



Riverbend Newsletter August 2021

Greetings, please find the enclosed minutes from the last board meeting, a current financial snapshot as well as our updated Rules and Policies which will be effective immediately.

We would like to welcome all our new neighbors to Riverbend. New neighbors should have received a welcome packet from Town and Country. If anyone has not received the packet, please email Town and Country Property Management at the email address provided below.

In Riverbend news, we are accepting candidate submissions for Board Members. Any volunteers should submit a brief candidate profile to the Board. We will accept candidate applications until August 20, 2021. Any submissions after that date will not be accepted. All applications should be emailed to the POA Board email address. We will hold a meet and greet the candidates at the pavilion on Saturday August 28th, weather permitting. Updates will be posted on the Official Riverbend Facebook page and our website.

The annual meeting is tentatively scheduled for Sept 25, 2021, the time and location will be announced closer to the meeting date.

We continue to look for volunteers for the security committee. Any homeowner interested in this position please email the Board. If we do not have any volunteers, the Board may explore outside options or hiring a staff position for security.

The POA signed a contract with developer to purchase the front two lots where the gatehouse and compactor reside. We learned this week there are other legal issues which, unfortunately, negates our contract. We are hopeful for possible negotiations at a later date.

CONTACT INFORMATION

POA Board - As always, any questions, concerns, complaints or compliments can be sent via email or via the website.

Board Email: Riverbendpoaboard@gmail.com

POA Website: www.Riverbendlakelurepoa.com

****Report all road issues via the website.***

Riverbend Gatehouse – 828-625-9724

Hours 8 a.m. – 6 p.m. daily

*****Extended hours Friday and Saturday (8 a.m. – 9 p.m.) from Memorial Day – Labor Day***

Town & Country –

For accounting questions, updating contact information, and payment options, contact Town & Country's support staff:

Brook Johnson (HOA Administrator)

bjohnson@tcgrd.com

864-388-4017

Kandy All (HOA Assistant)

kall@tcgrd.com

864-388-4004

For ARC submittals and all other accounting or compliance questions, contact our Association Manager.

Kristie Martin, CMCA, AMS

kmartin@tcgrd.com

864-388-0326

Thank you,

Riverbend POA Board

Riverbendpoa@gmail.com

www.Riverbendlakelurepoa.com

Be sure to follow us on Facebook for additional updates at
www.facebook.com/groups/2725223237724206
(The Official Riverbend at Lake Lure Community POA Group)

Riverbend Property Owner's Association
Virtual Board Meeting Minutes
July 27, 2021

Kristie Martin of Town & Country(T&C) called the meeting to order at 6:32 PM EST

A quorum was declared with Liz Fister, Kim Gissendanner, Bennett Porche, Guy Conlan and Marvin Wallace present.

April minutes were approved electronically.

Kristie Martin gave a summary of the 6/30/21 bank balances and July 2020 to June 2021 operating results:

Alliance Operating	\$257,930.29	Revenues	\$352,246
Alliance Reserve	12,500.58	Expenses	<u>397,234</u>
United	<u>1,509.72</u>	Net Loss	(\$44,988)
Total Cash on hand	\$271,940.59		

Liz stated:

1. We are waiting for the state to respond on bridge inspection.
2. Gatehouse ran out of owner stickers with a new supply expected next week.
3. Boat rack lease amount increased to \$75 annually to fund new boat rack construction and maintenance. Annual lease amount will be evaluated next year.
4. Security committee needs a lead volunteer.
5. Financials will be distributed with the newsletter with the goal of placing on the website.
6. Any member that wants to be included in the 2021-2022 directory should provide their contact information to a gatehouse employee.
7. We currently have a contract to purchase the two front lots by Hwy 64 that include the compactor, mailbox, and gatehouse.

Guy stated:

1. Maintenance employee quit and currently using contractors to provide services previously provided by the terminated employee.
2. Thanked Ed and Lucy for their contributions to the Riverbend Security Committee.
3. Election will be held for two new board members at next annual meeting.
4. Fiscal year currently runs from July to June. Considering changing to a calendar year.
5. Ordered new gate for gatehouse entrance and is schedule to be replaced on Thursday or Friday of this week.
6. Emails and letters will be sent for the next annual meeting.

Calhoun Mays made a motion to adopt a change in late fees applicable to the annual dues not paid timely from \$25 per month to 18% per year according to NC law. The motion was seconded, and all board members voted in favor.

