

RIVER BRIDGE REVIEW

January 2025

HAPPY NEW YEAR 2025

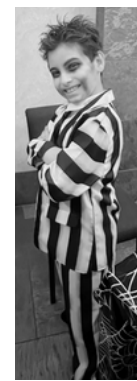
We sincerely thank everyone who participated in our events throughout 2024. It fills us with joy to see the River bridge community come together and have a great time!

Your support truly means everything to us.

But the excitement doesn't stop here!

We eagerly anticipate seeing you at our events in 2025.

Year in Review - some of our favorite moments from the past year





COMMUNITY REMINDERS

Good Neighbors Make Great Neighborhoods

ARB RESOLUTION & PROCEDURES

The ARB process from the HOA level of business continue to bog the POA/ARB and POA/Office down due to incomplete issues on the applications.....POA has made numerous attempts to correct the incomplete ARB's in order to expedite those applications through the process.

The major issue with ARB's coming from the Owners following HOA/ARB review is related to insurance issues.

In the past, the POA created a "sample" of how these applications must be completed. The example clearly notes the specific language required related to:

- additional insured
- waiver of subrogation against the Owner, HOA and POA

For whatever reason, Owners, and the ARB/HOA committees have failed to complete the application accurately, following the example of language and items as noted in the example we send out.

Please note: Going forward, HOA/ARB's must complete their reviews, make corrections with the owner and/or vendors before forwarding incomplete applications to the POA. Applications received at the POA that are incomplete or contain errors will be returned to the HOA Board Presidents via the POA mail slots.....

RESIDENT RESOURCES

You can find helpful information & documents on our website.
riverbridgepoa.org

- All POA docs & forms
- Arb Process & checklist
- HOA meetings & contact info
- Parking & Towing
- Rules & Regulations
- Welcome Packet

Residents, please take a moment to familiarize yourself with the contact details for your HOA. You can conveniently find this information on the POA website by selecting your sub association.
(Located at the top under HOA's)

Please note, if you contact the POA office for the HOA info, we will redirect you to our website.

Towing

Residents, including both Owners and Lessees, are required to familiarize themselves with the vehicle parking and towing regulations. Keep in mind that rules can vary from one sub-association to another.

When new Owners move into their units, we dedicate ample time to highlighting the existing parking rules and their enforcement. There are no justifications for Residents or guests to violate these essential regulations. Therefore, we urge all Residents to ensure that everyone in their household, as well as any guests or vendors, understands the rules specific to each sub-association. Your Board and/or Management company can help clarify these rules if needed.

Please be aware that towing will be enforced.

TRANSPONDERS

Residents of River Bridge who find themselves stuck in the lane backup at the guest/vendor entrance can bypass delays by obtaining an electronic transponder affixed to their windshield. By using these devices, they can access the "Residents" lane on the far right, which generally experiences minimal congestion. If you opt for the guest/vendor lane (the one closest to the guardhouse on the right), be prepared for potential delays. To make your entry into River Bridge smoother, consider purchasing the gate transponder for quicker access.

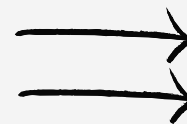
We are only able to provide a transponder to residents listed on file. If there is a new individual in your household, it is necessary to register them and obtain approval from the HOA before we can issue a transponder.

Transponders are not transferable from vehicle to vehicle. When a resident purchases and or acquires a different vehicle they must bring the new vehicle registration to the POA office and purchase a new transponder.

You can purchase a Transponder at the POA office during business hours.
Please bring

- Vehicle Registration
- Driver's License
- \$20 cash or check

Long Lines



VOLUNTEERS ARE NEEDED FOR ALL SHOWS

Volunteers are essential in bringing our shows to life. Without volunteers, there would be no more shows.

2025 SEASON LINE-UP

BOX OFFICE HOURS

Mon-Fri

1:00PM - 4:00PM

AT THE POA OFFICE

----- 🎵 🎵
cash or check only



THE BROTHERS DOOBIE JANUARY 17

The Brothers Doobie puts on an electrifying, top-notch performance, showcasing all the popular hits of the Doobie Brothers. Consistently exceeding expectations, their remarkable show is sure to impress.



"TONY SANDS" THAT'S LIFE CONCERT MARCH 15

Featured with his BIG BAND, Tony dazzles audiences everywhere with this production! The music in this performance is nothing short of AMAZING! Come sing along to the hits from the Glory Days!

