



RIVERVIEW REVIEW SEPTEMBER 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

Once again, it has been anything but a quiet summer! I shall leave it to the administrator to fill you in on all of the projects that took place this summer to make the resort ready for the “busy” season.

Of course, the budget will once again take front and center for the upcoming fiscal year this fall. As is usual, the reserve study is updated each summer and our major repairs/asset replacements will be considered in the budget. Please watch for an announcement on the budget workshop.

We also have an election for directors coming up in which the Board will have three open positions. Also, please remember that volunteers must indicate their desire to serve on committees each year by completing a form enclosed with the election ballots.

We welcome one and all back to our resort for another season. We wish you safe travels and look forward to your arrival.

TREASURER REPORT

July Month End

By Karen Schlichte

This report will be from the last one given at the April Board meeting that ended in February. July's month end report is with the new computer system that is now in place so the report is somewhat different than we are all used to.

HOA income is over by \$11,715. The overage is in the gate remote sales, because of the new ones being purchased, and resident Internet. HOA expenses are over budget by \$9,323. A big part of that was software update and accounting service when the office experienced the crash of their computer system from a virus. Grounds care is under budget by \$7,066. Equipment, water lines repair and tree trimming were all under budget that made up this under budget amount. Maintenance is under budget by \$8,605. Facility maintenance and electrical service make up this under budget amount and we all know that by year end all these will change. Personnel expenses were over budget by \$19,207. Workman comp and monthly bonus are the areas that are over budget. HOA utilities are under budget by \$56,133. We continue to run one month behind on most of them.

Our Reserve balance at the end of July was \$690,612. Our monthly assessment is \$14,637. And of course our interest earned fluctuates each month that is also added. We have payments to Wells Fargo for golf course equipment of \$1,844 and \$2,616 each month, May \$19,613 was paid out for the new gate system, \$962 was spent for changing out an old electric pedestal. Payment to M & M Maintenance & Landscaping for the pool deck for \$8,500. And \$3,300 for part payment for tee boxes 4 & 5 that was approved for revision.

Golf course over budget in revenue by \$15,507. Areas that are over budget are, resident membership, residents punch cards and the non-resident punch cards is over the annual budget, and green fees non-residents is over. Grounds care is within budget but the palm trees have not been trimmed yet. I see maintenance on irrigation is over budget by \$2,125. Due to all the repairs that are cropping up. We have to remember our irrigation system

was shot when we purchased the golf course back in 2004 and our volunteers put it back together as best as they could with the money they had to work with. We are budgeted to be in the red by \$69,778 by this time, but our actual red balance is \$39,378.

TREASURER COMMENTS

By Karen Schlichte, director

Our Finance Committee is in need of members. We had one resign from the committee and we had a death of one. One of the important duties is to audit checks made and bills for proper payment. Please consider helping us out on this important committee by dropping your name off at the office.

It will soon be that time when our winter residents return and I am expecting a record number to be here. With that in mind we must be sure that we follow the rules for our facility use. We do have a task force committee working on revisions to the general rules should you be interested in helping. Drop by the office and leave your name and someone will contact you. We have outgrown some of your rules in all areas.

I would like to see all aspects of our resort reviewed as I get the feeling our “full time residents” feel they are second class because everything seems to come to a standstill during our summer months. I know that there is no good time to close down an amenity for maintenance or repairs; it's just something we have to live with. As you might have guessed things happen when the least amount of residents will be affected, and you guessed it, during the summer. Please exercise some patience and please don't take it out on our staff, they are only following orders or a maintenance plan.

We experienced some overcrowding at some of our planned activities last winter and it will get worse rather than better. You must exercise some common sense when inviting non-residents to participate in our activities. Our activities on the calendar are for our residents and if there are residents and outside guests, and you have a crowd residents come first before our guests. That's growing pains because our facilities hasn't gotten any bigger but we have had an increase in residents during our peak times.

