



Riverchase Townhome Owners Association Monthly Newsletter

In an effort to communicate regularly, the board will email townhome owners after board meetings. We would like to keep you updated with what is happening in the neighborhood.

The Recapture the Beauty of the Riverchase Townhomes is ongoing. The landscaping in the neighborhood looked good until AT&T came in! Please keep your yard in compliance as much as possible during this utility work. Remember the covenants require REGULAR landscaping maintenance!

The checklist the RTOA Beautification committee will be using begins on the next page. The RTOA Beautification Committee as well as Stephanie with CMA and a member of the RRA architectural committee will be monitoring compliance once a month. The next phase focuses on maintaining your townhome. Check for rotten wood that needs replacing and paint that needs refreshing.

From the September Board Meeting:

As of today, two homeowners have not paid their annual dues. After multiple notices, a lien will now be placed against their properties.

Brian Johnson at 631 Mountain Laurel Court has extremely rotten wood on his townhome and a hole in his roof. Neighbors have reported hearing animals coming and going through the hole. The board has tried to contact him through the two street addresses and two email addresses on record and has not received a response. Fines began accruing in May and will continue until the matters are corrected. In the meantime, a lien will be placed against his property.

A survey will be conducted to determine the RTOA property lines on the hillside between 1919 and 1921 Mountain Laurel Lane. When this has been completed, the RTOA property will be cleaned up.

A homeowner suggested that regular pressure washing of the sidewalks, curbs and gutters would be a big improvement in the way the neighborhood looks. The board discussed this issue, but no decision was reached, and it will be on the agenda for the next meeting.

Alex Hodges at 1727 MLL received a letter from RRA requesting he remove his No Trespassing sign. He responded that he is seeking legal representation. The RTOA has retained legal counsel for the issue involving the sign. A letter will be sent to him informing him fines will begin one week from the date of the letter because he was initially notified of the violation in July. The letter will also inform him that his attorney must to contact the RTOA board attorney.



Recapture the Beauty of Riverchase Townhomes Guidelines for Townhome Exteriors and Landscaping

Owning a home is one of the largest financial assets most people have, and it can play a crucial role in building wealth. Regular maintenance helps preserve and even increase the value of your asset. The checklist below combines the RRA and RTOA covenants into an easy-to-use document to ensure compliance.

It is important to recognize that the collective agreement we've made to uphold these standards is for the benefit of all residents. By not complying with the covenants, it can create discord within the neighborhood and potentially impact property values. Your compliance is greatly appreciated.

Please remember that prior to making any changes to the landscaping of your townhome, approval from the Architectural Review Committee must be granted. Forms can be found at www.liveinriverchase.com
The roman numerals beside each heading correspond to the policy number in the RRA Policies document which can be found at www.liveinriverchase.com

ONLY THE HIGHLIGHTED ITEMS BELOW AND ON THE REVERSE SIDE NEED YOUR ATTENTION.

LANDSCAPING AND GENERAL OUTDOOR MAINTENANCE	
1. Regular Maintenance: (VII)	10. Lighting: (IX and RTOA Policy)
Mow grass and remove clippings	Not taller than 16"
Maintain yard free of weeds	Minimum of 4 feet apart
Edged grass along curb, gutter, walk, natural area	Only Black or bronze in color
Shrubs trimmed	11. Signs: (XIV)
Free of leaves	No signs
Refresh mulch	Security sign at ground level in shrubs near home
2. Curbs free of debris (VII)	No political signs
3. Edging and borders: (VII)	No contractor signs
Metal edging – dark green, dark brown, or black	12. Yard Art: (XIX)
Rocks are not acceptable as edging material	No flowerpots in sodded or natural areas
Border between grass/sidewalk/curb and natural area	No empty flowerpots
No plastic edging	Flower pots must be a neutral color
4. Evergreen foundation plants	Front porch container no higher than 30"
5. Natural areas: (VII)	No birdhouses, balls or hanging items
Free of weeds, sucker growth and underbrush	US flag / no garden flags
Fresh mulch	No birdbaths, statues, iron pieces, etc.
No rocks	1 Bench of approved style
Pine straw or dark-brown mulch	No metal or plastic flowers or plants
Dwarf mondo ground cover	
Plant covering at least 50% of front yard	Other:
6. Sod/acceptable ground cover (VII)	
7. Hoses out of sight (VII)	
8. Garbage receptacles out of sight (V)	
9. Holiday Décor removed within 2 weeks (VIII)	

HOME MAINTENANCE

HOME MAINTENANCE			
1. Gutters		4. Front Door	
Repaint the gutters (color: Coastal Path)		Repaint the front door to comply with	
Clean the outside of the gutters		acceptable colors	
Remove vegetation from the gutters		Refresh the paint on the front door	
		Repaint the storm door	
2. Exterior Wood		5. Address Plaque	
Replace/repair rotten wood		Repaint the address plaque	
Repaint the exterior wood		Replace address plaque with the correct style	
3. Shutters		6. Roof	
Repaint the shutters (Flat black only)		Repair/replace the roof	
Replace broken shutters		Remove debris from the roof	
Replace warped or rotting shutters			
Other:		Other:	

Please make sure that your property aligns with these requirements. The covenants require regular maintenance of your property. The items highlighted above must be corrected as soon as possible and maintained in compliance from this point forward.

The RTOA By Laws and Protective Covenants give the Board the right to either assess a fine of \$50 per day if the items highlighted are not corrected within 30 days of this notice; or the Board may hire a contractor to complete the work and forward the invoice to you.

We urge you to familiarize yourself with the Guidelines for Townhome Exteriors and RTOA covenants which can be found on our website www.riverchasetownhome.com, and the RRA covenants and policies which can be found at www.liveinriverchase.com.

If there are any challenges or concerns you have regarding compliance, please feel free to reach out. We are more than willing to work together towards a resolution. The Board can be contacted through email TheRTOA@gmail.com. Thank you for your attention to these matters and for your compliance in maintaining the beauty and integrity of our neighborhood.

Sincerely

The RTOA Board of Directors