



A FEW THINGS TO KNOW ABOUT RIVERGATE

First of all congratulations on your new home, I am sure you will love the Rivergate community.

I will try to answer a few of your questions and also add some information that may help to make your move a little easier. You may have some of this information, but I hope this helps.

TRASH

By Waste Pro, 386-586-0800. The trash is included in your water/utility bill from City of Palm Coast. Pickup is as follows:

Tuesday, all household trash

Wednesday, any yard waste (this would be any of the items you cut or trim, as the normal trim/cut is handled by the yard maintenance company and is covered by your HOA fees)

Friday, all household trash and all recyclable items

You need to call Waste Pro to schedule "large" item pick-up.

YARD FLAGS/GARDEN STATUES

This is covered by the ARC Guidelines, you should have received a copy from the previous owners, if not you can find them on VESTA website, I also have a copy of the ARC Guidelines, I can email these to you if you send me your email address. A complete copy of the ARC-Guidelines updated 11/2016 can be found on the River HOA website under the Documents 2014-2016 tab.

PETS

NO pet shall be allowed outside except on a leash and only at a maximum of **5 feet away from the owner**. No pets shall be permitted to place or have excretions on any portion of the property unless the owner of the pet physically removes any such excretions from the property and disposes of same **immediately** in a sanitary manner. Failure to control or clean up after your pet will result in a fine levied. Owners whose dogs bark incessantly will be subject to a fine.

SPEED LIMIT

Remember the community speed limit is 25 MPH.

A FEW THINGS THAT MAY BE OF HELP

Management Company, Vesta Property Services, 411 S. Central Ave., Flagler Beach, FL 32136. Phone 386-439-0134. Our complex is handled by Mary LeZine and Linda LaPierre and you can email them at:

mlezine@vestapropertyservices.com

llapierre@vestapropertyservices.com

NOTE: as of June 2018, the Management Company, per the Rivergate HOA Board will charge \$125.00 to set up a new Owner or Tenant.

Vesta Property Services Website is:

<http://northeast.vestapropertyservices.com>

1. They have gate remotes for sale.
2. They supply the pool gate fob and keys for restrooms.
3. They can have your name and phone number entered into the gate directory; this is so visitors can call you to have you open the gate. They simply look up your name on the digital directory, punch "call" and it dials your number (can be cell or land phone and it can be an out of the area number) at that point your phone rings, you answer and if you want to let them in you punch "9" on the phone and the gate opens. You must request this if you wish your name to be listed on the gate directory.
4. They field any complaints or problems.
5. Their website has all of the HOA documents for review.

ARC COMMITTEE

This is the committee that is in charge of all exterior issues with your home and the exterior of the complex, they make two community reviews a year (April and October). At that time they send out notices to the Owner if they find any violations.

This is the committee that you have to get approval from if you want to change/add any thing to the exterior of your home, this includes landscaping.

They are a volunteer committee and do a very good job, I find them very reasonable if you just follow the rules, and they help to keep our community looking nice and our property values up.

The head of this committee is Dick Schalm, dlschalm13@gmail.com

A complete copy of the ARC-Guidelines updated can be found on the River HOA website under the Documents tab. You will need a password to access this.
<http://rivergatehoapc.org>

DIRECTORY

This is published for our private use only and should not be used in any way to sell or conduct business with any of the residents. This is on our website however it is password protected and not visible by the general public. The person that handles the Directory listing is:

Christine Milnes

christinemilnes@gmail.com

She collects your information to publish in the HOA Directory if you would like to be included. (I have attached a copy of this form for your use).

RIVERGATE WEBSITE

We have a website that has a lot of information for owners, it is: <http://rivergatehoapc.org>

The web master is one of our residents, Joe Mondello,
PalmCoastG35@cfl.rr.com

Send Joe an email and he will send you the password.

FREQUENT QUESTIONS AND ANSWER

How do I pay my HOA fees? (If you are a renter, the Owner may pay this. Please refer to your lease)

You will receive a welcome letter from VESTA office shortly with this information. In short, you have the option to pay each month with a coupon or you can set up automatic debit from your bank account for HOA fees.

How do I get a phone number programed in to the gate pad? Once I do how do I let someone in?

Please let VESTA know the phone number you wish to have placed in the keypad. This can be a cell phone or a land phone. Once the name is established in the keypad, your guest will scroll through to find you, the keypad will call your phone, once you have identified your guest hit 9 and the gate will open remotely.

How do I get a remote for the gate?

This can be purchased in VESTA office; located at 411 S. Central Avenue, Flagler Beach. Suite B. Pool fobs and pool keys are also available.

What is the round green manhole in my front yard?

This is your "Pep System" in short it is part of your city sewer system, you can find a complete detail description on the City of Palm Coast website. If the alarm goes off you can silence it by pushing the button on the bottom of the panel and immediately call the City 386-986-2360, they will send out a service truck.

How do I get on the email list for meetings, events, etc.?

In your welcome packet from Vesta there will be an information form. On the form is a spot to allow emails as notification. Please fill out and return to VESTA for meetings and related business, also send your email address to Christine for notification of Social Events. christinemilnes@gmail.com

I think you should contact the management company and Christine ASAP to get on any email list that they may send out.

This is a lot of information; this should put you to sleep tonight....

Rivergate HOA has a Face Book page you can follow, as well as the "Nextdoor" website, you need to be invited by a member to join Nextdoor, if you send an email to Joe Mondello, PalmCoastG35@cfl.rr.com he will send you an invitation.

We have a Social Group that plans some type of "get-together" every few months or so, this is a great way to meet your neighbors.

Again a big WELCOME and good luck, if you have any more questions or need any help, just LMK.

Lee and Cindy Huffman

81 Raintree Circle
Palm Cost, FL 32164
(cell) 703-401-4215
(home) 386-313-1094
huffcats@hotmail.com

If you have any questions and are unable to reach us please feel free to contact one of the following Owner's or the HOA Board President.

Sylvia and Ed Lindroth
168 Raintree Circle
386-313-1857

Christine Milnes
100 Raintree Circle
386-313-6414

Rivergate Directory Form

Welcome to Rivergate!

If you would like to be included in the Rivergate Directory, please e-mail the information below to:

christinemilnes@gmail.com

Name(s):

Address:

Home Phone:

Cell Phone(s):

E-mail(s):

****Note:** Please specify names of individual owners of cell phone numbers and e-mail addresses.

Questions: Contact: Christine Milnes
Phone: 386-313-6414
E-mail: christinemilnes@gmail.com

Rivergate Website: <http://rivergatehoapc.org/>