



Dear Riverwoods Community Association residents,

We are well into 2026 ! How time flew by – and of course we do have many updates for you that warrant this summer newsletter.

The Riverwoods Board of Directors would like to provide you with those updates, reminders, and news items.

We encourage you to visit our association website at www.riverwoodsatnewhope.org or our management company CPM's <https://home.cpm975.com/dashboard> for other updates, association documents, and useful information, or contact us directly by phone or mail.

Warm regards,
Riverwoods Board of Directors

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This wouldn't be a true Riverwoods HOA newsletter, if we didn't start with organizational updates because we held our ...

...Annual All-Resident Meeting on June 22nd

We had much success holding our meetings in the past years on the common ground at the pump station: attendance was sometimes twice vs. prior meetings at the Eagle Fire station. However, this year's weather did not cooperate. And unfortunately, neither the Eagle Fire Station nor the New Hope High School were available as options any longer. Hence our fallback plan was to hold the meeting by Zoom Video Conference instead. In the end, we had 42 residents who joined us by Zoom.

The meeting started with votes for two open positions:

Robert Foreman was up for re-election and was so confirmed by vote.
Another open position went to **Amy Toole**.

After two years as President of our HOA, Lutz Ehrlich handed over the baton to Amber Schwarz.

The current positions are:

President	Amber Schwarz
Secretary	Amy Toole
Town Home Rep.	Carol Smith
Treasurer	Robert Forman
Member At Large	Lutz Ehrlich

Please welcome Amy to the Board, and Amber to her new position as President!

The outgoing HOA President Lutz Ehrlich opened the meeting, welcomed all attending residents and provided updates/recap on some major events:

First and foremost, the “**Ravine Project**” is finally finished! This project was with us for almost 3 years. It took Engineering studies, many applications and several approvals to state and borough. It was one of the biggest projects undertaken in our HOA community.

On the right you can see the plot-plan that was used to define the pipe route, a temporary access road and location of trees (removed and remaining in place).





Here to the left you can see the “business end” of the new structure. Water is funneled through massive concrete pipes and exits to a stone field (which slows down the flow, to minimize sediment run-off into the Delaware).

The HOA Board strongly discourages visits due to the steep slope! Please remain safe and at a distance. We took this picture so *you* do not have to go there....

For comparison: the old structure is shown below.

For comparison: the old structure. Water had eroded the old retaining wall and hence future (rain) storms could have damaged trees, houses and eventually would have put us in violation of sediment run-ok restrictions. Our Doylestown Engineering Firm strongly advised us: You do not want to wait until PA-DEP (Pennsylvania Department of Environmental Protection) becomes aware, involved and then dictates what to do and how!



Hence we had decided to get ahead of things and kicked off the Ravine Project in 2023.

Restoration:

We appreciate the support of Gloria Broeker, Bob Margadonna and Anita Maximo, neighbors in our community who are certified members of the PHS (Pennsylvania Horticultural Society). They advised us what types of trees would fit best during the re-planting phase. A special thanks to Bob for providing much needed & specific instructions on tree placement in a very detailed power point.

Below you see the “before” and “after” effect of their effort.

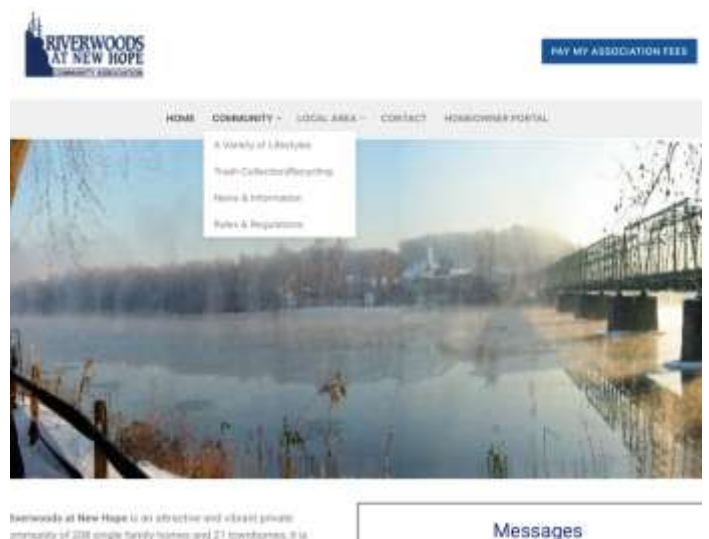


These pictures were taken in Spring, the area looks even nicer today!

