BULLETIN

Budget Status: GREEN

#2026-002 11/19/2026

Below is a recap of association activities for 2026. I hope everyone has a great Thanksgiving, Christmas and New Year!

Don't forget about Rusty and Donna Anderson's annual Christmas party December 8, 2026. They work very hard to put this on for us each year.

Built and launched community web page, designed QR code for easy accessibility, posted all relevant CCRs and information, purchased monthly subscription at no cost to association.

Monthly ant treatment of sidewalks at no cost to the association.

Cut down and removed dead crepe myrtles at front at no cost to the association.

Treated all crepe myrtles at front entrance at no cost to the association.

Cleaned up storm drain and installed rebar so children cannot access drain in the common area next to unit 151 at no cost to the association.

Planted flowers at the entrance at no cost to the association. Daniels charges for plants and labor.

Began common area clean up, purchased necessary equipment at no cost to the association.

Cleaned, repaired, and painted column caps at front entrance at no cost to the association.

MISSION STATEMENT

To enhance property values, maintain high-quality common areas, and foster a safe, engaged community through proactive management and transparent communication.

VISION STATEMENT

To be a premier, desirable, and harmonious neighborhood that residents are proud to call home.

Authored the 2027 budget, printed copies for board and residents, coordinated 2027 budget with everyone, approved, and posted on web page and portal at no cost to the association. AMP-HOA mailed to residents at a cost of 5415-MTG Expenses $178.72.

Authored 5-Year Strategic Plan, printed copies for board and residents, included resident questionnaire, coordinated with everyone, approved, and posted on the web page and portal at no cost to the association. This was something Tabitha was working on.

Authored Cash Basis Accounting Principles to coincide with budget operation, printed copies for board, approved, and posted on the web page and portal at no cost to the association.

Authored Homeowner Curb Appeal Policy, printed copies for board, consolidated all existing standards into one policy, approved, and posted to the web page and portal at no cost to the association.

Created Historical Information Document to capture pertinent information reference operation issues within the community, printed copies for board, approved and posted to the portal. This was Biba's idea.

Reviewed and organized two boxes of HOA historical records and began digitizing for safe keeping at no cost to the association.

Authored scope of work(s) for all services within the community for future contracts at no cost to the association.

Authored Comprehensive Collection and CCRs Violation Policy, coordinated with AMP-HOA, printed copies for board, approved, and posted to the web page and portal at no cost to the association.

Assigned numbers to common areas, associated plat tax ID numbers, changed billing address to AMP-HOA at Aiken County Treasurer and posted on the portal at no cost to the association.

Updated calendar on the portal including all pertinent actions/activities for homeowners at no cost to the association.

Authored No Solicitation Document and posted on the portal at no cost to the association. This restriction is not covered in our covenants or by-laws but is a city ordinance and we have a sign at our entrance.

Posted HOA tax returns 2020-2025 on portal at no cost to the association. Will continue posting future returns.

Created Contracts folder on portal at no cost to the association. All service contracts and/or invoices will be in this folder.

Met with AMP-HOA to identify expectations and duties that the president handles to maintain current level management charges for 2027. President handles all duties and cost at no charge to the association.

President maintains budget that separates collected revenue, reserve, and contingency funds. South Carolina does not legally require maintaining these funds in separate bank accounts; however, the IRS highly discourages comingling of funds. This is done at no cost to the association.

Authored Project Closeout Checklist to verify and validate that contractor completed project in accordance with scope of work/contract. This was done at no cost to the association.

By-laws require annual fiscal audit, so audit criteria included in the Cash Basis Accounting Principles Policy, copies for board, approved and posted on the web page and portal at no cost to the association.

Revised Facebook page at no cost to the association, Included Facebook link on our web page.

Authored Request for Proposals for lawn care services. Coordinated with AMP-HOA to receive contractor names, authored letter to contractors, mailed letters with proposals (5), received bids (2), coordinated results with board, made selection and notified contractors at no cost to the association.

Based on homeowner input requested a 20-mph speed limit sign to be installed in three locations, entrance, lower end of subdivision, at curb alts vista. City approved one 25-mph sign and installed at no cost to the association.

Submitted work request for sidewalk repair in front of unit 108 and city completed the repair at no cost to the association.

Authored Document Review and Retention Policy to comply with federal destruction and retention laws, made copies for board, approved and posted to the webpage and portal at no cost to the association.

Posted Articles of Incorporation on web page and portal at no cost to the association.

Authored QTR Board Meeting Decorum Policy, made copies for board, approved and posted to the web page and portal at no cost to the association.

Authored Dispute Resolution Policy, made copies for board, approved and posted on web page and portal at no cost to the association.

Posted Corporate Seal on the portal at no cost to the association.

Posted Deed on the portal at no cost to the association.

Posted Property Valuation on portal at no cost to the association.

Created Master Corporation Document Book that contains master corporation documents for reference at no cost to the association.

Coordinated community picnic, reserved shelter $165.00 5415-MTG Expenses, food $91.48 MTG Expenses,

Coordinated with the city to verify common area water meters and financial responsibility. The city owns them. This was dome at no cost to the association.

Coordinated with city to make sure our community road is considered for resurface project when the time comes for repair at no cost to the association.

MISSION STATEMENT

To enhance property values, maintain high-quality common areas, and foster a safe, engaged community through proactive management and transparent communication.

VISION STATEMENT

To be a premier, desirable, and harmonious neighborhood that residents are proud to call home.

Coordinated Annual Members meeting, reserve community center $150.00 5415-MTG Expenses, prepared briefing at no cost to the association.

Submitted work order with the city to repair sidewalk in front of unit 207 at no cost to the association. Still pending.

Proposed entrance enhancement and community investment to install matching brick wall with signage 9000-Reserve $3,000.00 brick wall, 7025-Wall, Fence Maintenance $1,278.92. Included in Strategic Plan, approved and funded.

Identified fencing projects, included in strategic plan, identified funding, approved, posted to the web page and portal at no cost to the association.

Unit 208 common area clean up 7045-Grounds $2,400.

Sod for common area between Unit 158/152 7045-Grounds $750.00.

Trees inside common area next to unit 106 cut down 7030-General Maintenance $1,600.00.

Resident survey: We will be sending out a survey to see if we have enough residents wanting to pursue restricting rentals/leases. This was discussed at the annual members meeting. Additionally, after more research there is not any advantage to rezone our community to 55+. City rezoning charges make this possibility cost prohibited. By-law changes will be addressed later. Mailbox discussions were tabled. There were no nominees for the board so we will operate with three.

Tim Oerman, President
The Village at Riverview

MISSION STATEMENT

To enhance property values, maintain high-quality common areas, and foster a safe, engaged community through proactive management and transparent communication.

VISION STATEMENT

To be a premier, desirable, and harmonious neighborhood that residents are proud to call home.