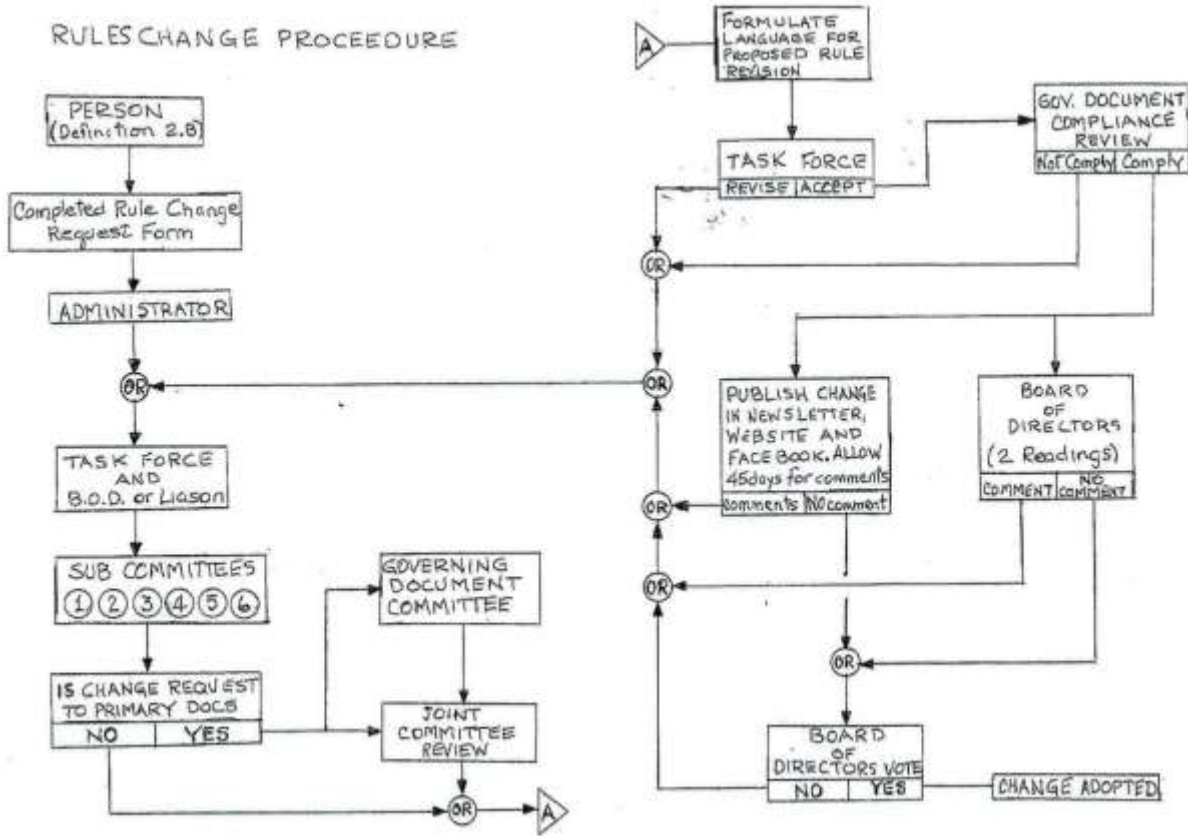
for PERIOD: **October 1, 2016 to October 31, 2016**