And other projects/updates...

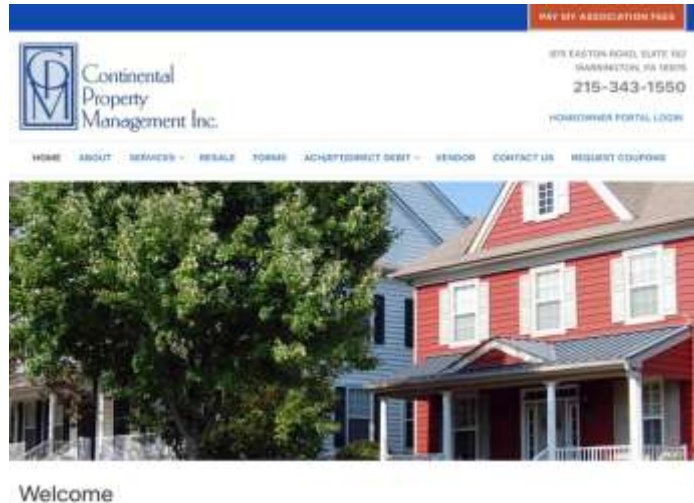
Migration of website and CPM's Vantaca

As you may recall from prior newsletters, our home page was built by Dennis Haggerty himself many years ago. Thanks, Dennis! However, maintenance on a path forward became a concern and the Board of Directors decided to have CPM's IT/Web-technician give it a once-over and migrate its contents. Of course, we tried to capture the old spirit and look!



CPM has also overhauled their own management portal and it has become very powerful! You can pay your association fees, review documents and financial reports, file architectural requests (ARC) and much more!

You find those two at:



Riverwoods at New Hope HOA
Continental Property Management

<https://riverwoodsathnewhope.org/>
<https://cpm975.com>

We encourage you to familiarize yourself with both, specifically CPM's page has a Homeowner Portal where you can see your payments, upcoming dues, file requests and much more. Please take the time to create your log-in.

Did we receive questions, raised by residents during the meeting? Of Course!

Solar – why/when can we install solar!?

Ah! We've been here before. Board member Lutz Ehrlich covered the last initiative (attempt) in 2024. To shortly recap: our bylaws were written in 1997 to explicitly prohibit solar *generically*, hence both Thermal and Photovoltaic Solar are not an option.

To overcome this, we have two choices:

1. Change our bylaws, which requires a 67%+ vote of all registered residents. This was attempted in 2024 and failed.
2. Wait for Harrisburg to implement state laws that would overrule HOA bylaws regarding such solar bans. Many other states have done so, however several attempts by legislators in Harrisburg did not reach the floor for a vote.

Given the persistent interest, we certainly *could* "Try again".

Cost for this initiative was inquired by a resident. There was none in 2024 - and there will be none if we were to try it again: the effort is driven by a resident volunteering committee, with one Board Member being a "liaison" between the Board and that committee, for legal and formal procedures. All those individuals are volunteering their time. If you are interested in becoming involved, please contact the HOA Board.

Zoom meeting vs. in-person

One resident felt strongly that an in-person meeting should have been scheduled instead of Zoom/Video. Many HOA's are holding Video-Only resident meetings, there is no clear guidance either way.

