



# RIVERVIEW REVIEW – SEPTEMBER 2015

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Admin. Assistant: *Lisa Coe*

Our Web Page: [riverviewrvresort.net](http://riverviewrvresort.net)

## DIRECTOR'S FORUM

Directors are encouraged to submit articles or comments on resort operations.

### A Few Words from Ed McKeon

It is that time of year that our members begin to return to our fine resort. It is my hope that this summer has been all that you wanted it to be. I shall leave it to our Administrator to fill you in on what staff has been doing in the tremendous heat that Bullhead City has had this summer.

As usual, this time of the year means that the Administrator is busy putting together a proposed budget for fiscal year 2016. I am finishing an update to our reserve study. The many reserve expenses that were necessary to maintain the association's aging property has put quite a "dent" in the reserve fund. It seems that the combination of aging facilities and improved municipal codes are impacting our maintenance costs in significant ways. At budget time, we will be better prepared to evaluate our reserve funding and a maintenance schedule of necessary repairs and replacements.

We are looking forward to seeing all of you in the near future. Please travel safely and enjoy the trip as well as your stay at Riverview.

## TREASURER REPORT

*By Karen Schlichte*

Well it's been a hot summer for those of us who resided in the resort this summer! My hat goes off to our employees who didn't miss a beat because of the heat. I hope you all enjoy how well kept everything is. The golf course looks wonderful and I hear from the golfers it's never played better. Remember a compliment goes a long ways!

Well our financial reports look great as well. This report is from the last newsletter through July. The HOA income is over what we budgeted, with resident Internet leading the way. This is very hard to predict just how many will use this service. There are some that didn't even know it was available so be sure our new residents are aware of this great break on the Internet service. More residents took advantage of having our tree service cut their palm trees as that income has exceeded what was budgeted, as did our vendor income.

HOA personnel expenses were under budget because instead of hiring a staff member for maintenance as he would have been needed to cut the palm trees. We used an outside service to do the job. This overage would make up what we had to pay someone to cut the trees. That department is still working with one less man. Good job guys!

HOA water, sewer and electricity were all under budget by \$61,908. My thought on this would be the new regulator for our water that was installed at the golf course parking lot has something to do with that. Of course our sewer is charged according to how much water we used. Electric I feel has something to do with the new air

conditioners that were installed that are not as big as the ones that were replaced. The air is more evenly distributed especially in the Grand Room. Our RV storage is well within the budget too.

Our Reserve balance is \$668,314. Every month we have an assessment of \$11,326 and interest on our CD's that are around \$132. We have monthly payments of \$2,616 for the golf course equipment and \$1,844 for the bobcat. Our other expenses during the past summer have been completion of the garbage bin, \$4,656, replace the Grand room door, \$4,132, replace the ice machine at the golf course, \$3,265, replace a heater for the pool, \$1,821

Because of the extreme heat this summer our outside play at the golf course has been down, we have some in house players that are there every day, but we will make this up when the weather starts to cool down. Because of our great spring the income is still exceeding our budgeted amount so that is good news. Personnel expenses are within range and a new person has been hired for part time to help Brian. Utilities are under budget by \$6,025. I am sure the electric is under budget because it has to do with the running of the aerator at the number three pond which has been down most of the summer because a replacement like the one we had can't be found. We need the same model so the lights around it would fit. Grounds care is over budget by \$2,253 and the biggest items are fertilization and weed control. Looking at the golf course that is money well spent. As we all know the expenses for the golf course exceeds the income and we budget this account to be in the red at years end by (\$145,911). At the end of July it's just (\$29,603) way below the (\$75,076) that we budgeted it to be. I sincerely hope this will improve this fall when we are back in full swing of things.

## **ADMINISTRATOR'S REPORT**

*By Jennifer Myers*

Summer is winding down, although one wouldn't be able to tell by the temperatures that we're still seeing.

One of the biggest topics of conversation this summer has been the bobcat that apparently now calls Riverview home. Although, the authorities tell us that nothing can be done unless the bobcat shows aggression towards a human, we strongly urge you to take caution when walking your pets. So far, the bobcat has not shown any aggression towards human or pets.

Speaking of pets, I have received complaints that some pet owners are letting their pets use the restroom on other people's lots. This is against the Riverview General Rules. For a complete copy of the pet rules, or any other rules, please see office personnel.

