



Spring 2021 Newsletter

Welcome to Spring, 2021!

It was a year ago that we faced the beginning of social distancing, masks and seclusion. I know many of us have been challenged by this pandemic, emotionally, physically and financially. At last, we appear to be rising from this world changing period, one we won't forget.

It is fitting that as the pandemic subsides, spring and it seems summer have taken hold. Traffic at the beach this past weekend was a delight to see along with beautiful weather. We are expecting many of you and your guests to enjoy the beach and the lake this coming weekend!

For those that plan to be at the beach or use the marina, please be safe, and observe the rules. Later in this newsletter we provide guidance on how to have a great time AND make it comfortable for everyone to relax and relax our social distancing to be together again.

In the coming month, expect to see improvements to the dock, stairs and beach. We are receiving quotes from contractors to make necessary repairs and improvements.

Speaking of improvements, we are forming committees for a number of areas including security, new member welcome and long-term planning. If you are interested, please let me know.

Our next open board meeting will be held on Tuesday, June 8th at the Pavilion and Zoom. Details and agenda to follow.

Finally, let's also remember the purpose of Memorial Day and honor those who gave all to defend and preserve our freedom.

Ken Lorenz, President, 610.350.1689



Important - FOB and Gardner Gate Update - PLEASE READ!!!

As many of you know, we have implemented a new fob system for the Gardner Gate. Our goal in this system is to restrict access through our gates to our members and their invited guests only. Unfortunately, our gate codes continue to be distributed, and as a result, we are constantly having to ask uninvited guests to leave. It is not acceptable for our members to pay for our facilities and amenities, only to have uninvited guests enjoy the benefits.

While it's been a technical battle for our team working through the challenges, we are now ready to go live and will be removing the general code from the keypad on Friday, May 28th.

There will be unforeseen problems, so please be patient.

All regular deliveries (US Mail, UPS, FedEx, Amazon), services (Trash pickup) and EMS services have been taken care of and tested.

For those with clickers or vehicles programmed for the gate, there is no change. Fobs have been distributed to almost all residents who live here, and we continue to distribute fobs to landowners who are not residents. If you don't have a fob, please email or call me to arrange a pickup. We will not mail fobs for security reasons.

We strongly recommend you do the following today or tomorrow:

- 1) Test your fobs at the gate. If they don't work, email me with the fob number printed on the fob.
- 2) Test your name in the directory. At the keypad, lookup your name and press CALL. If your name is not in the directory or it does not work properly, fill out this form <http://lookoutriverwalk.com/membersinformation.html>. Pro Tip: If your name in the directory is connected to your cell phone, you can let yourself in as well as your invited guests.

If you are unable to get access through the gate, look up my name in the directory and call me at 610.350.1689. I'll open the gate remotely after verifying you are a member.



Lastly, please observe the following related to the gate:

- 1) Only open the gate for someone you personally know is a member.
- 2) If someone asks for assistance, ask them to either use the directory or call the person they are visiting.
- 3) If someone is parked at the keypad, wait and allow them to get access on their own, don't open the gate for them to enter.
- 4) Here is the uncomfortable one: If someone is parked outside the gate, they are likely waiting for someone like you to open it and follow you through.
 - a. **Pro tip:** Stop and ask if they need help. If they do, refer to point #2. If they say they don't need your help, drive through the gate and stop to allow it to close behind you. If they try and follow you in, they may get upset, but they said they did not need help, right?
- 5) Please be diligent. If feel certain you would have an issue if someone entered your property or home without your permission, consider the gate the community front door.

Boat Lot

Riverwalk is fortunate to have a boat and trailer storage facility for the community to share. However, it is a limited facility, and the units stored will be managed by Ken Lorenz @ 610-350-1689. Because of the limitation, boats and trailers stored there must be in usable condition, and be registered with current NC Wildlife stickers or NC registration stickers and a River Walk sticker. We are not able to store unused, unregistered, or abandoned boats and trailers. We will continue to do a lot of work to the boat lot to maximize space and allow as many residents its use. Please do not park in someone else's space as all are assigned.

Architectural Review Committee/ARC -

As a reminder, ARC MUST receive a request for approval for any major work on your home, to include adding outbuildings, garages, or any items requiring heavy equipment. Please refrain from using vacant lots for storage of materials or equipment as those lots are owned by others and this requires their permission. In addition, a \$1,000 refundable construction deposit needs to be posted with the HOA when starting a construction project. Once the project is completed you will be refunded the deposit as long as the project is entirely completed and no damage to the road as a result of any equipment used.



Beach, Dock and Marina Rules & Regulations

Here are a few reminders for the beach, dock and picnic area:

When you arrive:

- Guest vehicles must display the members name and address or phase/lot number on the dashboard.
- Please park boat trailers in the gravel upper lot and vehicles without trailers at the beach parking areas marked.
- Please do not park near the bathroom or in the area to launch boats.
- Please leave the two slips open at the end of the dock for people launching boats to temporarily park them while they move their boat trailers.
- We recently installed a new swim line and buoys which look significantly better. Please don't hang on the line.
- Please fish from the dock, never on the beach.

While you are there:

- No fires at the beach without prior approval of the board.
- Please leave before midnight
- Groups of more than 4 teens must be accompanied by parent.
- No teen gatherings at beach after dark.
- Dogs MUST be on a leash in the common areas, including our roads and especially the beach area. Please pick up after your animals.
- Introduce yourself to people you meet. If you encounter an uninvited guest, call Ken or Darryl.
- If you see something, say something.

When you leave:

- Please clean up when you leave, there are new trash cans at the Pavilion and the Dock.

The entire list of "Rules and Regulations" maybe reviewed at www.lookoutriverwalk.com

Board of Directors and Architectural Review Committee (ARC):

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