



# The Scoop!

News that concerns residents of the North River Shores Community  
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Edited by Lou Tudor

692-3939

## Storm Check A Free Service to all Residents



The First Presbyterian Church of Stuart (located right here in North River Shores) has started a new community program called Storm Check. Storm Check is a simple system of checking on neighbors, after a major storm has passed our area. When all the houses are "shuttered up," it's almost impossible to know if someone is at home. They've devised a simple system to put a big red sticker on your front door (or shutters) to notify volunteers that someone is inside. If no one answers the door, 911 will be contacted. If the storm has passed and everyone is OK, you just remove the red sticker. (Put the sticker up just prior to the storm.)

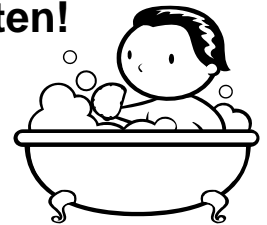
Stop by the church office to register your house, pick up a special "red sticker" and fill out a simple emergency contact form.

If you've evacuated, here's where you can go for local information:

<http://www.stuartpres.org/stormcheck>.

As soon as possible after the storm has passed, they'll update the website with important information about the community. Most hotels provide Internet access to their guests—so you can "see" what's happening in North River Shores. This service is for all residents of North River Shores, regardless of religious affiliation. Questions? Call the church office at 772-692-0500.

## Das Kind mit dem Bade ausschütten!



'Don't throw out the baby with the bath water' is probably translated from an old German proverb. It first became a popular saying in the mid 1800's after Thomas Carlyle began translating old proverbs into English.

For centuries, our ancestors around the world have known that we should be careful not to throw out something valuable with something unwanted. This expression gives us a vivid image to keep in mind when we make voting decisions. Should we scrap the whole thing...or should we make changes to the parts that are unsuitable?

When I first moved to this lovely area, the home my husband and I bought was not deed restricted. We chose to join the Association because we believe that being part of a community means cooperation and respect for our neighbors. We give our time and talents in areas that need our help. Sometimes we compromise for the benefit of the whole community. I believe that the majority of people living here try to live their lives in much the same way.

Unfortunately, life is not fair. There will always be a percentage of people around us that refuse to cooperate, and the rest of us carry their burden. Nothing has changed since the beginning of time.

We can't let their animosity ruin life as we know it. Everyone agrees that our covenants need to be updated. Changes will be made according to how we all vote. Isn't that the American way of settling political differences?

Since November, the 2007 Board has listened to your recommendations. We will put those items on the ballot for a vote. If you wish to send us an area of concern you think needs to be changed, let us hear it. Please send your ideas to [loutudor@yahoo.com](mailto:loutudor@yahoo.com). You may also leave a voice message on the Association number 772-692-3939.

In the mean time, let's all enjoy life to the fullest. Remember why we moved to NRS and focus on the good life we all share as neighbors.

Keepin' the Peace,  
Lou Tudor  
President, NRSPOA, Inc.



## Welcome to the Neighborhood!

by Lisa Ricchiuti

The "For Sale" signs come and go in North River Shores, bringing new friends and family to the neighborhood.

Todd and Heather Arnold moved from Naples, FL to Martin County. They initially settled

See **WELCOME** on Page 2

**WELCOME** (cont. from page 1)

in a home on East Ocean Blvd. But Heather grew up in North River Shores and they decided they wanted a home here. Back in September they made that dream a reality. Heather said, "We wanted to come back home." Todd loves that he can launch his boat at the neighborhood boat ramp, while Heather enjoys walking the dogs on our new sidewalks. She's excited that her brother is shopping for a home here too! Hopefully, he'll join the many family and friends already enjoying North River Shores.

Eric and Joanne Kvapil joined the neighborhood in early July. Moving from Port

St Lucie, they also have family living here in North River Shores. Joanne said, "We think the neighborhood is beautiful and Martin County schools are great!" They have a daughter, Erika, who will be entering fourth grade at Felix A. Williams Elementary School in August. The family dogs, Cookie and Muffin, also love their large yard and new home.

