

The Riverchase Townhome Owners' Association



MEET THE NEW BOARD

Marrienne Hayward
President

Jim Bosarge
Vice President

Doug Segrest
Secretary

Julie Palmer
Treasurer

Marlene Cologne-Rivera
Member At Large

You may contact the board by
email: TheRTOA@gmail.com

FROM THE PRESIDENT

I am excited to serve as the new president working with the other members of the board. We look forward to a year of peace and harmony!

Our neighborhood is a real gem tucked away in the larger Riverchase community. Besides being conveniently located, it is a beautiful place to live. The goal of the board is to maintain the beauty of the neighborhood and thus keep our property values high. This goal will be achieved by all of us working together.

We ask that you get involved and do your part to keep the neighborhood harmonious.

Another goal is to keep homeowners informed. We are

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in the process of updating our website as a central location where all homeowners have access to information. As soon as this is complete, we will post the web address. Also, please like us on Facebook - Riverchase Townhomes. This will also be a place to keep homeowners informed.

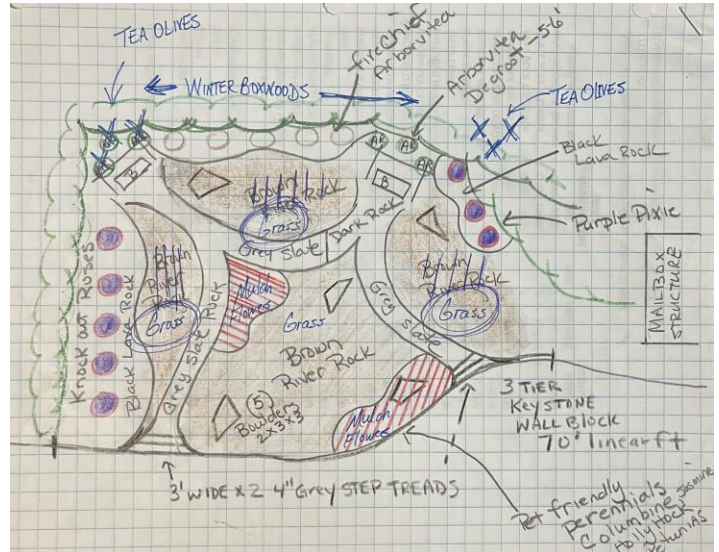
The board meets the first Wednesday of each month at 1711 MLL at 6 pm. All homeowners are invited.

We look forward to working with you to make our community the best place to live.

UPDATE ON THE MAILBOX PROJECT

Once the project started, it was discovered that the water pressure in the area was not strong enough for the sprinkler system. After all this time we finally have approval from the Birmingham Water Works for a new tap for the sprinkler system at the project site. Once they have scheduled and installed the tap the project can progress.

It has been a long time since the project was first discussed and many have forgotten what it is being done in this area. Here is the original drawing of the project. We look forward to the seeing the final results and being able to enjoy meeting our neighbors in this beautiful space!



SPRING IS IN THE AIR!

As the weather gets warmer and plants begin to grow and bloom, here is a reminder from our covenants and by laws:

Approval of the Riverchase Architectural Committee (RAC) should be obtained prior to making any changes to landscaping.

All homeowners are responsible for maintaining a neat appearance of all landscaping visible to the public.

- Regular maintenance includes:
- Regular mowing of grass and removal of grass clippings
- Treatment to control weeds.
- Pruning of trees and shrubbery
- Edging grass
- Regular removal of leaves from the front law
- Regular refreshing of mulch

Curbs and gutters must be kept free of grass clippings, leaves, pine straw or other debris

Rocks, landscape timbers, or cross ties can be used as a border or as edging.

Natural areas must be covered with pine straw or natural colored bark and maintained free of weeds, sucker growth, and underbrush in areas not covered by sod.

All front and side yards are required to be solid sodded.

No trees can be removed without prior approval of the RAC. Trees removed must be replaced with another tree.

UNFORTUNATELY . . .

There are several properties that we were forced to file a lien against. The homeowners received a certified letter detailing the covenant infraction and noncompliance resulted in fines being assessed. When fines reached \$500 or above, the lien was filed. Further noncompliance will result in a judgement being sought. Although we did not want to take this measure, the board believed it was in the best interest of all homeowners to protect the value of our properties.