Overall, it is the Board's preference to hold our meeting indeed in person at the common grounds at the pump station: participation was much stronger each year when we did this! (One of the very few positive outcomes of Corona-Lockdown, it pushed us to consider an open space gathering)

However, the weather didn't cooperate this year and might not so in the future, either. Unfortunately, Eagle Fire station rented their communal space permanently to a Ballet School; it is unclear if it could be rented and at which cost. New Hope High School is not an option in summer, either: they are closed for school break! Furthermore, all event venues need to be big enough to allow -at maximum- **all** residents to participate, as stated in our bylaws. While we will never have *everyone* show up, we need to be prepared. Finally, we cannot move our meeting to a prior-June/past-August month since our bylaws mandate a June event. Could we change this bylaw? Sure! You guessed it: we'd need more than 67% residents vote... The Board of Directors will continue to evaluate cost and options. Please stay tuned.

Snow Removal

As you know, we moved our snow removal service to be provided by Village 2 – a cost savings move and the V2 crew knows our neighborhood very well. Double advantage.

There have been complaints that snow removal this past winter was less than ideal in certain parts of our community. One, the amount of snow received was staggering! Because of this, V2 team had to remain farther away from the curbs, else the massive amount of plowed snow could have taken out and damaged mailboxes. We will continue to work with V2 to “Fine Tune” the process.

However, a huge “**thank you**” is in order! This time around, our ask to remove cars from the street (into driveways) was met with overwhelming success. This greatly helped V2 crew to clear our roads efficiently.

Let's talk about money...

...Treasury updates (provided by Nicholas Angelini, CPM)

CPM's Nicholas Angelini reported the following reserves:

Operating Reserve	\$38,000
Common area	\$711,000

Other notable items:

Ravine Project	\$260,000
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As mentioned earlier, the Ravine Project was self-funded out of reserves and will be paid back by yearly dues over the next ~3 years. We are pleased that this major project was accomplished without any special assessment!

Our financials remain solid – and we have enough reserves to re-pave (finally) the cul-de-sacs in our neighborhood once “crack filing” becomes unattainable. We are currently *considering* 2027 for this.

In the graph to the right you can see our Homeowner fees (Single Family Homes) rising throughout the years, however quite often they remain below inflation! We continue our commitment to run our community's financials as tight as -safely- can be done.



One resident's question
(by chat) during the financial presentation

- ...questions after reviewing the financials: Page 2 shows the Operating Fund at - \$178,654 with a \$129,500 interfund receivable from reserves. What is the plan and timeline to restore the operating fund?
A: This is part of the ravine project, with a 3-4 year repayment.
- Page 3 shows Special Projects of \$252,347. Could you confirm what this funded, whether it was competitively bid, and why it ran through the operating fund vs. the replacement reserve?
A: This was the ravine project that indeed was bid out competitively by the engineering firm, three vendors replied and the lowest bidder was chosen.

- We earned \$40,342 in interest but paid \$12,271 in federal tax. Has the board evaluated tax-exempt municipal bonds to reduce the tax drag on reserves?
A: The Board of Directors currently has no intention to invest in funds or bonds, even municipality bonds, due to inherent investment risks. They may be low with Muni-Bonds ... but never the less are still present (Market Volatility, Liquidity risk, etc). Hence, CD deposits are the safest vehicle for our reserves.
- Could a homeowner request a copy of the full 2021 reserve study?
A: Of course. Please contact CPM directly (Nicholas Angelini) to discuss what exactly is of interest and how we could provide information or make available to you.

Electronic voting

A resident brought this up and the Board of Directors also observed that voting this year (moving from outside meeting where a last minute in-person voting would have been possible) on short notice to a Video-meeting format, where votes needed to be cast by email, might have hindered some votes. We did achieve quorum, so this was no issue for open position votes. However, it led one board member (Amy Toole, thanks for volunteering) to investigate and research the possibility of online voting providers which offer such service at a low cost (~30\$ per event).

This could also help us if we were to attempt a solar initiative again or work on other bylaw initiatives. Please stand by for updates!

Community Guidelines & Bylaws

Unfortunately, we had several instances in our community where residents, believing to do the right thing, ran into trouble pursuing changes without permits or against established guidelines.

Town Homes (TH)

Due to the close proximity of THs to each other, and to achieve or maintain a pleasant and uniform look, THs are very tightly regulated. *Any* outside alteration, paint or construction requires an “Architectural Request” (ARC) and receipt of approval from the HOA Board of Directors, prior to *beginning* work.