He is praised not only for his uncanny vocal recreation of Sinatra, but the illusion that he creates of Ol' Blue Eyes being back! It's as if Sinatra himself walked out onto the stage.

\$50.00 PER SHOW

SINGLE TICKET INCLUDES:
TAX
SHOW
DINNER & DESSERT
& A NIGHT OF FUN

TABLE SEATING

Seating at the tables is on a first-come, first-served basis. Before buying tickets, talk to your friends to decide who will be attending and plan seating arrangements to ensure you can all sit together. Remember to inform Kristina when buying tickets if you are part of a group.



ASHLEY COOPER FEBRUARY 15

Prepare to travel back to the golden era through an exceptional one-man show that promises to astonish you. Ashley is back with new songs and a new captivating performance that will mesmerize the crowd.



JAYNE CURRY APRIL 26

What do you get when you mix Broadway vocals, high energy, hilarious observational comedy and an interactive entertainer? One of South Florida's hottest entertainers Jayne Curry!

Join Jayne on her big night out, there will be fun, laughter, dancing in your seats, special guest and much more.



BINGO

Every Wednesday
Performance Center
Doors open at 6:30 PM
Game starts at 7:00 PM

**\$10 FOR 10
GAMES,
RAFFLES & A
NIGHT OF FUN!**
**COFFEE & SNACKS
ARE PROVIDED**



Yoga Class

Mondays & Thursdays
at 7:00 pm

Please contact
Zhanetta at 561-310-0648
to register or for more info.

Breathe - Stretch - Relax

MORNING

Mondays,
Wednesdays,
Fridays & Saturdays

8:30 am

PICKLEBALL



FOR MORE INFORMATION
CALL CHRISTIE AT 561-254-4090

EVENING

Tuesdays
&
Thursdays
6:00 pm

BRIDGE BANTER



Mitchell Movement
Every Thursday
at 12:00 pm
Performance Center



If you're interested in playing morning
tennis, don't hesitate to contact me.
I'm hoping to set up a doubles group.
Thank you, Carol Cline 561-801-6544



CHAIR FITNESS

Monday, Wednesday & Friday
9:00 am to 10:00am
Performance Center

Contact Elaine to register at 561-310-6305



Men's Tennis

Mondays, Wednesdays, and Fridays
7am to 9am

Call Mike for more info (561)358-1163

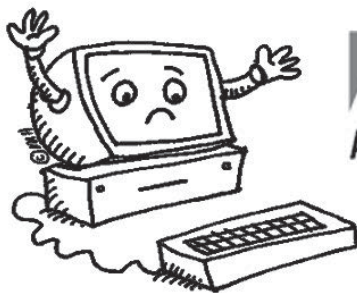


Pilates

Tuesdays & Thursdays
9:00 am to 10:00am
Performance Center

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Maye:(561)729-5955

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JANUARY 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
AC - ACTIVITIES CENTER AL - ADMN. CTR. LOBBY CR - CONFERENCE ROOM CY - COURTYARD MP- MAIN POOL PC - PERFORMANCE CENTER	PL - PARKING LOT SP - SOUTH POOL TC - TENNIS COURTS		1 Men's Tennis 7a Pickleball 8:30a – TC Private Groups 12p – AC BINGO 7p – PC	2 Pickleball 8:30a Private groups 12p – AC Bridge 12p – PC Pickleball 6p Yoga 7p-PC	3 Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC	4 Pickleball 8:30a
5	Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC Yoga – 7p- AC Poker 7p-PC	7 Mahjong 12p – PC Pickleball 6p	8 Men's Tennis 7a Pickleball 8:30a – TC Private Groups 12p – AC BINGO 7p – PC CW1 6:30P-AC EN 7:30P- AC	9 Pickleball 8:30a Private groups 12p – AC Bridge 12p – PC Pickleball 6p Yoga – 7p-AC	10 Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC	11 Pickleball 8:30a
12 RENTAL – PC BRIDAL SHOWER	Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC Yoga 7p-AC Poker 7p-PC	14 Pilates 9a-PC Mahjong 12p – PC Pickleball 6p SP 7P-AC	15 Men's Tennis 7a Pickleball 8:30a – TC Chair Ex 9a-PC Private Groups 12p – AC BINGO 7p – PC EXEC COMM 10A - CR	16 Pickleball 8:30a Private groups 12p – AC Bridge 12p – PC Pickleball 6p Yoga 7p-AC	17 Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC	18 Pickleball 8:30a
19	Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC Yoga 7p-AC Poker 7p-PC	21 Pilates 9a-PC Mahjong 12p – PC Pickleball 6p	22 Men's Tennis 7a Pickleball 8:30a – TC Chair Ex 9a-PC Private Groups 12p – AC BINGO 7p – PC	23 Pickleball 8:30a Private groups 12p – AC Bridge 12p – PC Pickleball 6p Yoga 7p-PC	24 Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC THE BROTHERS DOOBIE DINNER SHOW -PC	25 Pickleball 8:30a POA MEETING 9A- PC
26	Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC Yoga 7p-AC Poker 7p-PC	28 Pilates 9a-PC Mahjong 12p – PC Pickleball 6p	29 Men's Tennis 7a Pickleball 8:30a – TC Chair Ex 9a-PC Private Groups 12p – AC BINGO 7p – PC	30 Pickleball 8:30a Private groups 12p – AC Bridge 12p – PC Pickleball 6p Yoga 7p-PC	31 Men's Tennis 7a -TC Pickleball 8:30a Private groups 12p – AC	



