

RIVER FALLS PLANTATION

Homeowners Association

JAN 2012

All are welcome to attend the HOA meeting Feb. 12th at the River Falls club house at 7:00PM
HOA meetings are usually held the first Thursday of every month @ 7pm.

RFPHOA Annual Meeting January 26, 2012 7:00PM Clubhouse

The annual meeting will be held on January 26, 2012 at 7:00 PM, upstairs in the River Falls Golf clubhouse.

Presentation of 2012 Budget
Election of 4 new Board Members

WELCOME NEW RIVER FALLS NEIGHBORS !!

Correction:

*Michael and Tami Hammond
533 Drayton Hall Blvd*

*Mackenzie Landers & Rob Reimer
549 Drayton Hall Blvd*

Please contact us if you notice a new neighbor that has not been listed in our newsletter or if you are a new neighbor and you have not received your River Falls Welcome packet!

Christmas Lights Display Winners

Winner

**278 River Falls
Earnhardt**

**A GREAT BIG THANK YOU
to everyone in River Falls for your
creative efforts in spreading
Christmas cheer & community spirit!!**

Honorable Mentions

102 Planters Drive	Pope
174 River Falls	Carter
245 Penick	Reid
254 Penick	Vanhaverbeke
258 Penick	Barrett
305 Greenview Ridge	Southers
517 Drayton Hall	Rogers
546 Drayton Hall	Gricus
620 Mt. Vernon	Russo
745 W. Tara	Archenhold

PRESIDENT

Pete Geraci
433-1515
petergeraci@charter.net

VICE PRESIDENT

Larry Barnette
706-5767
cbarnette2@charter.net

TREASURER

Wanda Roberts
486-9741
quepasadoc@charter.net

SECRETARY

Debbie Price
433-0743
debprice@charter.net

Jeff Bacon

486-0363
jeff.bacon@nelsonmullins.com

Wendy Koke

486-0179
wkoke@charter.net

Jochem Schoellkopf

433-0243
jsmdmus@att.net

Jerry Humphries

486-9500
spartantile72@hotmail.com

Erskine Kirksey

433-1776
eckirksey@charter.net

Hinson Management's

Randy McGuinn
randy@hinsonmanagement.com

**RIVER FALLS PLANTATION
HOMEOWNERS
ASSOCIATION**

MONTHLY FINANCIALS

Wanda Roberts, RFPHOA Treasurer

January Financial Report



As of December 30, 2011, the HOA has collected annual fees from 339 out of 349 homeowners in the amount of \$71,219.40 which represents 97% of the 2011 budgeted fees. Additionally, we have collected \$858.88 in Miscellaneous Revenue.

This year, we have spent \$272.80 for Administrative Expenses, \$97.72 for Property Taxes, \$109.37 for Mailing/Copying Expenses, \$782.86 for Community (RFP license tags, Welcome Baskets, decorations), \$1,175 for Legal Expenses, \$12,704.28 for Landscape Maintenance (includes Nature Trail improvements and repair of Water Fountain leak), \$2,531.40 for General Maintenance (Back Entry Curbing, box floodlight fixture, street sign repair), \$21,162.01 for Lights (includes \$2,600 for Repair of Player Blvd. Well Lights), \$75 for Backflow test, \$1,235.82 for Water, \$2,451 for Insurance (reflects a \$317 total refund of insurance premium), \$14,658 for Management Expenses, \$9,299.38 for the Street Sign Project (street sign poles/No Solicitation signs/Berry Nature Trail sign/Not Through Streets) and \$1,400 for Nature Trail cement walkway.

In addition, we have received proceeds of \$3,000 from the sale of donated property on Old South Road. We began 2011 with a cash balance of \$11,948.29; our current cash balance is \$19,071.93. This cash balance is due to the majority of our revenues being collected at the beginning of the year. Because expenses are spread out over the year, the cash balance decreases as the year progresses.

Hinson Management, Inc. reported that 160 owners/investors have paid their 2012 RFPHOA fees which amounts to \$33,600. Fees collected for 2012 will be reported beginning with the January, 2012, income/expense report.

Negotiations with Duke regarding replacement of street lights continue to take place.