*We all welcome these new families to North River Shores!*

**Get Involved!!**

by Bob Wright



Most of us are in tune with current events at the international and national level. Whether you read the paper or watch the news, it is part of our civic duty to be informed and support the issues and candidates that are important to each of us. We carry out this duty by voting in elections.

Did you know you have a direct opportunity to participate in issues that are very close to home? The North River Shores board of directors is composed of 100% volunteers. We are your neighbors and we serve because we have a sense of responsibility to our neighborhood. We feel pride because we have such a great neighborhood and we each have the opportunity to help maintain it and move into the future. Several of the current board members are temporary appointees and their appointments will expire in November. What does this mean to you? If you would like to become a board member, there is an excellent chance you could serve with us.

Duties are not that demanding. An open mind, some communication skills, and one evening a month is all it takes. We would encourage and welcome anyone to come and help out. Our neighborhood is at a critical juncture with several important issues and this is a good time to get involved.

As chairman of the nominating committee, my job is to find new board members. Come on, step up to the plate and give me a call. Join the board and become part of the group who will help guide NRS into the future. Call 692-3939.

**Boat Ramp Update**

by Bob Wright

If you are one of the 150+ residents that use our boat ramp, I hope you appreciate what we have every time we use it. Consider how much more difficult taking your boat out would be if we did not have the ramp right here in our back yard. Beyond the convenience, have you noticed that people at the ramp treat each other in a respectful and neighborly manner? Go to Sandsprit Park on a Saturday morning and see how ugly it can be.

In the last two months four of our neighbors have lost their keys. These keys have cost each of them \$75 to replace. Please do a favor. If you find a key in the lock, treat it like you hope someone would treat your key if they found it left behind.

While pulling out of the ramp earlier this month, the man behind me came up to his trailer only to find two flat tires. I waded out into the water and discovered two metal spikes along the side of the ramp away from the pier. These spikes appear to be vestiges of

See **RAMP** on Page 3

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**In Response**

The June 18 letter authored by North River Shores Residents For Change was an insult to the entire neighborhood. To state that the Board's objections to the group's initial letter were confined to a few words is absurd. The Board made it very clear to this group that, in addition to the objections cited in the June 18 letter, the entire tone of the initial letter was inflammatory and designed to incite undeserved rage among North River Shores residents. Not only were blatant inaccuracies incorporated into the first letter, readers were told a small portion of each story. The majority of the circumstances surrounding each case were conveniently omitted. Had the readers been privy to the entire situation in each case, the letter – though now factual – would assuredly have been considerably less lurid. The provided statistics claim that 85% of the respondents agree with the group's position. Those statistics were derived from a flawed survey; therefore, they themselves are flawed.

Hundreds of households should not have to endure being barraged with lies and misdirection so that a few may (in their minds) gain an edge. North River Shores Residents For Change is attempting to utilize an entire neighborhood for personal gain...whether stated or otherwise. I, personally, will not support it.

Jim Rizzolo

**RAMP** (cont. from page 2)

a re-bar loop that was used to hoist the ramp when it was cast years ago. The loop rusted away leaving just sharp metal spikes. These have been cut off flush and this problem should be solved.

Please report any unusual activity or problems relating to the boat ramp directly to 919-5372. Happy boating!

**To Editor of The SCOOP:**

The NRS Residents for Change proposal will definitely change our neighborhood. However, it will not be for the better. Since the far majority of residents in our subdivisions belong to the association, our covenants keep this neighborhood a beautiful place. If we destroy our current covenants, we will also destroy the beauty of our surroundings. All you have to do is look no further than the subdivisions to our east, or turn west on Britt Road and compare the difference between the homes using county rules and the homes with covenants further down the road. Get in your boat and compare the Palm City canals across from Coconut Point. The areas with covenants are very nice, while the areas that use Martin County rules are cluttered and just not as attractive. Our covenants keep our neighborhood nice! Why decrease the values in the neighborhood to the lowest common denominator?

A voluntary membership doesn't protect the members from being sued! The simple fact is that the membership will decline to a very small number. If anything, this will cause dues to be increased to cover the costs of maintaining the parks.