Single Family Homes (SFH)

While SFHs have much wider latitude regarding what outside changes they can implement w/o HOA involvement (homeowners still have to request and receive New Hope Boroughs’ permit for many structural changes), there are still a few rules to follow. *If in doubt: please contact us!* Send a quick email or phone call to CPM, to ensure there’s no hardship and frustration down the road.

Please help us maintain a clean, orderly neighborhood! If you could please:

- Keep your house appearance clean and well kept (mow grass, weeding)
- Do not place trash cans in the middle of your garage/driveway (SFH)!
- Don't allow your lawn crew to cut corners and blow grass and leaves into the street, where they will be swept through storm drains into our lake!

Dog Regulations

Unfortunately, we had incidents where a dog was kept unleashed and approached other dogs in an uncontrolled manner. The homeowner contacted the Burrough/New Hope Police, the PA Dog Warden and our management company CPM. We feel compelled to re-iterate our "Dog Control Policy", attached to the end of this newsletter. Please be considerate and help to keep everyone's dogs safe!

Lake: Sonar measurements

You may remember from past Summer Newsletters where we proudly documented installing Geese Deterrent lights (their flashing irritates geese at night and prevents them from taking up residency) in March 2023. And while we were at it, the lake's depth was measured using a Sonar Buoy. This was driven by the eternal concern: will our lake get shallower, due to debris, leaves, grass, increasing the "muck" at the bottom. Once the lake loses its ability to retain run-off sediments, we could be forced to dredge it: at a high cost.

One of our Geese Bouy lights had gone defect and a (\$170) replacement light needed installation. To keep cost low, Board Member Lutz Ehrlich solicited help from a SUP-friend, and once



again both "risked limb and life" to install the replacement light.

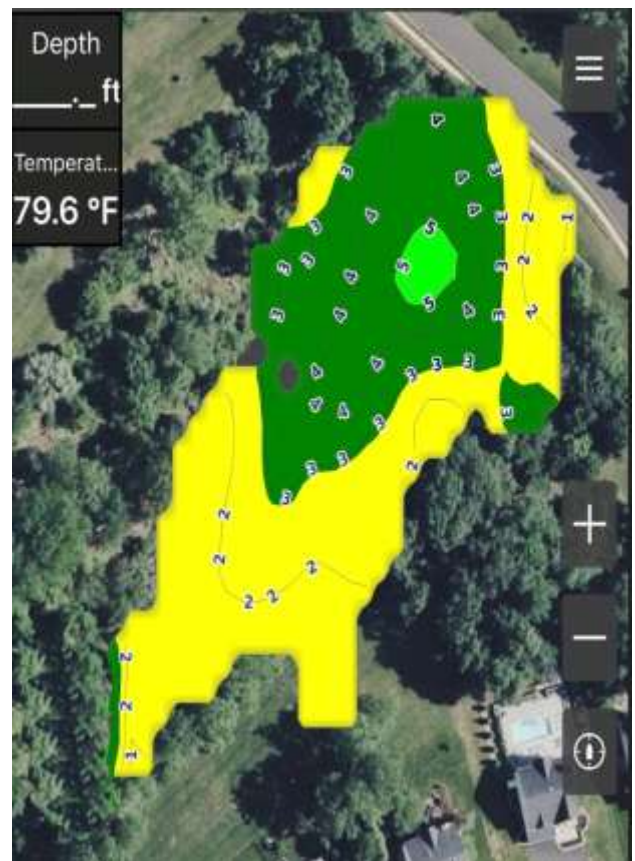


The weather was favorable that day and while they were out on the lake, they conducted a much delayed 2nd sonar mapping! It's the tiny blue ball being dragged behind the SUP board (a Board member had purchased this \$180 Garmin Sonar Bouy on his own dime with no cost to our community. It's a neat model that is used by fishing enthusiasts)

So, what happened in those 3 years? Did the lake get shallower? Well, now we have the answer:



Left: August 2023



Right: July 2026

Based on this highly non-scientific sonar mapping, it would appear that our lake is in good shape, if nothing else, it got shallower at some parts and deeper at other.

