



Riverbend Monthly Newsletter February 2021

Greeting to all home/lot owners. The Riverbend POA Board will be sending out a monthly newsletter to update everyone with neighborhood news.

WELCOME NEW OWNERS:

We would like to welcome our many new neighbors to Riverbend! All new homeowners will be receiving a welcome package from Town & Country Property Management, Inc. who is our new Association Management Company. This will include a contact form to be return so we can include you in our monthly newsletter and other correspondence that is sent out by email. We will also be posting the Newsletters on the Riverbend website.

<https://riverbendlakelurepoa.com>

HOMEOWNER ADDRESS POSTINGS:

The Lake Lure Police Dept and Bills Creek Fire Dept. are requesting that all homeowners who do not already have a blue, reflective address sign to purchase one as soon as possible. These signs are the best way to identify your home for emergency responders at night.

The Association's website will have a link with the application for your convenience. You can also get a copy of the application from the Gatehouse Staff. The fire dept is asking for a \$20 donation to cover the cost of the sign. The Board is asking all homeowners to comply with the request. If anyone needs assistance to please email the board at Riverbendpoa@gmail.com.

BOARD MEETING SCHEDULE:

The Board of Directors will be meeting quarterly instead of monthly moving forward. The meetings will be held virtually at this time for everyone's protection due to the continued Pandemic. The Board will supply a link to the meeting to all owners by email. The meeting will be using the Zoom platform.

The Board of Directors and Town & Country PM, Inc. are always available by email. The Board's email address is riverbendpoa@gmail.com and the contact for Town & Country is Kristie Martin at Kmartin@tcgrd.com. You may also leave a message with the Staff at the Gatehouse to be forwarded to the Board or Town & Country. The Riverbend website is also another option to communicate with the Board and Town & Country.

BOARD MEETING HELD ON - 01/26/21 at 6:30- Minutes posted on our Riverbend website

The Board wants to thank the Property Owners that took time out to attend the meeting to stay abreast of what is happening in your association.

Out of respect of everyone's time, the board chose to present the agenda and take questions via email that would be answered monthly in a newsletter. The Board welcomes anyone that would like to email any concerns or recommendations to the Board. Town & Country is also available for owners to email also.

The following is a quick review of the discussion during the meeting:

1. **Financial Report** – The current Balance sheet and Profit and Loss for the year was reviewed. The Board continues to work hard to improve the financial condition of the Association.
2. **Current Assessments/Dues** – At this time, the annual assessment is \$500.00 per property with no change anticipated.

3. **Collections** – The long running balances by some property owners were inherited from the developer's management. There were no collection efforts, liens or foreclosures ever done by prior management other than property taken back in lieu of dues but deeded to Vista, the developer's company, not the POA. We are now aggressively pursuing our outstanding balances and cleaning up our receivables. We have an attorney that will begin sending letters out this month and filing liens that will be escalated to other options such as personal judgements and foreclosure. The Board is willing to try and workout a payment plan for those that may need it. Please contact Town & Country if you would like to discuss your options.

4. **Management Company Change** - The previous board hired Cedar management initially. There were not many management companies willing to take on a large POA with no money, no records and years of community maintenance neglect. Cedar did not live up to what they promised contractually. We terminated the contract and have had great success with Town and Country since November.

5. **Legal Matters**

A. **Association Common Property** – The Board has also hired a law firm to pursue the previous developer to complete the transfer of the remaining Association property, which has not been done. The Attorney has started this process in December with a demand letter that will probably need to be escalated.

B. **Previous Developer** (Birenbaums) – The Board is considering its options as far as pursuing the Birenbaums for its mismanagement of the association. Currently the Birenbaums has had litigation brought against them by Riverbend Highlands Development (also Birenbaum developed) for embezzlement of funds. The suit is in its third year and according to the law firm handling it, there is no end in site. No funds have been recouped at this point. We contacted the District Attorney in NC and were told we would have to file a civil lawsuit to pursue stolen funds. Riverbend does not have the money to pursue this for years with little hope of a monetary reward.

C. **Previous Management Company** – The Board is pursuing funds that it feels the previous management company charged that was not justified. The Board is considering which Law firm is best to handle this issue. One issue is a number of the Law Firms have had previous or current dealings with Cedar that creates a conflict and keeps them from being able to get involved.

D. **Review and Updating Governing Documents** – the Board has begun working with an attorney to have the Governing Documents reviewed and updated. We would like to make sure the Association has proper controls in place to address issues like properties not being maintained and concerns related to trailers. There are certain items in the Governing Documents that allows the Board to use to try and resolve some of the problems, but there may be a need to have changes in the documents which will require an amendment of the documents requiring an association vote.

6. **Architectural Control**

A. **Property Improvements, Additions & New Construction** - It was pointed out that the Association has specific guidelines that are to be followed when an owner wants to build a home, make any kind of improvement or do maintenance to their property. The Association requires the property owner to submit a request to the Board for review. No work is to be performed without the approval of the Board or the Property Owner will be subject to fines and other penalties. Please send your request to the Board or the management company to be reviewed prior to any work being done.

7. **Merger of Lots** – The Board gave the opportunity through 12/31/20 to allow Property Owners to merge an adjoining lot that a Property Owner owned. With the two properties being combined into one property there would be then only one \$500.00 dollar annual assessment. This opportunity ended as of 12/31/20.

8. **Road System** – There has been great improvements in the road system since there has been an all-homeowner Board for the first time in the history of Riverbend. The Association went from having no gravel for years and no culverts cleaned or repaired to adding extensive amounts of gravel, repairing many drainage issues, adding rip rap to problem areas, replacing culverts, creating a map of culverts throughout Riverbend (there was no existing map of culverts) and cleaning them. Without culvert maintenance our roads would have continued to deteriorate and wash away. We have implemented routine monthly maintenance on trouble spot along with monthly road maintenance work. We hope to, at a point down the road, consider purchasing our own road equipment and manage the roads in house.

9. **Entrance Gates** – the Board has made several repairs to the gates as they have problems. In 2020, the Board replaced the front gate that was approximately 18 years old and constantly breaking. The back Buzzards gate that had been broken for years has also been replaced. The back gate was a constant source of non- residents/guests coming through in the summer and using our beach.

10. **Marketing** - For many years, real estate agents did not show property often in Riverbend due to the poor road conditions and basic community neglect. The Board is happy to say that is no longer the case. There were more homes bought in Riverbend in 2020 than previously and the land sales have ore than doubled in 2020 than previous years. The home values have increased, and we have many real estate agents showing property again in Riverbend.

11. **Dogs & Pets** – Owners are responsible for their pets. Pets must not be allowed to leave the owner's property without proper control. There have been incidents with dogs roaming Riverbend off leash and being aggressive. This type situation will lead to the legal and financial consequences against the pet owner. The County Animal Control has gotten involved and will remove animals under certain condition.

12. **Beach Area** – White sand is scheduled to be added to the Beach area in the spring once the drainage issue is resolved.

In closing, the Board would like to thank all the homeowners and volunteers for their continued support and help during this transition. We will continue to improve and move forward.

Thank you, Riverbend POA Board of Directors

Our mailing address is:

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