2012 Dues Collection Time-Table – Hinson Management, Inc. (posted www.riverfallshoa.org/financial.html internet site in December)

Invoices have been mailed to Owners

January 1 – Invoices Due

January 31 – Invoices Delinquent

February 1 - 5 – Delinquent letters mailed. This letter advises that Hinson has not received payment and gives date when Lien will be filed.

March 1 – 10 – Liens are filed

April 1 – 10 -- Court Actions filed (unless payment arrangements are made with owner)

Court Actions (Liens) for 2011 have been filed

Financial statements are updated at the end of each month and posted on the RFPHOA website at www.riverfallshoa.org.

LETTER TO THE EDITOR

Just wanted to reiterate what the Martin's already said about the dependable, reasonable and very knowledgeable computer guy. Called Jimmy at 4 something on Wednesday, thought he would say I can be out next week but nooooo, he said I'm packing up at work now & I can be there a little after 5, and he was. He also fixed our computer problem. Thanks to the Martin's for putting out this info. Sandy Fields

RIVER FALLS EMPLOYMENT

Babysitters

Caroline Lyda (16) 864-486-8181
614 Mount Vernon Lane
(Red Cross Certified)

Meredith Church (18)
864-433-0111
257 River Falls Drive

Mary Koke (14) 864-706-9474
Rebecca Koke (18) 864-486-0179
505 River Crest Drive

Pet Sitters

Morgan "Mo" Allen (14)
660 Mount Vernon Lane
864-245-7048

Mary Koke (15) 864-706-9474
(Happy Birthday Mary!)
Ben Koke (16) 864-612-8084
Rebecca Koke (18) 864-494-8307
505 River Crest Drive

Plant Care

Madison Workman- 12
614 Mount Vernon Lane
486-8181

While You are Away Care

Evan (15) & Connor (13) Bruns
864-486-0180
405 Arthurs Ct

Lawn Care:

Don's Lawn & Hedge Trimming
121 Scarlett Drive
864-504-9183

Notary Public

Alice Gobeille 864-430-6072
121 Scarlett Drive
Denise Roof 864-346-2228
485 Drayton Hall

If you have information to add to the newsletter, please email Alice Gobeille at DrAliceG@yahoo.com



*"Toot Your Horns"
for our
River Falls
neighbors!!*

A huge **"Thank You"**
to the 2011 RFP HOA Board!

RFPHOA Covenants do not allow for the display of any signs within the RFP development. The only exception is Property for Sale signs. See Covenants, Article II Restrictions, No. 19. Signs.



**New PGA Pro at
River Falls
Plantation Golf
Course**

Please Welcome Chris Hodge

Chris is the new PGA Professional at River Falls Golf. His contact information is chodgepga@riverfallsgolf.com

Tee Time Specials

Check out our Online Tee Time Specials. Specials run on select days and are updated weekly. To receive the posted 'Special' rate, all tee times MUST be booked online through our website. We will not offer these special rates to Walk-In Guests. We automatically know how your tee time is booked, so no coupon is needed. <http://www.riverfallsgolf.com/online-tee-times/book-online/login-now>

Booking an Online Tee Time will also enter you in our "E-Specials Club", providing periodic emails for exclusive coupons, discounts, special events, and of course, Tee Time Specials. Anyone with questions can contact Sterling Case at 433-9192.

Pens of Distinction



Custom crafted and hand engraved writing instruments, made by River Falls neighbor, Terry & Gloria Martin of 101 River Falls Drive.

These beautifully crafted pens make excellent gifts for any occasion and inscribe with your personal custom engraving. Check out the large assortment of writing instruments in the gallery on their website, www.pensofdistinction-inc.com.