Meeting adjourned at 6:47 EST

**Riverbend Property Owners' Association
 Summary of Receipts and Expenditures
 For the Period of 07/01/2021-06/30/2022**

**July
 2021
 (One Month)**

Recap of Receipts

Annual Dues	(2021-2022)	\$ 66,766.00
Prepaid Annual Dues	(2022-2023)	\$ -
Impact Fees/Compilance		\$ 175.00
Other:		
Boat Rack Rental		\$ 2,690.00
Lot Re-plat Fee		\$ -
Gate Card sales		\$ -
Interest Income		\$ 9.00
Town & Country -New Property Owner- Set up Fee		\$ 50.00
Total Receipts		\$ 69,690.00

Expenditures

Payroll- Gate Operations (NET)	2,796.00
Payroll Related Expenses	1,100.00
Payroll- Work Comp Ins.	222.00
Town & Country Mgmt Fees	2,804.00
POA Common Areas:	
Roads/Culverts/Gravel	11,101.00
Landscaping/Mowing	1,670.00
Gates- R&M	3,800.00
POA Maintenance	380.00
R&M- Other	152.00
Trash/Compactor	2,575.00

Administrative:

Annual Meeting Expense	-
Banking	-
Casual Labor	-
Donations	-
Insurance -Liability	-
Janitorial	874.00
Legal-The Van Winkle Law Firm/Others	250.00
Printing/Mailing/Postage	5,884.00
Membership	-
Office expense	-
Real Estate Taxes-POA Owned lots	-
Refunds/NSF charges	-
Software-Web/ Internet	-
Storage Rental	-
Supplies	-
Utilities	932.00
Contingencies	-
Total Expenditures	\$ 34,540.00
Net Receipts /Expenditures	\$ 35,150.00

Footnotes:

1)	Cash Balance as of 07/31/2021	\$ 182,723.97	
	Cash Balance as of 07/31/2021-Reserve	\$ 114,587.30	
	Total Cash in Bank		\$ 297,311.27
2)	Prepaid Annual Dues for 2021-22		
	Due - 07/01/2021		
	Received as of 04/30/21	\$ 2,000.00	
	Received as of 05/31/21	\$ 63,000.00	
	Received as of 06/30/21	\$ 119,500.00	
	Total Annual Dues collected as of 06/30/21		\$ 184,500.00

Riverbend Property Owners' Association
Summary of Bank Transactions-(All POA Bank accounts)
Year (July 2021-June 2022)

	Acct #	Jul. 2021	Aug 2021	Sept 2021	TOTAL
Beginning Bank Balances					
First Citizen					
Town & Country Account-OP	2945	1,509.72	-	-	1,509.72
Town & Country Account-RESERVE	3920	250,234.31	-	-	250,234.31
Total	8937	10,417.25	-	-	10,417.25
		262,161.28	-	-	262,161.28
Deposits					
Interest Income		69,681.28	-	-	69,681.28
Expenditures		8.75			8.75
Adobe					
Internet		-	-	-	-
All American Landscape					
MOWING		-	-	-	-
Alliance Bank		1,670.00	-	-	1,670.00
Bank Service Fee		-	-	-	-
Amazon					
REPAIRS/MAINT.		-	-	-	-
Amtrust NA		151.69	-	-	151.69
Wcomp Ins		-	-	-	-
Asheville Fence		222.00	-	-	222.00
Fencing		-	-	-	-
Assoc. Printing					
Printing		-	-	-	-
AT & T					
UTIL-Phone		-	-	-	-
Auto Owners Insurance		391.99	-	-	391.99
INSURANCE		-	-	-	-
Bennett Porche		874.08	-	-	874.08
Reimb.		-	-	-	-
Bill's Creek Fire Dept					
Donation		-	-	-	-
Business Sys Products					
Printed checks		-	-	-	-
Carolina Time & Parking					
Gates		-	-	-	-
Carolina West Wireless					
Gate-Wireless		-	-	-	-
COLBRI WP		85.17	-	-	85.17
Web Site Fee-Annual		-	-	-	-
Dale Shields					
Roads		-	-	-	-
DS Signs		7,101.00	-	-	7,101.00
Signs		-	-	-	-
Duke Energy					
UTIL-Elec.		-	-	-	-
Employment Sec Comm-Unemp		540.37	-	-	540.37
PAYROLL		-	-	-	-
Evie Bunge		415.20	-	-	415.20
Gate Entrance-Landscape		-	-	-	-
Gatehouse					
Gate Clickers-RESALE		-	-	-	-
GoDaddy.com					
Internet-Domain Name		-	-	-	-
Go Forth Services					
Pest control		-	-	-	-
Great American Business					
office supplies		-	-	-	-
Greg Calton					
Maintenance		-	-	-	-
HOA Leader					
Subscription		-	-	-	-
Home Depot					
Supplies		-	-	-	-
Howard Tax Service					
PAYROLL Tax Svc		-	-	-	-
Ingles					
Office-		-	-	-	-
IRS USA Tax Payment					
PAYROLL		-	-	-	-
ITC Solutions		623.70	-	-	623.70
Gates		-	-	-	-
James Robbins					
ROADS		-	-	-	-
James Sapp					
TREE REMOVAL		-	-	-	-
Jeff Hansford					
REIMB		-	-	-	-
Jill Wozniah					
Cleaning		-	-	-	-
Ken Gissendanner		250.00	-	-	250.00
REIMB		-	-	-	-
Lake Lure Bus Park					
Storage Rental		-	-	-	-
Law Firm Carolinas					
LEGAL		-	-	-	-
LMS Holdings LLC					
Gates		-	-	-	-
Lowes		3,715.00	-	-	3,715.00
SUPPLIES/ Maint Equip		-	-	-	-
Lutz Petro					
Fuel		-	-	-	-
Makestickers					
Printing		-	-	-	-
McAfee					
Software		-	-	-	-
NC Dept Rev Tax Payment					
PAYROLL		-	-	-	-
NC Tractor Farm Supply		61.00	-	-	61.00
Maintenance		-	-	-	-

