



October 30, 2021

Re: Notice of Proposed 2022 Budget, 2022 Schedules and Exterior Paint Colors

Dear River Wilderness Property Owner,

The HOA Board of Directors will be addressing and voting on the following items at the HOA Board Meeting (agenda attached) scheduled for November 16, 2021 at 2:00 PM at the Community Center at 1 Wilderness Blvd. Copies of the agenda items for approval are attached as follows:

- 1) Notice of adoption of the Proposed Operating Budget and Maintenance Reserve Plan for 2022. The proposed budget increases the annual homeowner assessment from \$1,597 to \$1,749. This is a \$152 increase per household.
- 2) Adoption of the 2022 Homeowners Board Meeting Schedule and the 2022 River Wilderness Sunday & Holiday Policy.
- 3) Notice of adoption of two additional painting schemes to the River Wilderness Color Book of painting schemes for the exterior of your home.

2022 Proposed Budget Highlights

The 2022 contribution to the **Reserves Budget** will increase by \$2,443 over the funding in 2021 bringing our annual additions to Reserves to \$365,047. We believe our Reserves are well funded to handle the on-going replacement programs needed for community assets (Roads, Drainage, Lakes, Structures, Information and Security Systems, etc). We expect to end 2021 with \$1,507,118 in Reserves with an additional \$365,047 to be added in 2022. We expect to draw on reserves in the dry winter season of 2021-2022 to perform repairs for the tree island on WBW, drainage pipe repairs on LCR and WBE, and repairs for bridges on Island Estates Drive. A planned speed monitoring system to be coordinated with Islands residents may be funded from the Special Projects Reserve.

The 2022 **Operating Budget** will increase by \$142,717 from the 2021 Budget bringing it to \$1,235,621. Some of the expense categories showing major changes are as follows.

- (1) Grounds contract (landscaping) increased by \$10,000 per new contract terms.
- (2) Infrastructure repairs increased by \$25,000.
- (3) Grounds maintenance (repairs) decreased by \$15,000.

- (4) Asphalt repair remains the same and includes funds for the next phase of curb cleaning for Brookridge, Hammocks, and Savannah Lakes.
- (5) The projected HOA chemical lake maintenance remains essentially the same as 2021 per new contract terms.
- (6) Guard services for the Old Tampa and Ft. Hamer gates will increase by \$71,903 per new contract terms for wage increases with a new security vendor for 2022.
- (7) Boat Ramp maintenance increased by \$2,360
- (8) HOA on-site office expenses decreased by \$3,000.
- (9) On-site property manager increased by \$13,500.
- (10) Legal / Professional expenses increased by \$45,000.
- (11) Income, Sales and fire protection in Property taxes increased by \$2,753.
- (12) Management fee increased by \$2,036
- (13) Copying and Postage decreased by \$2,500.

The proposed annual unit assessment for 2022 is \$1,749 (a \$152 increase per household). Increased Legal Fees and the new Guard Service contract (for wages) account for \$130 of this increase. Homeowners will receive an annual bill notification for assessments in early December 2021. The full annual assessment is due on January 1, 2022.

River Wilderness Exterior Paint Colors

The Board proposes to adopt several additions to River Wilderness Paint Color Book. A descriptive summary is attached and actual color samples are located on the [rwhoa.org](http://www.rwhoa.org) website and may be downloaded from, http://www.rwhoa.org/RW_2014/hoa_policy/policy_pdf/RW_ColorBook_25-26.pdf

Communications

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. Please also send updates for any changes to your addresses, email or phone numbers to the HOA using this email address. We appreciate your cooperation and participation.

The Board of Directors,
River Wilderness of Bradenton Foundation, Inc.

Attachments:

HOA Board Meeting Agenda - November 16, 2021
Proposed 2022 HOA Board Meeting Schedule
Proposed 2022 Sunday & Holiday Policy
Proposed additions to the RW Color Book for Exterior House Colors
Proposed 2022 Operating Budget
Proposed 2022 Reserves

**RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.
HOMEOWNER'S BOARD of DIRECTORS MEETING
Location: River Wilderness Community Center
(Open to River Wilderness Home Owners)**

**Face Masks Are Optional
Seating Limited to the Board, Argus and First 35 Homeowners**

November 16, 2021 at 2:00 PM

**Homeowner Call-In
Join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/621945661>**

**You can also dial in using your phone.
United States: +1 (571) 317-3122**

**Access Code: 621-945-661
Call-In questions will be held until the end of the meeting**

- | | |
|---|------------------------|
| ● Call to Order | Peter DiGirolamo |
| ● Approve minutes of previous Board Meeting | Peter DiGirolamo |
| ● Financials | |
| ● Treasurer's Report / Collections | Peter DiGirolamo |
| ● Property Manager's Report | Justin Gonzalez |
| ● New Business | Peter DiGirolamo / All |
| Board Schedule 2022 (approve) | |
| Holiday Schedule 2022 (approve) | |
| New Paint Colors (approve) | |
| 2022 Budget (approve) | |
| ● Additional Homeowner Comments on Agenda Items | |
| ● Adjourn Meeting | Peter DiGirolamo |

**Next Meeting: January 18, 2022 at 6:30 PM
Location: River Wilderness Community Center, 1 Wilderness Blvd.**

RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.

