

RIVERWALK THOA

Spring Newsletter 2025

NEIGHBORHOOD REMINDERS

PARKING:

Parking on grass areas and sidewalks is strictly prohibited. Street parking between 11 pm- 7 am is prohibited and subject to towing at the vehicle owner's expense. **YOU HAVE LOTS AVAILABLE FOR PARKING.** Commercial vehicles, inoperable vehicles, boats, trailers, and campers are prohibited unless stored within a closed garage.

COMMON AREAS & SPEEDING:

Please remember to respect the common areas. Do not leave garbage or damage property in any way. If you notice any suspicious activity, speeding, etc., at any amenity areas or within the community, please make sure to reach out to your local law enforcement so they can send out a patrol car and issue any citations that may be needed. Help keep our community safe and beautiful! You may not build on COS.

INFORMATION ON RENTALS:

All rental agreements must be long-term agreements with a minimum of 6 months. No month-to-month renting, no renting rooms, and no Airbnb's allowed. HOA must be sent a copy of all leases.

TRASH CANS:

Please remember to store refuse containers out of sight. Also, be sure to bring the refuse containers back in the same day as pick-up.

YARD MAINTENANCE:

Please remove all items such as toys, pools, sports equipment, lawn chairs, etc... from the yard after use. Birdhouses are not permitted on the property.

HOMEOWNER CONTACT INFO:

If your mailing address, email address, or phone number changes, please contact us with the new contact info...please note APAM is REQUIRED to have a valid email & mailing address on file.

FRIENDLY REMINDER:

Failure to comply to the CCRs can result in fines, liens, and foreclosure. If you have any questions regarding these compliance matters - feel free to email the community manager at your convenience.

PET ETIQUETTE

- **Leash:** You must always have your pet on a leash when in public areas to ensure safety for both your pet and others. This is required by the governing documents.
- **Clean Up After Your Pet:** Carry waste bags and promptly clean up after your pet to maintain a clean environment. Take advantage of the pet bag stations throughout the community.
- **Respect Others' Property:** Keep pets off neighbors' lawns and gardens to prevent damage.
- **Noise Control:** Staying mindful of excessive barking or disruptive behavior, especially in the early mornings or late evenings, is essential. Also, ensure not to leave your dog outside for extended periods, especially in warmer weather, to protect their health and safety.

If you see an unleashed dog please call your local Animal Control as they are equipped to handle that situation. If you know who the dog belongs to please also reach out to us and we will contact the property owner. Pictures are preferred.

PRIVATE PROPERTY REMINDER

- Please be mindful of private property and do not trespass on your neighbor's property. If you notice someone trespassing, please contact the local police department to address the situation appropriately.

SAFETY TIPS & INFORMATION

- **Lock Doors and Windows:** Always lock your doors and windows, even when you're at home.
- **Alarm Systems:** Install a security system and use motion detectors or cameras if possible.
- **Outdoor Lighting:** Use motion-sensor lights to deter potential intruders
- **Neighborhood Watch:** Participate in or establish a neighborhood watch program.
- **Social Connections:** Get to know your neighbors to build a supportive community network.
- **Report Suspicious Activity:** Report any unusual or suspicious activity to local authorities.

COMPLIANCE PROCESS

- 1) **Courtesy Notice**
- 2) **Violation Notice**
- 3) **Hearing Notice**
- 4) **Hearing Results**
- 5) **Fines**

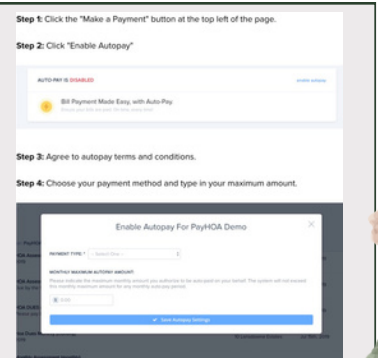
- A courtesy notice should always be resolved after receipt. If the process continues and you go to the hearing, you **WILL** be assessed a fine even if the issue has been resolved after the hearing notice was issued. **This flat fine reimburses your HOA for all previous notices sent to your address.**

ARCHITECTURAL REQUEST INFORMATION

- The Homeowners Association's governing documents REQUIRE Architectural Committee (ARC) review and approval **BEFORE** a person makes **ANY** physical changes to the outside of his or her home OR Lot including playsets, trampolines, pools, fences, decks, doors (including color changes), screens, tree removal, etc.
- While it may at times feel bothersome and upsetting for owners to be required to submit proposed changes to the outside of their home for review and approval, there is a huge upside. The ARC review process is in place to keep our community looking orderly and well-maintained. Real estate data has shown that this is a powerful tool to help individual homeowners preserve their home's value and keep their neighborhood looking great.
- In the spirit of transparency and fairness, all ARC request approvals and denials are based on and consistent with the guidelines found in the CCRs and in the interest of the best aesthetics of the HOA community. APPROVALS/DENIALS ARE UPLOADED TO YOUR ACCOUNT. www.CarolinasHOA.com
- Violations of unapproved changes (**NC permits fines of \$100 per day**) along with guidelines in the governing documents regarding exterior maintenance are not meant to be adversarial or punitive but rather exist for benefit for the interest of the entire neighborhood.
- **The Architectural Review Committee form as well as the Homeowners Association governing documents can be found in the HOA owners portal of www.CarolinasHOA.com.**
- HOA professionals at American Property Management Association are familiar with the process and are always available to answer any questions and help facilitate the ARC review process, ensuring that all proper documentation is ready for your community board to review. How To Video can be found on the portal and a How to Create an Architectural request Powerpoint.
- Submit **ON THE PORTAL** the Architectural Request Form filled out, your Plat Map marked with the dimensions and location of the project, as well as a photo of what it will look like. A checklist can be found in the document section. If you get a quote or estimate, please include it.
- **Please plan ahead** as each architectural request can take up to 30 days. The 30 day timeline begins **after ALL information is received and you have submitted your \$25.**

MONTHLY HOA ASSESSEMENT/ AUTO DRAFT

- Monthly assessments are \$175.
- You can log into your HOA portal to pay dues at www.CarolinasHOA.com
- For your convenience, please set up auto-draft to ensure payments are made on time. The photo to the right provides step-by-step instructions on how to set up auto-draft.
- Funds will be drafted on the last business day of the month.
- A \$20 late fee, as permitted under North Carolina Law, will be assessed each month on each unpaid balance.
- Past-due accounts that have not been paid will be sent to collections.



REPORTING INOPERABLE VEHICLES

Inoperable vehicles are not only an eyesore but can also pose safety concerns within your community. To maintain the appearance and standards of your neighborhood, any vehicle with missing license plates, flat tires, broken windshields—or those that appear abandoned—should be reported to the HOA. These vehicles are subject to towing, in accordance with governing documents. Your help in reporting these issues ensures we keep your neighborhood clean, safe, and in compliance with HOA regulations.

Please report any inoperable or abandoned vehicle to APAM by sending a photo of the vehicle in question to apamcarolinas@gmail.com

LOOKING FOR A RELIABLE AND EXPERIENCED REAL ESTATE PARTNER?

Whether you're buying, selling, or searching for top-notch property management, I'm here to guide you every step of the way. With extensive experience working with HOAs and a deep understanding of community dynamics, I ensure a smooth and professional process tailored to your needs.



Aliyah Milicia
NC Realtor/Broker
Mathers Realty
amilicia.realtor@gmail.com
864-360-1607



American Property
Association Management
1233 The Plaza Suite 18602 Charlotte, NC 28218

Call 704.800.6583
www.CarolinasHOA.com
APAMCarolinas@gmail.com