

October 2015



RIVERSIDE LAKES RECREATION COOPERATIVE ASSOCIATION

Riverside WAVES

2016 RLRCA Board Nominations & Membership Information

It is that time again! We are now ready to take nominations for the 2016 RLRCA Homeowners Association.

The process is simple. Please take the time to discern who might be good candidates for the Board. You are allowed to nominate yourself so please do not hesitate if this is an interest of yours. However, if you are nominating others, please verify with the person you are nominating before you enter their name on the form.

The nomination form can be mailed back to or dropped off at 250 Riverside Drive (Bob and Char Westley). On the porch you will find a designated nominations container. If you have any questions or concerns

regarding the nomination process please contact Char Westley at 402-779-3171 or TwiLea Fletcher at 402-968-1863.

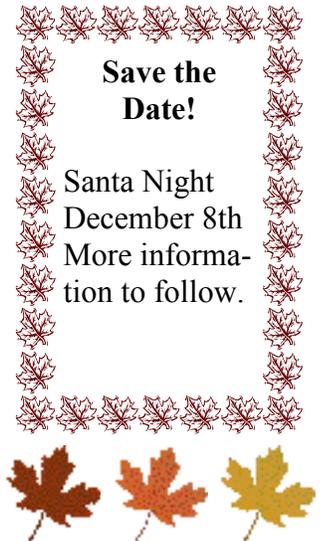
Information required for the ballot: Nominees name, phone number, address, lot number and length of term to serve. **You must verify and receive permission from the individual prior to nomination.**

Annual Riverside Lakes Recreation Co-operative Association (RLRCA) Membership for the Period of January 1, 2016 to December 31, 2016

Dues for the HOA membership are \$75.00. It is requested that they be paid by February 29, 2016 so the board can budget activities and events

for the remainder of the calendar year. Checks can be made payable to the Riverside Lakes Recreation Cooperative Association, or RLRCA, and mailed to RLRCA, P. O. Box 155, Waterloo NE 68069.

If you prefer to contribute to the fireworks fund at this time, please note that amount in the memo so it can be tracked and recorded.



RLRCA Official Mailing Address

Due to some confusion in getting mail forwarded to the current HOA board from previous board members some rather important deadlines were missed. Going forward the official mailing address for

any correspondence will be Riverside Lakes Recreational Cooperative Association (RLRCA) is: **P.O. Box 155, Waterloo, NE. 68069.** The board secretary will pick up the mail on a weekly basis

and distribute it as designated. Any resident correspondence should be sent to the new mailing address. If you're not mailing your dues or correspondence it can be hand delivered to any board member.

Zebra Mussels a True Threat to Our Lakes

Much discussion has been lent to the fear of acquiring Zebra Mussel due to residents allowing guest boats/water craft in our lakes. Water craft is defined as boats, jet skis, canoes; any water craft that may be attached by these deadly 'hitch-hikers'. Unfortunately, the NO GUEST BOAT regulation is not a law so it is not enforceable by any law enforcement agency. It is the request of the District that we appeal to residents to use the 'honor system'. The infestation of the Zebra Mussel, and other hitch-hikers, is REAL and it is SERIOUS. Lakes nearby have been or are now infested. An infestation to our lakes would be a disaster that could kill the use of our lakes for any purpose and destroy



property values. It's hard to believe that there are residents of those communities who have no respect for their own property values, let alone their community, but it is happening.

Along with the guest boat issue residents who take their boats/water craft to other lakes and then bring them 'home' need to treat everything with a solution that kills the Zebra Mussel. If you have received a new boat ramp key then you have received this packet of information. There is a pamphlet addressing the cleaning process and it what needs to be cleaned. If the water craft has come into contact with water at another lake then it needs to be cleaned before you put that same water craft in

another lake. PLEASE COMPLY. You can find additional instructions, pictures and detailed information online. Be sure to check life jackets and ski equipment as well.

The cost to dredge our lakes is extremely high; the cost to eradicate the Zebra Mussel can be much more. It is the responsibility of ALL residents to 'police' the possibility of Zebra Mussel! If you see your neighbor allowing a guest water craft, take the responsibility to ask them to remove the boat! Be honorable ... Be respectful ... No guests boats ... Clean your boat if it's traveled to another lake!!

Riverside Lakes Holiday Party

2015 Riverside Lakes Holiday Party!

When: Saturday, December 12, 2015

Where: Indian Creek Golf Club
3825 N 202nd St, Elkhorn, NE

Time: 6:00 pm

6:00 pm cash bar

7:00 pm buffet dinner

8:00 pm entertainment

The cost is \$10 per paid RLRCA



members or \$20 per non-paid guests

Please RSVP to Char Westley :
charlyn.westley@yahoo.com or
402-779-3171 NO LATER THEN
Wednesday, December 2, 2015

Boat Safety Rules

These rules ARE enforceable by the Nebraska Game and Parks as well as the Douglas County Sheriff. If you witness unsafe boating practice on either of the lakes get as much information as possible and call 911 to request a law enforcement officer. Review the rules. Make sure boat operators are of legal age, licensed and know the safety rules. Swimmers need to know their boundaries and swim within them. NO SWIMMING TO THE ISLANDS. Nobody wants anyone run over by a boat nor do they want to be involved in an accident. Everybody needs to be respectful and follow the safety rules.