2022 HOMEOWNER'S BOARD MEETING SCHEDULE

(Open to River Wilderness Home Owners)

2022		
Month	Day	Time
January	3rd Tuesday, Jan 18	6:30 to 8:30 PM
February	3rd Tuesday, Feb 15	2:00 PM
March	3rd Tuesday, Mar 15	2:00 PM
April	3rd Tuesday, Apr 19 Annual Members Meeting Location To Be Determined Organizational Meeting	7:00 PM To follow
May	3rd Tuesday, May 17	2:00 PM
June	3rd Tuesday, June 21	6:30 to 8:30 PM
July	No meeting	----
August	3rd Tuesday, Aug 16	2:00 PM
September	3rd Tuesday, Sept 20	2:00 PM
October	3rd Tuesday, Oct 18	2:00 PM
November	3rd Tuesday, Nov 15	2:00 PM
December	No meeting	----

This Meeting Schedule and monthly Meeting Agendas are posted on our website www.rwhoa.org on the Board page.

Board meetings are held in the
Community Center located at 1 Wilderness Blvd.
Parking is Limited

For Meeting minutes, go to www.argusmgmt.com
Click, "Client Login",
then select River Wilderness of Bradenton Foundation
and then enter our password (rwb).

River Wilderness Sunday/Holiday Policy - 2022

River Wilderness observes "Quiet Times" which are defined as before 8 AM and after 6 PM (7 AM and after 6 PM in the Islands) Mondays thru Saturdays, and all day on Sundays and Holidays. The Gate Officers have been instructed not to allow vendor admittance during these times except for real emergencies. Holidays for 2022 are as follows:

New Year's Day	Saturday,	January 1, 2022
President's Day	Monday,	February 21, 2022
Memorial Day	Monday,	May 30, 2022
Independence Day	Monday,	July 4, 2022
Labor Day	Monday,	September 5, 2022
Veterans Day	Friday,	November 11, 2022
Thanksgiving Day	Thursday,	November 24, 2022
Christmas Day	Sunday,	December 25, 2022

The guidelines permit entry, subject to proper verification and identification, in the following circumstances:

- Delivery of healthcare supplies such as oxygen tanks, etc.
- Plumbers, Propane for emergency repairs
- Electricians for emergency repairs
- HVAC contractors, for repair of non-working equipment
- Emergency phone/internet repairs
- Healthcare providers for any reason
- Flower deliveries for Mother's Day, Birthdays, Funerals, etc.
- Take Out food delivery such as pizza
- United States Postal Service UPS, Fed Ex, Amazon, etc.
- Fire, Police or any type of Emergency Medical Service
- Entry at The Islands gate at 7:00 AM for new construction contractors

Vendors who will not be admitted are lawn companies, moving vans, furniture/appliance deliveries, builders, pool maintenance, construction, contractors, and many others. These rules have been established in order to protect the safety of our residents and to provide for a peaceful serene neighborhood on Sundays and Holidays.

Please schedule accordingly and do not ask the Gate Officers to make exceptions.

Proposed additions to the RW Color Book for Exterior House Colors

The following proposed colors (ARC RW House Colors 25-26.pdf) may be viewed at the RW website www.rwhoa.org (under Documents, Community Guides, Policies and Forms) via the following link:

http://www.rwhoa.org/RW_2014/hoa_policy/policy_pdf/RW_ColorBook_25-26.pdf

	Color Scheme #25	
Base Color (Body)	Trim Color (Banding) Choose One	Accent Color (Front Door) Choose One
SW6022 Breathless	A. SW7566 Westhighland White B. SW9082 Chocolate Power	A. SW6029 White Truffle B. SW9142 Moscow Midnight C. SW6088 Nuthatch

	Color Scheme #26	
Base Color (Body)	Trim Color (Banding) Choose One	Accent Color (Front Door) Choose One
SW6505 Atmospheric	A. SW7566 Westhighland White B. SW7662 Evening Shadow	A. SW7029 Agreeable Gray B. SW9065 Perfect Periwinkle C. SW9138 Stardew

All changes or modification to the exterior painting of your home requires Architectural Approval.

Forms, Guidelines for Landscaping and Exterior Paint Colors may be found at the RW website www.rwhoa.org under Documents, Community Guides and Forms.

For budget information please email info@rwhoa.org
with your name and property address.