



October 30, 2016

Dear River Wilderness Property Owner,

Attached is a copy of the Proposed Operating Budget Maintenance Reserves Plans for 2017. The HOA Board will be addressing this budget at the regularly scheduled November 15, 2016 meeting. The budget increases the annual homeowner assessment from \$1,380 to \$1,500. This \$120 increase will add about \$90,000 to the budget primarily in infrastructure and road reserves as follows:

- Infrastructure Reserves (e.g., Lakes and Drainage). Our lakes and drainage systems are over 30 years old and have had very little repair work. In 2015 & 2016, we surveyed these infrastructure systems and had to repair failures in several weirs, culverts, and swale areas. We have created an on-going program for this repair work that also addresses the eroding structure of the lakes banks. The 2017 infrastructure reserves will be increased by \$55,000 (\$40,000 from the increased reserve contribution plus another \$15,000 from a reallocation of Special Projects reserve contributions).
- Roads Maintenance. The future cost for milling/paving roadways has increased significantly. This means our Road Reserves are underfunded. This budget increases contributions to Road Reserves by approximately \$50,000 a year to partially address this rising cost. We undertook some repairs in 2015 and 2016. Our plans include some milling and repaving road work on segments of the community in early 2017. The rising costs will likely require additional increases in future assessments.
- Annual Operating Budget. This budget remains relatively flat in 2017.

For 2017 we will continue to offer annual or quarterly payments. You should receive notification for your payments in early December. However, please note that for 2018, we will be returning to an annual payment schedule. The trial of quarterly payments initiated four years ago has not been successful. It has made our collections effort significantly more difficult, requiring numerous reminders and fines to successfully collect the assessments. For 2017, if any quarterly payment is late by more than 30 days, that household will forfeit the quarterly option and the HOA will require that the full annual payment be made immediately.

The HOA regularly communicates with residents via email. If you are not receiving these emails from the HOA, please send your email address to [addresschange@rwhoa.org](mailto:addresschange@rwhoa.org). Please also send the HOA updates for any changes to your addresses, email or phones. We appreciate your cooperation and participation.

Syble Di Girolamo,  
President, River Wilderness of  
Bradenton Foundation, Inc.