Recycle

I would also like to see a concentrated effort to handle our recycle items properly. I continually see cardboard boxes in the yard trimmings container. These should be broken down and in the recycle bin. If you break down the boxes more recycle items can make the bins and if you don't it just makes the bins fill up faster and when everyone returns this is going to be a major problem. Also do not put items tied up in a bag because those that sort the recycle will handle it like garbage and your efforts are for nothing. I know I have been on that band wagon before. Be sure to put your garbage and yard trimmings and large items in the appropriate containers. A reminder that we also sell the aluminum cans and the money goes to the Pro Shop Committee for their many recommendations for improvements on our golf course. Please only put cans in that bin because we have volunteers who take care of selling them and coming across something like “doggie poop” is not a fun experience. If you have any questions or concerns please don't hesitate to contact me. I am in the phone book.

NOTES FROM NANCY

By Nancy Willson, Director

Things this summer have been really busy, pool decking has been completed, the roads are in the process of being crack sealed and seal coated, and the palm trees have been trimmed. John Core and his maintenance staff have been busy with painting and cleaning the inside of the Club House in addition to maintaining the resort landscape.

Brian Graham and his golf course staff have completed the renovation of Holes #4 and #5 tee boxes. The palm trees on the Golf Course are now being trimmed. New flags and ball cups have been placed on the greens. And the cement cart path on Hole #3 is complete.

The office staff has been busy entering data into Caliber (the new computer data base system), handing out the new gate remotes, updating resident information and handing out new vehicle stickers. Needless to say, they are very busy handling questions from our residents about the road repairs, gate remotes etc.

We are extremely lucky to have such a great staff who work so hard keeping our Resort in tip top shape.

Now, on to some issues to be addressed this Fall:

We have two Committees that have only two members, Finance and Infrastructure/RV Storage. As you know each committee must have at least 3 members to qualify as a committee. With that being said, please consider joining one or both of these committees. Just e-mail the office or drop a letter by the office stating you would like to be on one or both of these committees. Your request will be addressed at our next Board meeting on October 25.

We need candidates for the 2017 election for our Board of Directors. There will be three seats open for election, so PLEASE consider running. There are only 7 Board meetings a year, and you each get the pleasure of serving as Liaison to some fantastic committees, so what's holding you back. Candidate packets will be available November 28 through December 9, 2016.

Everyone, please have safe travels. We are looking forward to seeing all of you back at our "Little Oasis in the Desert".

ADMIN REPORT

By Jennifer Myers

Time for a new season and new activities. Time to reunite with old friends and meet new ones.

Although, when you read Nancy's article, you will find that she spoke of some of the things that I was going to say. (She stole my article) just kidding, Nancy.

The road crack sealing and seal coating was completed on August 23rd. There are a few touch up areas that they will come back to do, but it should not be a big inconvenience for anyone. I would also like to thank everyone for their patience while this was happening.

When you return, please stop by the office to check in, fill out a new Emergency Contact form, bring your driver's license and registration so we can update your file and issue your new vehicle sticker.

The gate system was also changed/updated. The cost for the new remote is \$25 for the deposit, which will be returned to you if you sell, plus a non-refundable usage fee of \$5, for each remote. You are allowed 1 remote per person residing on your lot. Gate remotes are NOT REQUIRED for entry, unless you use the Casablanca gate or the Pro shop gate. If you come in after dark, when the gate is closed, and if the officer is out doing patrol, and you do not have a remote, then you can call the phone number that is listed at the gate and the officer will come and let you in. As of today, the old remotes still work on the main gate and the pro shop gate. It does NOT work on the Casablanca gate. The Casablanca gate has already been transferred to the new remotes. However, the new remotes also work the main gate and the pro shop gate. IF you have an RV storage space, please let us know at the time you get your new remote, because we have remotes that have been programmed for that site. Details are available in the office.

