



Riverchase Townhome Owners Association January 2025 Newsletter

RTOA BOARD OF DIRECTORS

The RTOA Annual Meeting was January 12, 2025. Jeff Lovell and David Hobson were elected to serve on the board of directors. The officers are as follows:

Jim Bosarge, President
Jeff Lovell, Vice President
Marlene Colon, Treasurer
Marriane Hayward, Secretary
David Hobson, Member at Large

The board meets the 2nd Thursday of each month at 6 PM at 1711 Mountain Laurel Lane. All homeowners are invited to attend board meetings. Please contact us at 205.616.2546 to confirm the meeting date and time, as schedule conflicts may occasionally necessitate changes to the meeting dates

2025 HOMEOWNER DUES

Dues for 2025 are \$265 and must be paid by February 15. Payments made after this date will incur a late fee, resulting in a total amount due of \$313.

SPEEDING IN THE NEIGHBORHOOD

Several homeowners voiced concerns that both residents and delivery trucks were driving at high speeds through the neighborhood. This is a valid concern due to the presence of children who ride bikes and scooters and play in the area, as well as adults who walk. The board has contacted the City of Hoover Traffic Engineering Department to arrange a speed study.

RECAPTURE THE BEAUTY OF RIVERCHASE TOWNHOMES

The Recapture the Beauty of Riverchase Townhomes began in Spring 2024 with emphasis on landscaping. Most homeowners were in compliance when AT&T began digging up yards to bury fiber

optic cable in the neighborhood. The committee will resume neighborhood walkthroughs in the spring of 2025 focusing on landscaping, yard art, and home maintenance. The walkthrough checklist is based on the Riverchase Residential Association Policies. Copies were given to all in attendance at the annual meeting. If anyone did not receive a copy, it is available on the www.liveinriverchase.com website or you may contact the board (TheRTOA@gmail.com) and we will bring you a copy or email you a copy.

COMMON AREA LANDSCAPING

The landscaping company increased their rates to an amount that the board found unacceptable. Jeff Lovell has agreed to maintain the common areas and remove the leaves until a new landscaping contract is signed. The board is currently accepting bids and has contacted several companies. If you know of any companies, please inform the board so we can request a bid from them. The goal is to have all bids submitted by the February board meeting for a decision to be made.

The common area between 1919 and 1921 MLL has been neglected for years. To comply with the RRA Policies, the board will ensure that the natural area is free of weeds and underbrush. A survey has been ordered to determine the property lines of the common area. Upon completion of the survey, the natural area will be cleared.