	October Year to Date	Budget Year to Date	Variance with Budget
OPERATING REVENUE			
Operations Assessment	\$1,121,878.00	\$1,108,230.00	\$13,648.00
HOA Service Fees & Other Revenue	\$63,728.03	\$55,416.50	\$8,311.53
RV Storage Rental & Other Fees	\$12,078.66	\$11,912.50	\$166.16
Resident Golf Course Fees	\$72,890.19	\$75,083.30	(\$2,193.11)
Non-Resident Golf Course Fees	\$45,787.31	\$52,833.20	(\$7,045.89)
Golf Course Pro Shop Sales	\$4,183.45	\$5,000.00	-\$816.55
Miscellaneous Golf Course Revenue	\$1,427.02	\$2,062.50	-\$635.48
TOTAL HOA RV Strg REVENUE	\$1,197,684.69	\$1,175,559.00	\$22,125.69
TOTAL GOLF COURSE REVENUE	\$124,287.97	\$134,979.00	-\$10,691.03
TOTAL OPERATING REVENUE	\$1,321,972.66	\$1,310,538.00	\$11,434.66
OPERATING EXPENSES			
HOA Personnel Expenses	\$400,351.39	\$382,082.60	\$18,268.79
GC Personnel Expenses	\$122,708.92	\$127,591.60	-\$4,882.68
HOA Utilities	\$464,512.73	\$513,333.20	-\$48,820.47
GC Utilities	\$55,123.60	\$45,374.90	\$9,748.70
HOA Grounds Care	\$23,248.57	\$31,166.70	-\$7,918.13
GC Grounds Care	\$40,432.70	\$39,833.30	\$599.40
HOA Facility Maintenance	\$30,996.73	\$37,833.30	-\$6,836.57
GC Facility Maintenance	\$14,872.08	\$11,750.10	\$3,121.98
RV Storage Facility Maintenance	\$699.80	\$833.30	-\$133.50
Recreation Supplies & Maint.	\$19,436.23	\$18,749.90	\$686.33
HOA New Assets/Projects	\$49,163.37	\$3,083.30	\$46,080.07
GC New Assets/Projects	\$2,246.69	\$0.00	\$2,246.69
HOA Administration	\$78,296.00	\$78,245.90	\$50.10
GC Administration	\$24,223.22	\$23,766.60	\$456.62
HOA Member Programs	\$562.50	\$666.70	-\$104.20
Pro Shop Goods	\$1,815.28	\$2,916.70	-\$1,101.42
TOTAL HOA/RV Strg EXPENSES	\$1,067,267.32	\$1,065,994.90	\$1,272.42
TOTAL GOLF COURSE EXPENSES	\$261,422.49	\$251,233.20	\$10,189.29
TOTAL OPERATING EXPENSES	\$1,328,689.81	\$1,317,228.10	\$11,461.71
ALLOCATION of ASSESSMENT:			
Operations Assessment	\$1,121,878.00	\$1,108,230.00	\$13,648.00
Net HOA/RV Strg Operations	(\$991,460.63)	(\$998,665.90)	\$7,205.27
Net Golfing Operations	(\$137,134.52)	(\$116,254.20)	(\$20,880.32)
NET OPERATIONS GAIN or (LOSS)	(\$6,717.15)	(\$6,690.10)	(\$27.05)
RESERVE FUND:			
Reserve Assessment	\$146,370.00	\$146,370.00	\$0.00
Reserve Other Income	\$4,376.49	\$3,333.30	\$1,043.19
Reserve Expenses	\$127,995.89	\$119,600.10	\$8,395.79
NET RESERVE GAIN or (LOSS)	\$22,750.60	\$30,103.20	(\$7,352.60)
RESERVE BALANCE:	\$663,786		

Please note that this report is a compilation of actual association revenue and expenses.
It does not include the accounting entries of depreciation because
revenue is not expended for this accounting entry.

Final Task Force Approved Proposed Rules Change Procedure.

Dated 3/29/2016



Purpose: The purpose of this Rules Change Procedure is to establish a methodology vital for the efficient operation of Riverview RV Resort. Any Change to any Rule should be carried out by a Procedure calculated to cause, to the greatest extent possible, the widest dissemination and publication of any proposed Change such that every Person shall have adequate and advance notice of the Change proposed. This Procedure provides a means so that all Persons may be aware of, have the opportunity to make their position known about, and to have input into, such Rule Change proposal. Accordingly, there shall be added to the Riverview Resort Owners' Association General Rules a new section "H. Rules Change Procedure," as follows:

H. Rules Change Procedure.

1. Scope. The Procedure set out below in this section shall be the exclusive method of affecting the institution and accomplishment of enacting a Change to any Rule. Any Rules or processes heretofore existing in any Governing Document, other than in a Primary Document, which are inconsistent with this Procedure are by this section repealed. Any purported Change to any Rule that is not accomplished in compliance with the Procedure set out in this section and thereafter duly approved by the Board shall be invalid and of no force or effect.