We have had a few situations that have led us to discover that some residents may not have updated emergency contact information listed in their file. Please make sure that your emergency contact information is updated periodically. The form for this is on the carousel in the lobby.

Please be sure to read the gate policy to find out the guidelines for visitors and vendors that will be coming into the resort to go to your lot. You must call the gate whenever you're expecting someone, whether it's a personal guest, someone you've hired, or even having food delivered. If it's a monthly pass that's needed, you only have to call the gate once a month, before the 1<sup>st</sup> time they enter, and let the gate know that they will be coming in throughout that particular month. If you have any questions, you can ask gate personnel or office personnel.

There have been a few break-ins this summer, at the RV Storage lot as well as 2 residences. A statement that I have heard several times, is that when people cover their golf carts, and put chains across the driveway, it alerts the vandals that no one is there. There are home security systems available at the local DIY stores, such as Lowe's and Home Depot. The prices range from \$50 to over \$500, depending on how high tech you want to go. Motion lights and lights with timers are also very helpful with deterring would be thieves. We checked with Mohave Electric and they estimate the cost to leave your electricity on with a light for about \$20 a month. \$17.00 of that is the basic cost with the other \$3.00 being the cost for the light.

This summer the washers and dryers in the laundry room were replaced with brand new equipment. I'm told that the washers are faster and they spin better so there is less drying time. Thank you to WASH systems, which is the owner/supplier of the machines. If you come across a machine that is not working properly, please call the

service center at WASH plus write it on the form that is located on the clipboard by the fire extinguisher, so that the office can follow up and make sure that WASH gets the report.

We have had a few changes in staff. Amy and Cyle are no longer with us. We wish them all the best. The following are the new employees: Mike, golf course greenskeeper assistant, Kimberlee, clubhouse custodian, Steven, maintenance. There are a few new faces at the gate as well, although you may already know them. They are Sandy Robins, David Selm, and Janis Hitchcock. Please make them all feel welcome into the Riverview family.

Welcome back to those that have already returned and we look forward to seeing the ones that will be arriving in later months. Don't forget to notify the office that you have returned.

## **STEPHANIE'S REPORT**

Get Well Wishes To:

Kay Norman..... Lot#245

Mary Bowden..... Lot#420

Donna Wardle..... Lot#154

Nelda Garcia..... Lot#248

Marcia Esch..... Lot#025

Casey Taylor..... Lot#691

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

Harold Melton..... Lot#539

Steve Hradsky..... Lot#329

Bob Williams..... Lot#502

Pam Bartlett (Renter)..... Lot#296

Beverly Childs..... Lot#616

Olga Gianni..... Lot#558

Joan Rockensock..... Lot#269

Donna Wardle..... Lot#154

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

Robin Norman (mother)..... Lot#245

Lenore Osko (daughter)..... Lot#480

Olga Gianni (sister)..... Lot#558

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

Bob Downey

Roberta Inman

Mary Schad

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry #460 Reinbolt, Gary & Dee, #604 Brown, Dave & Donna all donated to the candy & popcorn fund for the counter.

## **FYI**

Current magazines are welcome in the library; please take older issue to recycling

Please return all DVD's & Video Tapes.

Please remember the speed limit is 15 mph

Please remember to pick up after your pets.

We have new washers & dryers, the price is still the same for light or medium soiled. Heavy soiled is 25 cents more for the top loader machine. Front loader are \$1.25 for light soiled, \$1.75 for medium soiled and \$2.00 for heavy soiled.

We have been told that the dryers work with just the \$1.25 so don't add extra money at first.

## **Church News**

Welcome back everyone to Riverview Resort church Services starting Sun, Oct 4<sup>th</sup> at 9AM to 10AM Social following services, Please plan to attend. If you have any questions call Pat & Jim Runkle 928-201-9685

## **PRO SHOP COMMITTEE**

*By Ken Dahle, Pro Shop Committee Chair*

Hi all, hope you have had a fun and prosperous summer. Summer has gone very fast and within a short time we will be migrating back to our "Oasis in the Desert". Traci and I will be heading back the end of September and we are looking forward to another fun year.

We are pleased to announce that "Phase One" of the cart path project has finally been completed and from all pictures and reports turned out very good. In addition to completing all of "Phase One" the Pro Shop Committee approved enough money to add concrete leaving hole 5 and coming onto Tee Box 6. This was a recommendation from Brian, our greens keeper and staff and turned out very good.