We expected the Goldrush Road project to be completed by the end of summer, but that didn't happen. In communication with Pawan Agrawal, in the Public Works & Engineering Department for Bullhead City, and Keegan Luttrell, with the Road Department, they stated that the road dept. is to do the drainage work, and then the bids will go out. The following is an excerpt from an email from Pawan, that was received in early August. "I am writing this email to quash any rumors that the above referenced project is canceled. We are actually getting very close to bidding for pavement construction and that is likely to happen in 60-90 days. We expect that you will see some pre-paving construction activities by staff in less than 30 days. Overall project construction completion is 6 - 9 months out." So, it looks like there may be some action soon! So, be alert when exiting the Casablanca gate.

It seems that some that are returning are still having issues with their cable. Since Suddenlink converted to digital, you may need an external digital box. I know, we were told by Suddenlink that because we are a bulk account, that they would do the conversion through our lines and it wouldn't affect us. Which is the information that we passed on to our residents. That didn't happen and we were affected. So, then they told us that if you have an older tv or even a newer tv, but it is not a QAM, then you would need a box. Some have told us that their older tvs are working just fine. If you require a box, you must go to Suddenlink and request one. There is a charge and we're told that the charge is \$3.00 a month. HOWEVER, when they first converted, they had a special that the customer was exempt from that charge for 2 years. That special was only good for 45 days. So, I called our rep and reminded her that they told us that our residents would not require that box. I told her that had they known, they would have taken care of it before they left. In the long run, she/they agreed to extend the special to our residents. However, there is a catch; the free 2 years is only good from May 2016 to May of 2018. Some are receiving bills from them for this. If you are one of those, please bring the bill to the office and see Stephanie.

WELCOME BACK and let's have a great season!

STEPHANIE'S REPORT

Get Well Wishes To:

Margaret Myers..... Lot#509

Gary Reinbolt..... Lot#459

Dave Beeby..... Lot#665

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

LaVerne King..... Lot#489

Bob Hough..... Lot#484

Ken Fleek..... Lot#431

Anita Lange..... Lot#233

Juanita Johnson..... Lot#337

Vince Rosauer..... Lot#545

Tom Pendergrass Sr..... Lot#624

Tom Pendergrass Jr..... Lot#624

Leonard Cagle..... Lot#146

Bill Michael..... Lot#237

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

Edwin & Hazel Jess (loss of son) Lot#538

Doris Fleek and family would like to thank the racquetball club for the beautiful flowers and all the nice cards we received from the friends & members on Ken's passing.

Thanks again to the residents for their donations #574 Runkle, Jim & Pat, #479 Oberst, Terry & Sherry. They all donated to the candy & popcorn fund for the counter.

FYI

Current magazines are welcome in the library; please take older issues 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

Riverview Church

Church Services will begin on October 2nd at 9AM. Come early and socialize from 8AM -9AM & after church from 10AM-11AM. We need volunteers to sing in our choir. Call Pat & Jim Runkle 928-201-9685 if interested.

Chit-Chat

Chit Chat will start on Saturday, October 1st from 6AM-8AM. If we get enough participation we'll have it on Tuesday & Saturday mornings. Everyone is welcome to come. This is a good time to come & meet new friends!

ZUMBA

By Doreen Hansen

A couple of our ladies (Teresa Simmons and Doreen Hansen) have decided to start the Zumba classes again. These will be held in the Grand Room on Tuesday at 1:00 PM. Please join us. We'll have lots of fun, laughs, and good exercise.

PRO SHOP COMMITTEE

By Linda Hixon

It has been a hot and long summer but a lot has been going on at the golf course. Thanks to Jon for working with the concrete company to get a great job done on the #3 hill. It is so easy to traverse now. This work was paid for with monies raised by the Pro Shop Committee. Thank you to Brian and his crew for reworking #4 tee box and the back tee area on #5. Looks great and I am sure everyone will be happy with the results. Work on the safety nets on tee boxes #6 and #8 are in the works so will be in place by the time the golf course is ready after overseeding.

The Committee will meet October 7th and we are always interested in your ideas and comments. Our first BBQ will be October 28th so plan accordingly! Looking forward to having everyone back and having fun at the golf course!

