

RIVER-VIEWS – EARLY SUMMER – July 1, 2016

There clearly are some advantages of having a wet spring. Looking around we can see many of them... beautiful lawns, trees and landscaping are commonplace in our community. Thank you to all of you who are working to make our neighborhood pleasingly presentable. Do take the time to walk around the community, say hi to your neighbors and enjoy the outdoors.

REMINDERS: a) Ticks, deer flies and mosquitoes, b) Sunscreen, c) Water activity safety. Use good sense to protect yourselves from the dangers of the season and have a great time.

RESTRICTION REMINDERS:

The Board recently received an email from a member concerning the HOA's purpose. *"Its purpose at Riverview is to pay the service bills and to stay out of peoples business. Other things are too intrusive into everyday Life of people. It's the intrusiveness that bothers home owners. We did not purchase a 3 to 400 thousand Dollar home to live under house rules. That's the issue at hand and that's where you get all the push back. HOA did not purchase our homes it's the attitude displayed by HOA that turns people off I am almost certain of that."*

This assessment may be common among residents of Riverview Estates, but it is not quite accurate. Riverview Estates Homeowners Association, Inc. was incorporated February 6, 2002. The Articles of Incorporation very clearly spell out the purpose of the HOA.

Article IV. states that, "the specific purposes for which it is formed are **to provide for the management, maintenance and preservation of Common Areas** to be acquired; and for the control of certain lots and dwellings located in Kent County, Delaware: and **to promote the health and welfare of the owners** of the lots; and for that purpose to: (a) exercise all the powers and privileges and **to perform all of the duties and obligations of the Corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions** (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded in the Office of the Recorder of Deeds for Kent County, Delaware..." through (g).

The "Declaration" as noted above, specifies that "the Declarant (i.e. the developer) **desires to provide for the preservation of values and amenities in the community** being developed on the aforesaid tract and for maintenance of common areas... Article V. refers to architectural standards and the committee that shall oversee any "change, alteration or addition affecting the appearance of the exterior of any Lot..." whereas Article VI. refers to maintenance of common areas and individual lots such that the Board may hire someone to make changes to an owner's lot and charge the owner for any such work. Article VIII. of the Declaration refers to prohibited uses and nuisances – the Rules which are often erroneously called the By-Laws. The By-Laws spell out how the business of the corporation is to be carried out.

Another resident stated that, *since the HOA did not enforce all restrictions, they did not need to abide by any of them.* Since we all live in the USA and the state of Delaware, we inherently agree to abide by the laws of this country and state. If any one law is not enforced, that hardly negates all others. Just because the State Police do not enforce the 55mph speed limit on Route 1 does not mean that we can ignore any other laws. Hopefully few will take such an attitude or this country will not exist much longer.

Laws and rules are established for the benefit of the citizens who are affected by them. If laws are no longer appropriate, they should be changed to fit current conditions or situations. In 2002 few could have anticipated the proliferation of dish antennas for TV and internet reception. Such antennas are prohibited by our Declaration, but it would be rather ridiculous to try to enforce that restriction. Instead of ignoring restrictions, it is time to review them and make necessary changes. We all want the value of our homes to be maximized by having a community that is attractive to future residents. It is everyone's responsibility – not just the Board of the HOA – to do all we can to make this a reality. Let's move forward and make the needed changes to keep up with what is going on in today's world – not the world of 2002.

Here are a few of the restrictions that are often violated:

- A) Trash containers should not be in view except on collection days. Hide them out of sight.
- B) **Signs are not allowed except For Sale signs.** An advertising sign may be posted while work is being done, but once the work is finished, please remove the sign or better yet, tell the vendor to take it with them. **NO POLITICAL SIGNS!** We do want everyone to vote so the Board is considering not enforcing this rule up to the election, but be sure you know State and County laws concerning political signs and do not make your candidate pay a fine for inappropriate posting.
- C) If you need to have a boat or RV at your home prior to a vacation or use of that vehicle, please contact the board (bod@riverview-estates.org) to explain your situation.
- D) Keep yards nicely mowed, picked up and neat looking. Keep the siding cleaned up and trim back any vegetation growing in inappropriate places.
- E) Submit an Architecture Change Form if you plan to make changes to the exterior of your home including landscaping, painting, decks, or anything that changes the appearance.

The housing market is heating up and many homes are for sale. Everyone wants top-dollar for their home when they sell, so help out your neighbors by doing your part. One day it will be your turn to sell. *If you only treat others as you would like to be treated, you will have done your part to make this community (and the world) a better place.*

The Board of Directors of the HOA is a group of volunteers in our community who have chosen to serve the rest of the residents of this community. We are not a “police” force and we should not be treated like or considered “the enemy.” We are just doing our jobs. Instead of making our jobs more difficult, please help us do what we are supposed to do. We need a few more volunteers to serve on committees. If you are not pleased with things as they are, volunteer to help make changes. Do not complain if you are not willing to make a difference.

Once again, a big thank you to those who are making this community a great place to call home.

P.S. A late note to everyone – the Kent Count Storm-water Maintenance District application is proceeding according to plans. We have received notice that it will cost \$400 to make the necessary changes to our storm-water structures before we can be approved for the program. The Board will address this at our next meeting. Now that we know the cost will be minimal, we will make plans for collecting signatures on the petition to Kent County to be included in the program.