At this point, the Board of Directors does not consider taking any actions. A follow up depth evaluation would be warranted in a few years.

That's it!

Thanks for making it this far – we hope you found the information presented helpful and informative. As always: we appreciate your feedback and suggestions.

Yours,
The Riverwoods HOA Board of Directors

From our “Rules and Regulation” bylaws

DOG CONTROL POLICY

In addition to State, County and Borough of New Hope Dog Control Ordinances and resulting penalties, Riverwoods at New Hope (“Association”) has established the following Dog Control Policy.

Any violation of this Dog Control Policy may result in fines or other sanctions imposed by the Executive Board (“Board”), proportional to the seriousness and history of the violation(s), and in line with the Association’s existing enforcement procedures. In addition, the Board, in its discretion, may require an offending dog to be removed from the community or take such other actions as set forth in a written notice to the owners of the offending dog.

The Board shall not be responsible for patrolling the Association or otherwise uncovering violations of this Dog Control Policy. It must rely solely on reports and follow-up information from Unit Owners and residents. Only if everyone participates and actively reports any violations will this Dog Control Policy be meaningful and enforceable.

1. All dogs residing within or brought to the Association shall be properly controlled, carried, or leashed and must always be under the control and supervision of the dog-owner or designee. All dogs must be hard-leashed when outside in accordance with New Hope Borough Ordinance, except within private fenced-in areas.
2. All dogs residing within or brought to the Association NOT be left unattended or leashed to or otherwise secured to any stationary object at any time, except within fenced-in private lot areas.
3. All dogs residing within or brought to the Association shall be properly licensed and registered with the County of Bucks in accordance with applicable law. All dogs residing within or brought to the Association shall be properly inoculated, including with specificity, rabies, parvo, and distemper. Upon request of the Association following a written complaint, dog owners shall provide proof of inoculation from a licensed veterinarian.
4. It is the absolute duty of all dog owners or designees to remove animal waste (excrement) deposited on any lot or Common Area by the dog. Waste must be sealed in plastic bags and deposited in the Unit’s refuse container. No dog waste is to be stored outside of the Unit until trash day unless in a proper trash container secured by a lid. Furthermore, disposal of waste on any open area, Common Area or on another resident’s property is strictly prohibited.

5. All dogs residing or brought to the Association shall NOT be permitted to become a nuisance or annoyance to any other resident or Unit Owner within the Association.
6. Any incident involving a dog bite sustained by a human or another animal, within the bounds of the Association, shall be immediately reported to the State Dog

Warden as mandated by the Pennsylvania Dog Law (3 P.S. Section 459-505-A9(e)) and to the Association Management Office. Contact information for the New Hope Police is 215-348-7400 (non-emergency) or 911 (emergency-if physical injury has occurred) to report the incident, Riverwoods at New Hope may be contacted through Continental Property Management at 215-343-1550.

7. Any dog designated as a “dangerous dog” by law (3 P.S. Section 459-502-A(a.1)), or by the Board in accordance with this Dog Control Policy, shall be leashed, properly physically restrained by the dog owner, and, if necessary, muzzled to prevent it from biting any person or animal or otherwise destroying property.
8. Any dog designated as a “dangerous dog” by law (3 P.S. Section 459-502-A(a.1)) or by the Board in accordance with this Dog Control Policy, which inflicts a subsequent bite or attack on another animal or a human being, shall be permanently removed from the Community.
9. The Board reserves the right to levy fines for violation of the foregoing Dog Control Policy, and/or cause any animal determined to be dangerous or to constitute a nuisance to be permanently removed from the Association by any legal means.
10. Any damage, injury, liability and cost incurred by the Association as a result of a dog owner’s failure to comply with this Dog Control Policy, including court costs and attorney’s fees shall be the responsibility of the Owner of the Unit in which the dog resides, or the Owner of the Unit to which the dog is brought.