2. Definitions. As used in this section the following words or phrases, when capitalized, shall have the meanings set forth below.

- a. Resort: the Riverview RV Resort.
- b. Person: any owner, renter, or house guest of any owner or renter, in the Resort.

- c. Declaration: the recorded Declaration of Covenants, Conditions and Restrictions for the Resort as the same shall be amended from time to time.
- d. Association: The Riverview RV Resort Owners' Association, Inc., an Arizona non-profit corporation, its successors and assigns.
- e. Articles: the Articles of Incorporation of the Association.
- f. Bylaws: the bylaws of the Association as the same shall from time to time be amended.
- g. Board: the Board of Directors provided for in the Bylaws duly elected from time to time by the Members in accordance with the Bylaws.
- h. Member: a Person entitled to membership in the Association.
- i. Primary Documents: the Declaration, the Articles and the Bylaws which, in addition to being subject to the Procedure, require a vote of the Members in order to be modified or amended.
- j. Governing Documents: includes, but is not limited to the Primary Documents and any and all Committee regulation or policy, Rule, Procedure, Mission and or Vision Statement, enforcement regulation, fine, policy and any similar item affecting any Resort Person.
- k. Rule: any written expression of any element of any Governing Document.
- l. Change: any alteration, modification or amendment of any existing Rule, including any adoption of any new Rule.
- m. Qualified Person: any Person qualified by the Resort Rules to sit as a member of this Task Force, and any duly authorized committee or sub-committee.
- n. Administrator: the managing agent of the Association responsible for the day-to-day operation of the Association, the implementation of policies and the enforcement of restrictions as authorized and instructed by the Board.
- o. Task Force: the group of Qualified Persons that are duly appointed members of the "General Documents Task Force" with authority to oversee a proposed Change to any Rule, or any similar group or committee constituted in the future from time to time in replacement thereof.
- p. Moderator: the member of the Task Force designated by majority vote thereof to provide the agenda for, and to conduct, the meetings of the Task Force.
- q. Task Force Board Liaison: a member of the Board designated thereby to be a member of the Task Force.
- r. Task Force Sub-Committee: Any sub-committee established by the Task Force having responsibility for producing the proposed language of any Rule Change.
- s. Rules Change Request: a document in the form set forth at **"7. Rules Change Request Form."** below that, when filled out in full and submitted to the Administrator, constitutes a written request to consider a Rule Change.
- t. Comment Period: the period of time commencing at the later of 1); the date of the Newsletter the proposed wording of a Rule Change is first published, or 2); the date of the first of the two readings of the proposed wording of a Rule Change done by the Board at a regular meeting of the Board, and ending fifteen (15) calendar days after the second reading by the Board.
- u. Newsletter: the monthly newsletter published by the Association and available for distribution on or around the first (1st) day of the month.

v. Procedure: The methodology for initiation, processing, publication and submission to, and reading twice by, the Board for possible subsequent approval of any Change to any Rule as set forth in this section below.

3. Initiation of Rule Change. Any proposal for causing the adoption of a Rule Change may be initiated by any Person by fully filling out and submitting to the Administrator a written Rule Change Request setting out the proposal, the applicable Governing Document and section thereof sought to be changed or added to, and the reason the Rule Change is suggested. Should the Person be unfamiliar with which Governing Document and section could be affected by the Change sought to be considered in accordance with the Rule Change Request, assistance in identifying the applicable Governing Document and section would be available from the Administrator.