River Falls Homeowners qualify for a 10% discount

Winter Pet Care Tips

Winter poses special risk to pets. Give your pet a safer, healthier cold weather season by following these tips. Keep indoor pets in a dry, warm area free of drafts. Elevate your pet's bed off the floor. Provide outdoor dogs or cats with a dry, insulated pet house or shelter out of the wind. Staying warm demands extra calories, so feed your pet accordingly when the temperatures drop. Always have a fresh supply of water and check water frequently since it may freeze. Bring your pet inside if the weather is severe. Remove ice, salt and caked mud from your pet's paws and coat at once. Frostbitten skin may turn reddish, white or gray, and it may be scaly or sloughing. Contact HealthPointe Veterinary Clinic immediately should you suspect your pet has frostbite. Cats and kittens often nap on car engines. Knock on the hood or honk the horn: then wait a few minutes before starting the car. Pets like the smell and taste of antifreeze, even a small amount can kill them. Thoroughly clean up spills at once. Tightly close containers and store them where pets cannot reach them. Use a pet safe antifreeze like Prestone Low Tox. Holiday paraphernalia can hurt pets. Cover or tack down electrical cords. Keep tinsel and glass ornaments out of reach. Read warnings on items like spray-on snow. Never put a ribbon around a pet's neck or allow them to play with plastic foil or other wrappings. Keep your pet on its regular diet. Holiday treats, such as chocolate and bones, can be harmful or toxic. Many holiday plants, including holly, mistletoe, philodendron and dieffenbachia are toxic to pets. Keep them out of your pet's reach. Provided by Gloria Martin, 101 River Falls Drive. Courtesy of HealthPointe Veterinary Clinic. www.healthpointevet.com



Amy, 121 Scarlett Dr



Tee 19 is GONE!!! New owner is Dickey's Barbecue Pit. Other locations in Taylors, Gramling's other golf course (Village Green), and now here. Featuring a take out and dine in menu.



River Falls Plantation Neighbors Recommendation List

This column is devoted to developing a list of people neighbors hired to do a job inside/outside their house and liked their professionalism and price. Send your recommendations with your name and contact information for a reference to DrAliceG@yahoo.com.



TREE REMOVAL

Case Tree Service

5 out 5 stars *****

864. 494.5607

Reasonable tree removal rates includes stump removal. Will leave mulch if requested, shows up as scheduled, professional, clean-up outstanding. Roberts & Stolz, 129 Tournament Pointe

YARD MAINTENANCE

Ellison Landscape

5 out 5 stars *****

864.205.1554

Rates include weed control/pre-emergents and lawn care. Shows up as scheduled, professional, works with you to develop short-term/long-term yard/plants care. Returns phone calls. Roberts & Stolz, 129 Tournament Pointe

Don's Lawn & Hedge Trimming

5 out 5 stars *****

864-504-9183

Reasonable lawn and hedge trimming services. He also removed a tree from my front yard. Polite, hard working, shows up on-time, and does not quit until the job is done. Gobeille's, 121 Scarlett Drive

Cortez Quality Lawncare

5 out of 5 stars *****

864-476-6245 or 864-476-6245

Turf maintenance, cutting, fertilizing, edge trimming, also very capable at tree and shrub trimming. Has 14 years of experience on site with Jim Gerber (Golf Course Superintendent). Able to advise on choice of fertilizer and choice of grass. Very professional and dependable, all with reasonable charge for his work. Martin's 101 River Falls Drive

LANDSCAPE DESIGN

Unique Point Landscapes

5 out 5 stars *****

Rodney Godfrey 864-431-4309

All aspects of landscape design and build from plant selection, irrigation, accent lighting, waterfalls, mulch, rainwater drainage, rock walls and concrete. Rodney and his crew have done an outstanding job with our house and several others in the neighborhood. There have been several times they set up lights to even work into the night to complete the job. He has always been polite and respectful to me and my family while doing some hard, dirty jobs in sweltering heat. You may have to wait for work to begin because he is in such high demand, but he's worth the wait. David Everette, 224 River Falls Drive

PET PRODUCT

Snoozer Pet Products

5 out of 5 stars *****

864.504.6264 or 1.800.635.9755

Manufacturer of dog & cat beds, etc. Greenville, SC location. They have had their pet beds in the White House! Wonderful people to work with. www.SnoozerPetProducts.com Martin's 101 River Falls Drive

Nature's Select of the Carolinas

5 out of 5 stars *****

877-353-2858 or www.nscarolinas.com

They offer premium pet food and they deliver to your door. It is really good quality food and the service has been exceptional. If anyone does order and uses my name, I get a credit to my account, but this is not necessary. Just a great company and convenient! Sharon Duncan

River Falls Plantation Neighbors Recommendation List (continued)

WINDOW CLEANING

Shiny Blinds (Les Beard)

5 out of 5 stars *****

1.800.968.8942 or 864.271.4292

Cleans windows and blinds with state of the art equipment. The best team work I have ever witnessed at a very reasonable cost. Now saving on lighting costs as windows are so clean!!

