



Neighborhood News

Here we are two months into 2023, and hope all is well with you and yours! It has been a while since we created a Newsletter, so there are quite a few updates, changes, and reminders which need to be noted. As always, with any HOA-related questions or concerns, please email David Floyd III at Riverplantation2@gmail.com

Clubhouse Rental Process - everyone should be proud of our spacious, clean, and very functional Clubhouse, complete with a Full Kitchen and His/Her Bathrooms. The Clubhouse can be used by anyone, however it must be rented by a Homeowner who is in Financially Good-standing with their HOA Maintenance Fees. The Daily Rental Fee is \$50.00, and the Refundable Security Deposit is \$250. The Process for renting the Clubhouse is to log onto the RP2 Website at Riverplantation2.org, go to "Forms", and then "Clubhouse Rental Agreement".

Guardian Pest Solutions - because of rising Service Costs and the Technician's inability to access several patios which have locked gates, Guardian Pest Solutions will no longer be servicing RP2. However our Termite Bond, which is with another company, will still be in force.

Painting of Storage Room Doors - just a reminder that the painting/upkeep of our Storage Room Doors are Homeowner Responsibility. The Paint Color must be White or the color of the existing Storage Shed, Homburg Gray #7622(Satin). The Homburg Gray is available at the Sherwin-Williams' Store on Highway 100, and they have a record of the actual paint used. According to their Website, One Quart Cans are available for around \$10., however please confirm this at the store. Also, please make sure you ask for the RP2 Discount. Purchasing the Homburg Gray Color from a Home Depot or Lowes, etc. may be "close" in color, however the pigment might be off a bit, whereas the Sherwin-Williams' Color should be a perfect match.

New Repair Request Process - since there have been Repair Requests submitted which did not warrant a repair and has cost the HOA hundreds of dollars, or more, pictures of the repair **MUST** be submitted along with the Repair Request going forward. The only exception is if the repair is a true emergency.

Community Clean-up Weekend - as in year's past, the HOA will provide a dumpster for a weekend in May. More details to follow.

Carports - please remember that all carports must be cleared of all items except for your vehicle and the exceptions listed in Section 2.14 of the Rules and Regulations. Please respect your neighbors and community by keeping all other items out of view from passerbys. Also, each Resident is allowed Two Carport Parking Spaces however if a Third Parking Space is needed, a Visitor Section Parking Space "may" be used provided that it is approved by the Board and the vehicle has an RP2 Rearview Mirror Hangtag used at all times. These Hangtags are available from David Floyd.

Water Usage - our Property Manager, David Floyd, and your Board, continue to be excellent Stewards of our HOA Funds, which is why RP2 has some of the lowest Maintenance Fees in all of River Plantation. Since Water Usage is one of our Major Expenses, please ensure that any "running Commodes", faucet leaks, or any other plumbing issues are corrected since even the smallest "drip" can account for hundreds of dollars of wasted water in a month. Also, please make sure your dishwasher has a "full load" for each wash. Your help to keep our Maintenance Fees, and potentially Rental Fees, down is much appreciated.

Dog Waste Pickup - as a courtesy to our neighbors and to potentially avoid a \$50. per occurrence Fine(as addressed in Section 8.04.180 of the Handbook), please pick up after your dogs and dispose of it properly. And "properly" does not mean to throw it in other people's trash cans, which has been occurring here. Anyone caught doing this will be dealt with swiftly!