4. Rule Change Request Processing.

a. Upon receipt of a Rule Change Request the Administrator shall promptly forward it to the Moderator of the Task Force and, in order to advise the Board of the pendency of the Rules Change Request, to the Task Force Board Liaison.

b. The Moderator shall place the Rule Change Request on the agenda of the next Task Force meeting for discussion, and decision as to which is the appropriate Task Force Sub-Committee(s) to which to delegate the preparation of the wording of a proposed Rule Change.

c. Should the Rule Change Request concern a Change to a Primary Document, the Rules Change Request shall also be forwarded by the Moderator to the Governing Documents Committee, which committee shall advise the applicable Task Force Sub-Committee of any particulars required under the Primary Documents which must be considered in connection with any Rule Change thereto.

d. Delegation by the Moderator to one or more Task Force Sub-Committee(s), and the Governing Documents Committee if appropriate, shall include direction to promptly address the Rule Change Request and report back to the Task Force by a date certain.

5. Procedure For Developing Rule Change Proposal.

a. The Task Force Sub-Committee(s) to which action responsive to the Rule Change Request has been delegated shall promptly proceed to develop proposed wording that would effect the requested Rule Change. Upon completion of drafting the proposed wording, and achieving consensus that the wording is ready to be considered by the Task Force, the draft proposed wording shall be forwarded to the Moderator for placement on the agenda of the next meeting of the Task force, and to the Administrator for transmittal to the members of the Task Force by email, or if in advance requested by a member, placement in that member's in-house mail box.

b. Upon receipt of proposed wording from the Task Force Sub-Committee, the Task Force shall after deliberation either 1); approve the language for forwarding to the Governing Documents Committee for assessment that compatibility with all other Governing Documents has been achieved, or 2); disapprove the proposed wording and return the matter to the Task Force Sub-Committee for further work, with appropriate direction as to addressing the concerns to be reconsidered.

c. 1); unless the Governing Documents Committee promptly advises the Task Force that the proposed wording of the Rule Change is not compatible with other Governing Documents, the proposed Rule Change wording shall be forwarded by the Task Force for publication, or 2); should the Governing Documents Committee advise the Task Force that the proposed wording is inconsistent with one or more specific Governing Documents provisions it shall be returned to the appropriate Task Force Sub-Committee for further work and subsequent processing through the Procedure above.

d. Unless the Governing Documents Committee demonstrates an inconsistency after processing through the Procedure as provided in “c.” next above, the Task force shall cause the proposed wording for Rule Change to be 1); forwarded to the Task Force Board Liaison, 2); published in the Newsletter, 3); posted on the Association web site, 4); noticed on the Association’s Facebook page advising Persons to consult the Association web site for information about the proposed Rule Change, and 5); posted at places upon the Association property designated for publicizing Association matters. The notices and postings shall state the projected beginning and ending dates of the Comment Period during which comments from Persons shall be delivered to the Administrator for consideration by the Board, Governing Documents Committee and the Task Force.

e. The Task Force Board Liaison shall cause the reading of proposed wording of the Rule Change to be placed on the agenda of, and accomplished during, the next occurring and the next subsequent, regular Board meetings.

f. Any comments received during the Comment Period shall be forwarded by the Administrator to the Board and the Moderator to be discussed and considered after the end of the applicable Comment Period by the Board and Task Force.

g. During the regular meeting of the Board next following the second reading of the proposed Rule Change wording the Board shall, after consideration of any comments submitted during the Comment Period, including any comments and recommendations by the Task Force and Governing Documents Committee, vote as to whether or not to 1); return the proposal to the Task Force for further processing in accordance with the Procedure, or 2); approve and adopt the Rule Change, all under regular order at the Board meeting.

6. Rules Change Procedures Flow Chart. The flow chart following on the next page is a graphical depiction of the process set forth in the Procedure. In the event of an ambiguity between the wording of the Procedure and the flow chart, the wording of the Procedure above shall control. The flow chart shall also be printed on the reverse side of the Rules Change Request form.

7. Rules Change Request Form. The format of the form follows:

Rules Change Request

To the General Rules Task Force Committee:

Please consider adopting a ___ new Rule _____ Rule Change as Follows:

_____.

This request is being made for the following reason:

_____.

The Governing Document and Section that would be affected is:

_____.

Submitted on this ___ day of _____, 20___ by:

Name Printed:_____ Lot Number:_____

Signature:_____

Received after review and discussion with the proponent.

Administrator:_____ Date:_____, 20_____.