Martin's, 101 River Falls Drive

PAINTING AND WOOD REPAIR

American Painting

5 out 5 stars *****

Andy Kreitz and Rob Galloway

864-918-5398 or 864-630-9996

Professional, indoor-outdoor paint projects, pressure washing, wood repair, high quality results. Will listen and work with you. No job too big/too small/too difficult. They're insured.

Roberts & Stolz, 129 Tournament Pointe

PHOTOGRAPHY

Carrie Caldwell Photography

5 out 5 stars *****

www.blusunphoto.com or 864-237-8449

Her artistry and talent speaks for itself. Please view her beautiful work on the above website.

Martin's, 101 River Falls Drive

COMPUTER SERVICE

Jimmy Caldwell (a real Computer Guru)

5 out of 5 stars *****

864.381.8552

Top of the line, he can solve any computer problem you challenge him with. Keeps his appointments as scheduled, very dependable and reasonable. Email is 17jimmy@gmail.com.

Martin's, 101 River Falls Drive

HVAC

Southern Climate Control (Stan North)

5 out of 5 stars *****

864.884.5136

Very capable HVAC service, is a true Super Technician and can repair and service, any system including industrial versions. See how you can save on your servicing costs. Keeps his appointments as scheduled, very dependable and reasonable.

Martin's, 101 River Falls Drive

CONDITION OF OUR MAILBOXES



Winter weather can reek havoc on the paint and damage the wood. Please help keep the beauty of our community by maintaining your mailboxes. Repairs or name changes, or to replace your mailbox we have two service providers:

Bill Gilchrist at Signs Affordable at 574-8328

Randall Sapp with PDQ Signs at 591-0701 or 621 4169.

This is your responsibility to your community.

2011 River Falls HOA Committees

	CHAIR	MEMBERS
FINANCE:	Wanda Roberts	Larry Barnett Jerry Humphries
OPERATIONS:	Pete Geraci	Erskine Kirksey Jochem Schoellkopf Fran & Jerry Tolbert Randy Mc Guinn
ACTIVITIES:	Debbie Price	Wendy Koke Wanda Roberts Nancy Gorski Peggy Reid
ARCHITICHERAL:	Jochem Schoellkopf	Jeff Bacon Richard Stolz Sterling Case John Gramling

**A VERY SPECIAL THANK YOU TO ALL WHO
SERVED ON THE 2011 HOA
COMMITTEES!**

2012 Pet Resolutions

5 Promises to Help Your Pet Thrive in the New Year

The new year is a time for new beginnings. Many of us resolve to eat healthier, get more exercise, or make other improvements to live happier, better quality lives. But humans aren't the only ones who can benefit from a fresh start. Here are 5 resolutions you can make to help your pet thrive in 2012.



1. Walk Your Pet

This resolution comes just in time for January, which is Walk Your Pet Month. Walking your pet provides the exercise he needs, the bonding time he craves, and the discipline required to adopt good behavior. The benefits of being walked aren't limited to dogs. Cats can be trained to enjoy a nice stroll, too!

2. Stay on Top of Your Pet's Health

This year, resolve to keep your pet on a regular schedule for checkups. This can help you avoid preventable health problems and complications. The earlier a problem is detected, the sooner it can be treated, which may save your pet unnecessary suffering and you an expensive surprise. Another way to stay on top of your pet's health is to get organized about keeping track of vet visits and health issues. Keep a file that contains the dates of inoculations, medications, tests, any conditions or concerns your vet mentions, and any issues you may notice. Your records of your pet's medical history can help provide your vet with valuable information.

3. Brush Regularly

If your pet's teeth haven't been checked or cleaned in a while, this is the time. Once they've been professionally scaled and polished, keep them clean by brushing them once a week. Healthy teeth and gums are essential for your pet.

4. Groom Regularly

If your pet goes to a groomer, chances are you're already on a four- to eight-week schedule. If your pet is the type that doesn't need haircuts, grooming is still important. Brushing helps remove dirt, reduces shedding, spreads natural oils and prevents matting. Bathing when necessary, nail clipping and ear cleaning will not only make your pet smell and look better, they can help prevent discomfort as well as health problems.