RLRCA Event Insurance Update

In our search for Director's and Officer's Insurance (a requirement for our Association) it was discovered that we did not have liability coverage for providing alcohol at Association functions. Luckily, we were able to obtain a liability policy



that offers this coverage on a 'per event' basis, but we did not have time to process the application before our Summer Fun Days event. We did secure better coverage at a much lower premium rate. The 2016 HOA board members will review

the options for next year's events and any events scheduled for the rest of 2015. The 'special event' liquor endorsement is \$400-\$500 per event.



Covenants Update

Riverside Lakes Residents,
The HOA board would like to update you on the progress thus to clarify and update the current covenants.

DISCOVERIES and KEY POINTS LEARNED

The current covenants are valid and legal; enforceable only by neighbors taking legal action against neighbors who violate the provisions of the current covenants.

The HOA board does not currently have the authority to file suit, place a lien or fine neighbors for covenant violations.

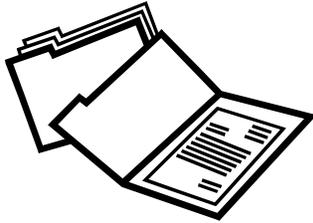
The current covenants are written in very broad language and lack the detailed information necessary to guide new and existing residents in making improvements to their property (i.e. fences ,sheds maintaining lawns etc.) To date the board has spent \$1,587 to obtain assistance in clarifying and answering questions about the covenants. Since 1966 there have been actions taken by residents which were found to be non-compliant to the current covenants.

MOVING FORWARD AND NEXT STEPS

The current HOA board will meet to take a **first pass** at refining and clarify the current covenants.

Open up the option to Riverside Lakes Residents to serve on a committee to continue with the refining process. This committee will be tasked with, but not not limited to, the following:

- *providing and describing in more detail the guidelines current covenants have for structures, property maintenance, building/



structure setback, etc.
*recommending a process for residents to use to notify appropriate individuals (architectural committee and adjoining neighbors) of plans to build structures, get legal permits and pass city inspection
*recommending how the HOA board should review complaints received regarding covenant violations and the actions that can be taken

Once this work is completed the HOA board will notify residents of the recommendations and we will seek public input before proceeding to the final legal process of seeking the required vote of all residents. Two thirds approval of all resident property owners will be required to make any changes to current covenants or seek mandatory membership and enforcement authority.

PLEASE REMEMBER:

New covenants should not, and will not, be created until input is received from the Riverside Lakes residents regarding their desire to enforce the current covenants and their input on the process that will be used to review and sanction neighbors that may violate them.

Mollie Anderson will be leading this committee. She has already done tremendous work on this effort for two years and is our subject matter expert. If you are interested in being a part of this committee please contact her. If there is a tremendous amount of interest to join this committee then the board will discuss limiting the involvement to a set number of people.

Mollie Anderson
402.682.2681

tea111@cox.net

To insure every Riverside Lakes resident is aware of this undertaking, this letter, along with a copy of the Q&A prepared by the legal expert hired, is being mailed to all residents.

Please feel free to contact me or Mollie Anderson by mail or email (**no phone calls** as they cannot be documented) if you have any questions or comments about the letter or the current status of this project.

TwiLea Fletcher
325 Riverside Drive
TwiLea@hotmail.com

Mollie Anderson
367 Lakehurst Drive
tea111@cox.net

Thank you in advance for your patience. It is anticipated to have this work completed by the 2016 annual meeting.

Mollie Anderson
Steve Craig
TwiLea Fletcher
Jeremy Franzluebbers
Nick Heinrich
TJ Holzapfel
Charlyn Westley

Oktoberfest 2015

Congratulations to Austin Rivett! This years Chili Cook-off Champ!

Congratulations to Kathy Kennedy for her winning dessert!

**RIVERSIDE LAKES
RECREATION
COOPERATIVE
ASSOCIATION**

RLRCA
P.O. Box 155
Waterloo, NE 68069

Your 2016 dues are due! Please drop off or
mail your \$75.00 payment to :

Jeremy Franzluebbers
620 Shorewood Ln.
Waterloo, NE 68069
Thanks!

**PRSR STD
U.S. POSTAGE
P.A.I.D.
MAIL U.S.A.**

We're on the Web!
www.riversidelakes.org



RLRCA and SID #177 Board Members

RLRCA Board Members

TwiLea Fletcher - President
325 Riverside Drive
402-968-1863
TwiLea@yahoo.com

T.J. Holzapfel - Vice President
336 Shorewood Lane
402-880-1424
tjholzapfel@gmail.com

Jeremy Franzluebbers - Treasurer
620 Shorewood Lane
402-525-3916
franzluebbers@gmail.com

Steve Craig
723 Riverside Dr
402-502-5483
stevecraig@hotmail.com

Charlyn (Char) Westley- Secretary
250 Riverside Drive
402-779-3171
charlyn.westley@yahoo.com

Mollie Anderson
367 Lakehurst Dr
402- 682-2681
tea111@cox.net

Nick Heinrich
463 Riverside Drive
402-779-2225
nick_heinrich@yahoo.com

SID #177 Board Members

Tony Staup - Grounds
327 Lakehurst Drive
402-393-6717
hstaup@cox.net

Chris Perchal - Lakes
466 Riverside Drive
402-621-2833
cperch1894@gmail.com

Bob Lynn - Clerk
636 Riverside Drive
402-779-2904
drlynn636@msn.com

Keith Heinrich - Chairman -Water
463 Riverside Drive
402-779-2225
keith.heinrich@alegent.org

Larry Rasmussen- Lakes
612 Riverside Dr.
402-614-9926
larry@rasmussen-air-gas.com