I would like to thank all who made this possible after 4 hard years of working with the BOD and committee. I will refrain from using names as I will probably leave out someone who helped, but the once a month Friday barbeques, the "Coot Shoots", the "When Pigs Fly" and all other functions put on by our wonderful volunteers, and to the many who made cash contributions. THANK YOU- THANK YOU-THANK YOU!!!

Brian will be re-seeding the course and I believe Lez and Clyde have a function planned the first part of November. I will have more news in the October Newsletter.

Our first Pro Shop Committee will be held on October 9th and our first "Friday Barbeque" will be on October 30th.

Be safe and we will be looking forward to you on your return.

Thanks, Ken

## **RIVERVIEW BOWLING LEAGUE**

Hello Bowlers. It won't be long before we start our winter league for the 2015/2016 season. Our first day of bowling is Monday October 12<sup>th</sup>. We will have a meeting that same day at 9 am Arizona time and we begin bowling at the same time as last year, 10 am Arizona time at the Riverside Casino bowling alley in Laughlin, Nevada. The bowling alley has sent out information to many bowlers that say that our league begins on October 5<sup>th</sup>. This is not correct. Our league begins October 12<sup>th</sup>.

Our league secretary is Bobbi Turner and her phone number is 801 518-3422. If you haven't already let her know that you have a team or are looking for other team members, please let her know. If you have any questions you can either call Bobbi on the above number, Mel Maritz on 928 704-6649, or me, Allen Stewart on 970 275-8954. Good luck to all of you for a great year of bowling.

*Allen Stewart – President*

*Bobbi Turner - Secretary/Treasurer*

## **ACTIVITIES**

*Linda Sommerville - Chairperson*

This is an early Welcome back to Riverview Resort. Many reading this newsletter have been here all summer and others are starting to arrive before the cold air comes a calling.

We are quickly approaching the beginning of the 2015 – 2016 Winter Season. This is the place we all head to relax and have fun – and with so many different things to do you have no excuse to be bored

The Activities team has many exciting events scheduled during the coming months and hope that a few will appeal to you. In October we have Happy Hours beginning on Saturday, October 10th starting at 5:00 PM – 7:30 PM. Dinner is sold and various local entertainers have been booked for the season. (Changes by the

Activities team have been made this season regarding pricing – Happy Hours will now cost \$4 and all paid dances will be \$10 per person).

Our paid dances are themed based on the holiday within the month – Halloween, New Year’s Eve, Valentines etc. with groups that you may see at some of the local Casinos. A new addition this year is a November dance – Turkey Trot featuring a new group from the area - Introspect.

We are also looking into feature entertainers and will provide information on those as soon as details are complete.

Along with these events there will be Crafts Shows, Patio Sales and Holiday Potlucks (meat provided) for Thanksgiving, Christmas and Easter and much more.

Watch for notification updates on the LED information board located in the Mail Box area. Notifications on events will also be posted in other areas of Grand Room and Facebook along with the monthly newsletter.

Don’t forget all of these events are created and developed by VOLUNTEERS! The only benefit of volunteering is free dinners for the Happy Hours you work and a seat that you still have to pay for at any paid dances you work - but you also get to meet and work with a great bunch of people who may end up being your new best friends. Join us and make new friends and have lots of fun too! Sign up calendar is located just outside the Grand Room entrance.

### **OKTOBERFEST: OCTOBER 17TH**

We will have our welcome back Oktoberfest Saturday October 17<sup>th</sup>. Serving; Polish Brauts, Sauerkraut, German Potatoes and German Chocolate cake. Also your choice of one can of pop or Beer. We have a great band “Class Act” for the dancing. The charge will be \$6.00 because of the extra food and drinks. Food will be served at 5:00 then we can party and dance and visit the rest of the night. You will need to buy your tickets in advance so we know how much to prepare for. The tickets will be sold in the shuffle board room starting Thursday October 8<sup>th</sup>. Hope to see you all there.

*Traci Dahle #413, 801-971-3035*

### **HALLOWEEN: OCTOBER 31ST.**

“Halloween with the stars” Come as your favorite or not so favorite STAR, scary or not. Jason, the Monster Family, Frankenstein, Sonny and Cher, Donny and Marie, Marilyn Monroe. You decide and we will see you there.

*Traci Dahle #413. 801-971-3035*