5. Update Your Pet's I.D.

This is a good time to make sure your dog or cat's I.D. tag is current. If you've been considering a microchip for permanent identification, make this the year you do it. If you have an electric fence, check the batteries on a regular schedule, starting now. And always put the collar on your pet, even if he's very well trained. If there's no warning to deter him, he's likely to eventually push his boundaries.

After you make your resolutions, there's just one more thing to do:

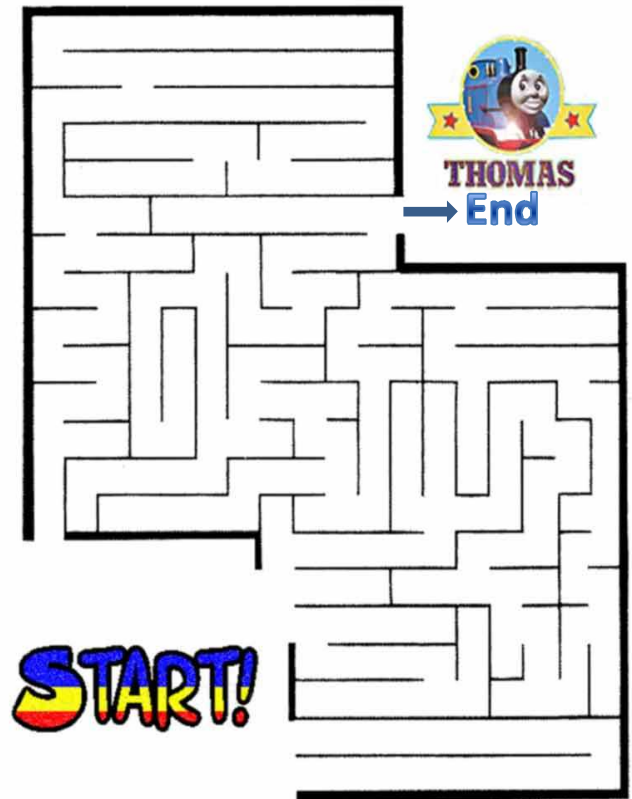
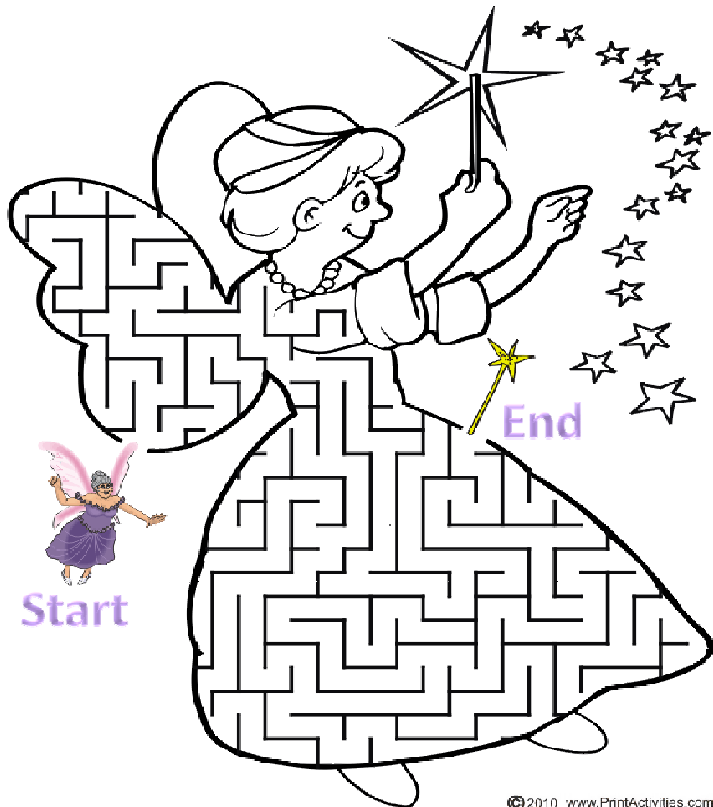
Enjoy your pet all year long!