Since there will be "no teeth" for any restrictions, the boat ramp will be quasi-public in no time. That will mean more traffic and crime in our neighborhood, with our parks filled with "outsiders."

Changing our association to an "activist organization", to be used for political positions, is not the intended purpose of this property owners association.

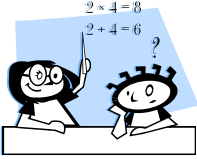
Let's keep our neighborhood a nice and beautiful place. Many of us chose NRS because there are covenants, and while we welcome changes, let's make them for the better. We all have to ask ourselves... will our community be better off with houses jammed together?... houses so close to the water that they will be ruining the views for everyone else?... cyclone fences everywhere?... unsightly sheds?... and almost no control of our parks and boat ramp? I don't think so! Let's keep our covenants and make realistic changes to better our community.

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## Deed Restrictions Committee Report

Over the last several months a few things have become apparent. First, many deed restricted residents appear to be unaware of some of the actual restrictions. I know they can appear complicated, but we all need to have a basic understanding of the rules we have chosen to live under. A copy of these can be accessed on our web site, [www.northrivershoresfl.org](http://www.northrivershoresfl.org). Please review these before undertaking any renovations or improvements. Before starting improvements, you are required to submit plans for review.... The forms for initiating these actions, with the pricing, are available on our web site. (Remember to register as a "user" first.) Sending in the appropriate form with your plans expedites the process.

The second thing that has become apparent to me is how cumbersome many of our restrictions really are. I'm a big fan of having deed restrictions and not living in an open community, but honestly, our rules need some work. Some of the rules are simply worded poorly and need to be rewritten. Other restrictions seem to be outdated. An example would be the vehicle size restriction, (which is currently under review). The bottom line is that these are "our" deed restrictions, and we are free to change them. Corporations routinely update their bylaws and rework marketing and sales strategies.

Our Annual Meeting is approaching; we need to begin thinking about what we want to rework. Let us know any ideas you have. Thanks.



Robert Anderson  
692-2911

## Times, They are a Changin'...

by Cathy Ellis

When the North River Shores Property Owners Association was created, its charter was pretty simple: take care of the common properties and make sure that everyone upholds the rules put in place by the developer. And, oh, by the way, do this with whatever money property owners happen to donate each year....oops!

That same charter still applies; however, there have been a lot of changes along the way. Fortunately, as our society has changed, so has our association, keeping up with the times while continuing to respect the intentions of the original developer. Volunteers used to tackle ALL the various tasks, that is when people used to volunteer. As time passed, volunteers became harder to find, and the association began to hire out some tasks. The association has also worked hard to keep up with the rising costs of fulfilling its charter. First, it worked very hard to raise the number of annual members, but the *voluntary membership reached a peak of roughly 50% participation, and through most of the 1990s did not surpass that number.* So, the association worked hard to get property owners to commit to provide annual financial support, and now has 70% participation. Having a predefined budget allowed the association to finally make plans for long term projects, and improvements in the neighborhood have been made more frequently. During that same time frame, some of the rules started to seem outdated. For example, trucks became passenger vehicles, not just work vehicles. So, the association updated the rule to allow the trucks that were commonly used for everyday transportation. This association continues to work hard to keep up with the times and respond to the desires of the community, while still respecting the intentions of the original developer's vision for this wonderful neighborhood; open green spaces, views of the water, private access to the river.

The Board is again reviewing the rules and plans to propose changes based on input received in the survey at the end of last year. The Board is continuing to question and modify its procedures to ensure fair and efficient treatment of all property owners.

It was recently heard that the Florida Supreme Court is working to adopt a rule that would give our Board of Directors the legal ability to speak for the association. This is great news! Known as "legal standing," this rule would give more weight to the voice of the Board as a representative of the association, by giving the Board the authority to legally speak out on local issues that affect our community.

Times are still changing, but this association has kept up. Let's keep growing with the times, while continuing to preserve and respect the developer's vision for this community as a whole.

Would you like to see YOUR ad in future issues? Call 692-3939 for information!