ATTENTION RIVERVIEW BOWLERS

Remember our first week of bowling this season is Monday' October 10th at 10 a.m. Bullhead time. Our meeting starts one hour before at 9am. We will be voting on whether or not to bowl the Monday between Christmas and New Years. We will also be voting on one other very important thing which I can't remember right now.

To those people interested in joining the league, please contact:

Bobbie at 801 518-3422

Mel at 928 704-6649

Allen 970 275-8954

SAVE THE DATE- NOVEMBER 4TH

By Les Grosz

Our next cart path fund raiser will be on Friday, November 4th.

The "Stars & Stripes" Night Glow Golf Tournament promises to be a fun filled event to celebrate the good old red, white, & blue. Sign up will begin in October at the Pro Shop. So as you are planning your return to Riverview keep November 4th in mind. Safe travels to all and I look forward to seeing everybody in October. Look for more details in the October Newsletter or call Les Grosz at (701)880-1597

PAN

By Sandy Stewart

Us snowbirds are about to return to beautiful Riverview Resort and I don't know about you, but we're ready to play some Pan. If you want to play Pan or even learn how to play PAN, we will be playing again in the back of the billiards room. We will begin Monday Oct. 17th at 6 p.m. If you have any questions, please call Sandy on 970 275-9686. There will probably be a group playing other misc. card games as well. Hope to see you soon.

WHAT IS QI GONG?

By Linda Hixon

It is simple: Learning to use your breath and movement to energize and heal your body, build your flexibility and stamina and calm your mind. Come join us on Monday, Wednesday and Friday at 7:00 a.m. at the Pro Shop to begin your day by establishing good energy and working out any kinks. You'll leave with a positive outlook for the day, balanced energy and a healthier body and mind. Dress in loose comfortable clothing and lightweight shoes. It works for all ages and can be done seated if you have physical limitations. Any questions, please call 928-514-7136.

RIVERVIEW SEASON ACTIVITIES

By Linda Sommerville

All of the scheduled events are not on this list. I just wanted to get in what has been booked. Reminder the first Activities Committee meeting is on the 10th at 3 p.m.

October 1	Strangers
October 8	Top Shelf
October 10	Activities Meeting 3pm
October 15	Oktoberfest Class Act
October 22	Strangers
October 31	American Made
November 5	Strangers
November 12	Top Shelf
November 19	Retrospect (Contract \$500)
November 26	Class Act
December 3	Strangers
December 5	Mohave High School Choir
December 10	Top Shelf
December 17	Double D
December 24	Christmas Eve (No Social Hour)
December 31	New Years - Retrospect (Contract \$1,250)
January 7	Strangers
January 14	Retrospect - Hoe Down
January 21	Riverview Jammers
January 25	27 - Tour To Yuma
January 28	Double D
February 4	Strangers
February 11	Top Shelf
February 14	American Made
February 18	Class Act
February 19	Tracey Singer Family
February 25	Double D
March 1	Neil Diamond Tribute Keith Allynn from Branson, MO
March 3	On the Road With Willie Nelson and other Outlaws - Keith Allynn
March 4	Strangers
March 11	Class ACT
March 17	St Patrick's - Kid n Nic
March 18	no Social Hour
March 28	Top Shelf
April 1	Strangers
April 8	Sock Hop – Retrospect (\$500 Contract)
April 15	Class Act
April 22	Top Shelf

HALLOWEEN DANCE

Monday, October 31st.

There will not be a theme this year. Just dress up however you want; scary, funny, whatever you want. You don't have to have a costume to come to the dance. It's always fun to watch the other people parade around in their costumes. Don't miss all the fun and laughter.

Traci Dahle #413. 801-971-3035

OKTOBERFEST

Our welcome back "Oktoberfest" will be on Saturday, October 15th. We will be serving Polish Brauts, Sauerkraut, German Potatoes and German Chocolate cake with your choice of one can of pop or beer. We have a great band, "Class Act". The charge will be \$6 because of the extra food and drinks. The food will be served at 5 so 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 many to prepare for. The tickets will be sold in the shuffle board room starting Thursday, October 8th. Hope to see you all there.