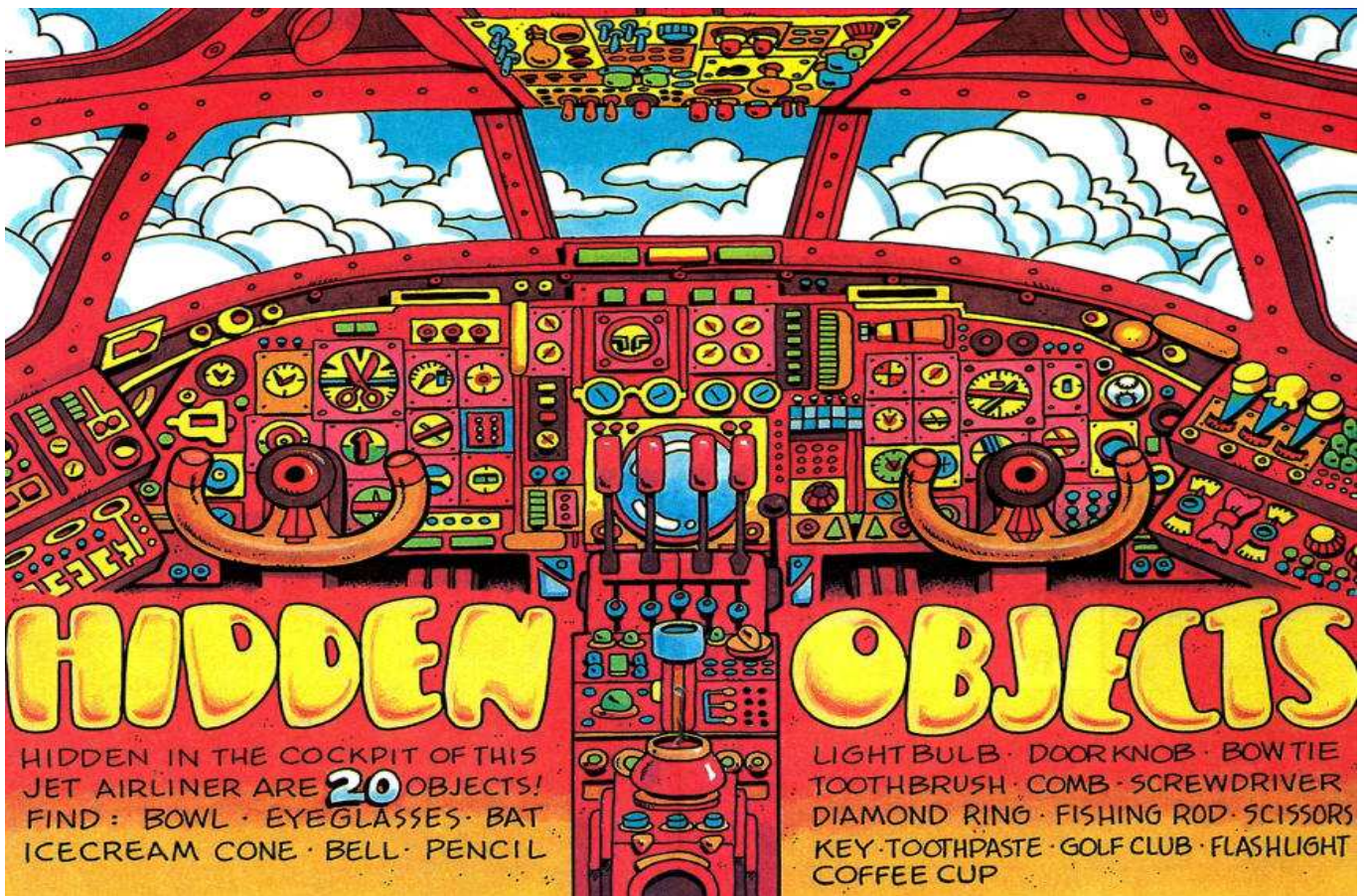
*Thank you to Gloria Martin, 101 River Falls Drive
Who suggested this article for the newsletter.*

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River Falls Kids Corner



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HIDDEN

HIDDEN IN THE COCKPIT OF THIS JET AIRLINER ARE **20** OBJECTS! FIND: BOWL · EYEGLASSES · BAT · ICECREAM CONE · BELL · PENCIL

OBJECTS

LIGHT BULB · DOORKNOB · BOWTIE · TOOTHBRUSH · COMB · SCREWDRIVER · DIAMOND RING · FISHING ROD · SCISSORS · KEY · TOOTHPASTE · GOLF CLUB · FLASHLIGHT · COFFEE CUP