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**ASSETS:**

Cash	\$ 111,862.00	
Accounts Receivable	\$ 6,524.00	
Prepays	\$ -	
Total Assets -		<u>\$ 118,386.00</u>

**LIABILITIES:**

Accounts Payable	\$ -	
Member Deposits (Keys)	\$ 3,405.00	
Prepaid Maintenance	\$ 42,413.00	
Total Liabilities -	\$ 45,818.00	

**EQUITY:**

Reserves	\$ 24,617.00	
Beginning Fund Balance	\$ 17,213.00	
Surplus/(Deficit) Current Year	\$ 30,738.00	
Total Equity -	\$ 72,568.00	
Total Liabilities & Equity -		<u>\$ 118,386.00</u>

**INCOME STATEMENT @ 6/30/07**

**REVENUE:**

Membership, Fees, Etc.:	\$ 70,111.00
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**EXPENSES:**

Administrative	\$ 20,786.00
Utilities	\$ 1,109.00
Building & Equipment	\$ 7,117.00
Landscape Maintenance	\$ 6,131.00
Miscellaneous	\$ 230.00
Reserve Transfers	\$ 4,000.00
Total Expenses -	\$ 39,373.00
Surplus/(Deficit) Current Year	<u>\$ 30,738.00</u>

**Law Breakers in NRS!**

by Bob Wright

Have you seen a golf cart riding around our community? A go-cart zooming down the street? How about a 4-wheeler racing down the road? Each of these drivers is violating the law, even if they are only twelve years old. With very few exceptions, if it has an engine or motor, it needs a license plate and the driver needs a license.

I have personally seen two young girls driving a golf cart around our neighborhood at high speeds. I saw them run a stop sign and go around a corner so fast they tipped onto two wheels. I finally stopped them and gave them a stern warning.



The day may come when a Deputy will bring one of these kids home and present two tickets...one to the youngster driving and one to the parents if they knowingly let their kids drive these vehicles on public roads. No one wants a ticket, but that is preferred to a tragedy on our streets. These vehicles are OK on private property, a driveway or a yard, but once they go into the street it becomes a violation.

If you see one of these drivers, you may report it to the Sheriff's Office non-emergency line by calling 220-7170. Less preferred, but just as effective is to call 911. If you want to remain anonymous, when they ask your name, just politely say you would like to remain an anonymous complainant. They will send a Deputy out either way.

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## Nosaw Park Improvement

A new community message board has been installed in Nosaw Park near the boat ramp. It will show messages for all boat ramp users and will also be used to advertise upcoming social events in North River Shores.



## Save these Dates!

**Annual Membership Meeting**  
**Thursday, November 15<sup>th</sup>**  
**7:00 PM at the Church**

**NRS Picnic**  
**Saturday, October 20<sup>th</sup>**  
**Details to follow**

*Regular Board meetings are held at 7 PM on the 3<sup>rd</sup> Wednesday of each month at the First Presbyterian Church on Pine Lake Dr. NRSPOA Members are welcome to attend. Any Member in good standing (all assessments paid) wishing to address the Board should call 692-3939 & leave a message not later than 12 noon the Friday before the next scheduled meeting. Schedule changes are posted on our website: [www.northrivershoresfl.org](http://www.northrivershoresfl.org)*

*NRSPOA, Inc. does not have a physical office, but may be reached at (772) 692-3939, which is both a voice and fax number. IF YOU ARE SELLING YOUR HOME AND NEED AN "ESTOPPEL LETTER" FOR CLOSING, FAX THE REQUEST TO 692-3939.*

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\*Denotes Directors

*Lou Tudor	- President, Government & PR, SCOOP
*Bob Wright	- V.P., Boat Ramp, Nominating, Dredging
*Jim Rizzolo	- Treasurer, Finance & Budget, Insurance Liaison
*Trish Littman	- Secretary, SCOOP
*Bob Anderson	- Membership, Covenants Sign-up

Jim Rizzolo	- Communications Monitor
Bob Anderson	- Deed Restrictions
*George Milne	- Maintenance & Special Projects
*Karen Fortmeyer	- Deed Restrictions
*Lisa Ricchiuti	- Social Committee