Nexus	Subscription	-	-	-	-	-
Overhead Door	Gates	-	-	-	-	-
Patricia Cummings	Casual Labor	-	-	-	-	-
Payroll- Ofc/Gate (NET)	PAYROLL	-	-	-	-	-
PJ Winston	REPAIRS/MAINT.	2,796.13	-	-	-	2,796.13
Precision Santation	Trash	-	-	-	-	-
Printonthecheap	Printing	200.00	-	-	-	200.00
OTR Mobile	GATES-INTERNET S/W	-	-	-	-	-
Refund- Dues	REFUNDS	-	-	-	-	-
Republic Energy	Trash	-	-	-	-	-
Rutherford- Register of Deeds	Lot Registration	2,375.26	-	-	-	2,375.26
Rutherford RE Tax	RE Taxes	-	-	-	-	-
Rutherford REMC	UTIL-Elec.	-	-	-	-	-
Smart Signs	Signs	-	-	-	-	-
Staples	SUPPLIES	-	-	-	-	-
The Van Winkle Law Firm	LEGAL	-	-	-	-	-
Thompson Gravel	Roads-Gravel	5,883.68	-	-	-	5,883.68
Town & Country	Management Fees	4,000.00	-	-	-	4,000.00
Town & Country	Set up fee/ Compliance	2,100.00	-	-	-	2,100.00
Tractor Supply	Maint. Equip	703.70	-	-	-	703.70
Traffic Safety	Road Signs	-	-	-	-	-
Tri-City Tire	R& M-Tractor	380.07	-	-	-	380.07
United Bank	Printed checks	-	-	-	-	-
USPS	POSTAGE	-	-	-	-	-
Walmart Superstore	File Cabinets	-	-	-	-	-
Webstaurant	Supplies	-	-	-	-	-
Woodcrafter	Signs	-	-	-	-	-
Total Expenditures		34,540.04	-	-	-	-
Total Bank Balance		297,311.27	-	-	-	34,540.04
First Citizens						
Town & Country Bank Acct-OP		3,277.96	-	-	-	3,277.96
Town & Country Bank Acct-RESERVE		179,446.01	-	-	-	179,446.01
Total Bank Balance		114,587.30	-	-	-	114,587.30
		297,311.27	-	-	-	297,311.27



Rules and Regulations

Preamble: Riverbend at Lake Lure is a planned community. N.C.G.S. §47F-3-102(1) authorizes the Association Board to adopt rules and regulations, especially as it relates to the use of common areas. Common areas include the community's roads, lakes, beaches and mailbox/garbage/compactor area at the main entrance. The following are rules and regulations that supplement the community's recorded covenants.

I. GENERAL RULES:

- A. Quiet hours for any lot are 10 PM – 7 AM seven days a week.
- B. Riverbend is a family friendly community –
 - 1. Appropriate attire shall be worn while using common areas – Traditional swimwear is required to be worn at all times for the privilege of accessing and using the Lakes, Beach area, Swimming Hole, Nature Walk and all pavilions. E.G, For women tops and bottoms are required, no stick-on breast coverings. For men, bottoms no Banana Hammocks.
 - 2. Children under the age of 12 must be accompanied by an adult at all times.
 - 3. No swimming after dark.
 - 4. No outdoor nudity.
 - 5. No drunk and disorderly conduct allowed in common areas.
 - 6. No vulgar music in common areas nor making any noise tending to unreasonably disturb the peace and quiet of persons in the vicinity thereof.
- C. No hunting allowed in Riverbend.
- D. No littering - dispose of trash in receptacles provided or use "pack it in and pack it out" rules.
- E. No open fires in Riverbend; the use of firepits with covers will be allowed as long as a "NO BURN" policy has not been activated by local authorities.
- F. Owners are responsible for their guests, and the actions of their guests, at all times while within the Riverbend community.
- G. No exterior modifications or construction without complying with the current ACC Guidelines. The guidelines and application can be found on the community website. This includes sheds or outbuildings.
- H. Employees and Board Members only in the gatehouse unless admitted by gatehouse staff to retrieve a larger parcel.
- I. In order for the gate staff to conduct their duties effectively and in a timely manner, congregating or socializing at the gate house is not allowed.
- J. Absolutely NO fireworks.
- K. Campers/RVs may not park at beach/common areas. Campers/RVs must park at mailbox lot.