Traci Dahle #413, 801-971-3035

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

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

	July Year to Date	Budget Year to Date	Variance with Budget
OPERATING REVENUE			
Operations Assessment	\$789,064.00	\$775,761.00	\$13,303.00
HOA Service Fees & Other Revenue	\$51,683.65	\$38,791.55	\$12,892.10
RV Storage Rental & Other Fees	\$8,331.76	\$8,338.75	-\$6.99
Resident Golf Course Fees	\$63,456.85	\$52,558.31	\$10,898.54
Non-Resident Golf Course Fees	\$41,638.65	\$36,983.24	\$4,655.41
Golf Course Pro Shop Sales	\$3,452.91	\$3,500.00	-\$47.09
Miscellaneous Golf Course Revenue	\$843.08	\$1,443.75	-\$600.67
TOTAL HOA RV Strg REVENUE	\$849,079.41	\$822,891.30	\$26,188.11
TOTAL GOLF COURSE REVENUE	\$109,391.49	\$94,485.30	\$14,906.19
TOTAL OPERATING REVENUE	\$958,470.90	\$917,376.60	\$41,094.30
OPERATING EXPENSES			
HOA Personnel Expenses	\$286,664.37	\$267,457.82	\$19,206.55
GC Personnel Expenses	\$89,908.10	\$89,314.12	\$593.98
HOA Utilities	\$303,200.29	\$359,333.24	-\$56,132.95
GC Utilities	\$31,109.69	\$31,762.43	-\$652.74
HOA Grounds Care	\$19,850.28	\$26,916.69	-\$7,066.41
GC Grounds Care	\$15,578.78	\$16,283.31	-\$704.53
HOA Facility Maintenance	\$17,878.02	\$26,483.31	-\$8,605.29
GC Facility Maintenance	\$12,005.96	\$8,225.07	\$3,780.89
RV Storage Facility Maintenance	\$99.80	\$583.31	-\$483.51
Recreation Supplies & Maint.	\$11,367.48	\$13,124.93	-\$1,757.45
HOA New Assets/Projects	\$4,399.87	\$2,158.31	\$2,241.56
GC New Assets/Projects	\$2,246.69	\$0.00	\$2,246.69
HOA Administration	\$64,095.39	\$54,772.13	\$9,323.26
GC Administration	\$16,069.91	\$16,636.62	-\$566.71
HOA Member Programs	\$562.50	\$466.69	\$95.81
Pro Shop Goods	\$1,548.50	\$2,041.69	-\$493.19
TOTAL HOA/RV Strg EXPENSES	\$708,118.00	\$751,296.43	-\$43,178.43
TOTAL GOLF COURSE EXPENSES	\$168,467.63	\$164,263.24	\$4,204.39
TOTAL OPERATING EXPENSES	\$876,585.63	\$915,559.67	-\$38,974.04
ALLOCATION of ASSESSMENT:			
Operations Assessment	\$789,064.00	\$775,761.00	\$13,303.00
Net HOA/RV Strg Operations	(\$648,102.59)	(\$704,166.13)	\$56,063.54
Net Golfing Operations	(\$59,076.14)	(\$69,777.94)	\$10,701.80
NET OPERATIONS GAIN or (LOSS)	\$81,885.27	\$1,816.93	\$80,068.34
RESERVE FUND:			
Reserve Assessment	\$102,459.00	\$102,459.00	(\$51,710.16)
Reserve Other Income	\$2,936.30	\$2,333.31	(\$73,782.48)
Reserve Expenses	\$57,949.44	\$83,720.07	(\$90,097.89)
NET RESERVE GAIN or (LOSS)	\$47,445.86	\$21,072.24	(\$35,394.75)
RESERVE BALANCE:	\$641,026		