II. PROPERTY ACCESS:

- A. Guests/Vendors will not be granted access without authorization of the property owner. To expedite entrance, owners should notify the gatehouse, in advance, at 828-625-9724 and/or email them at riverbendgatehouse28746@gmail.com. Otherwise, the gate staff will attempt to contact the owner via the phone number on file for authorization. Without authorization, the guest/vendor will be denied entrance to the community.
- B. Owners' vehicles shall be registered with the Gatehouse and display the Riverbend stickers so that it is visible through the front windshield.
- C. Guests shall display a visitor's pass visible through the front windshield while in the community. The guest pass will be issued by the Gatehouse. Guests that check in after-hours must obtain a guest pass the next day from gatehouse.
- D. Do not manually raise any gate arm for property access; this will damage the gate and repair costs may be charged back to the owner.
- E. No "piggy-backing" through the gates; the arm will descend on the second vehicle. Riverbend will not be responsible for damages due to "piggy-backing" through the gate; any damages to the gate due to "piggy-backing" vehicles may be charged back to the owner(s).

III. SAFETY:

- A. Owners/Guests shall use one or more of the following communication mechanisms to report a security or safety incident that they observed within Riverbend:
 - 1. If the event is an emergency, contact 9-1-1 immediately then notify the Gatehouse/Board so they will be prepared to direct emergency responders in the correct direction.
 - 2. Call the Gate Staff, at the main gate at Rainbow Circle, during working hours at 828-625-9724 and/or email them at riverbendgatehouse28746@gmail.com.
 - Gatehouse address: 117 Rainbow Circle, Lake Lure, NC
 - 3. Notify the Board via email at RiverbendPOABoard@gmail.com
- B. Reflective house address signs are required for developed lots to aid first responders during emergency calls. The form can be found on the Riverbend POA Website at <https://riverbendlakelurepoa.org/>. Take the completed form, along with a suggested donation of \$25, or more, to Bills Creek Volunteer Fire Department (VFD) (Captain Hugh McMahon 828-532-0100) and they will arrange the installation of the reflective sign.

IV. ROADS:

- A. The speed limit in Riverbend is 15 MPH, or less, and all drivers are expected to abide by the posted speed limits.
- B. Drivers must use caution around blind curves to reduce hazards caused by wildlife, vegetation, fallen trees, steep grades, road erosions, oncoming vehicles, pedestrians, etc.
- C. No roadside parking at any time. Overflow parking is available at the mail kiosks by the main entrance.

V. PETS:

- A. Owners shall leash their dogs at all times unless on private property or unpopulated areas. and pick up after their dog.

- B. Dogs are welcome at the river swimming hole, on nature trails, and on roads. Dogs are not allowed on the beach at any time.
- C. No excessive barking during quiet hours.
- D. Pick up after your pet.

VI. ADDITIONAL RECOMMENDATIONS:

- A. When away from home for an extended period of time, inform your neighbors and enlist in the Rutherford County Sheriff's Office "Keep Check On" Program in which officers will keep an eye on your house. Enlist by contacting Captain Leon Godlock, Support Services, Rutherford County Sheriff's Office, 828-287-6395 (Office), 828-287-6631 (Ceil), [leon.godlock\(a\)rutherfordcountvnc.gov](mailto:leon.godlock(a)rutherfordcountvnc.gov)
- B. Trim bushes and trees around your house so that you can see unwanted persons and animals near your house and reduce fire hazards.

CONSEQUENCES FOR VIOLATIONS

Per N.C.G.S. §47F-3-107.1, a fine of \$100 per violation may be levied against you if you violate the community covenants or rules and regulations. Additional fines, accruing at \$100 per day, may occur if a violation continues unabated after notice and opportunity to be heard concerning the violation is given per N.C.G.S. §47F-3-107.1. As part of that process, community services and privileges of Association membership, including access and use of common areas, may be suspended as a result of a violation. The Association may also recover from you its attorney's fees in case an enforcement action is commenced against you.