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River Bridge Monthly Activity

JUNE

SALES

200 Crosswinds D2 - \$305,000
151 Hammocks Drive - \$460,000

CURRENT

PENDING SALES - 10
ACTIVE LISTINGS - 7

AVERAGE

DAYS ON MARKET

CLOSED SALES - 6
PENDING SALES - 27
ACTIVE LISTINGS - 40

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Selling
Your House?**

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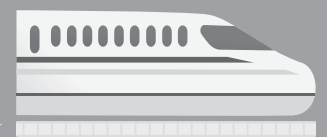


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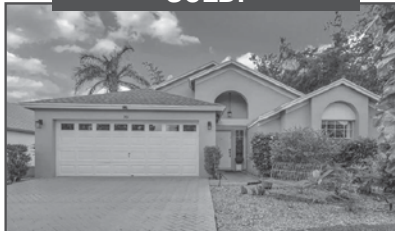
RIVER BRIDGE

*Merry Christmas
Happy Hanukkah and a
Happy New Year!*



Our Recent River Bridge Listings

SOLD!



361 HAMMOCKS TRAIL | \$463,500

COMING SOON!



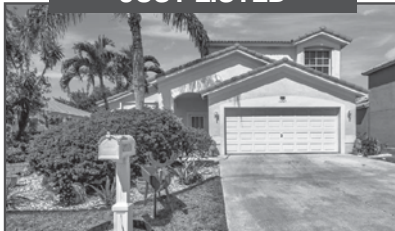
125 EGRET CIRCLE | \$599,000

BACK ON THE MARKET!



2758 POINTE CR. | \$525,000

JUST LISTED



2719 POINTE CR. | \$519,000

SOLD!



2223 SOUNDINGS COURT | \$449,000

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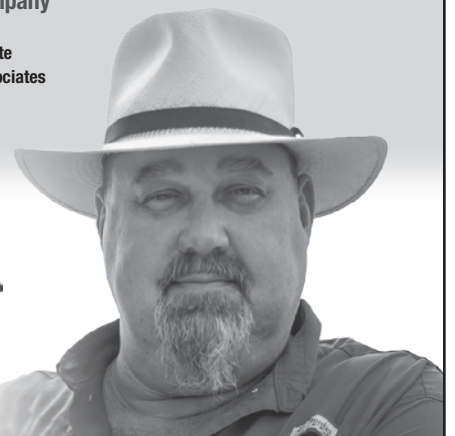
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Grateful for the Memories, Excited for
What's to Come: Wishing You a Joyous
New Year!

CLOSED DEALS IN 2024

- 165 Cove Road
- 163 Island Way
- 400 Crosswinds B1
- 1020 Island Manor
- 2807 Waters Edge Circle
- 907 Harbour Pointe Way
- 708 Harbour Point Way
- 150 Harbor Lake Circle
- 117 Harbour Lake Circle
- 2556 Egret Lake Drive
- 2866 Waters Edge Circle
- 148 Private Place
- 360 Hammocks Trail.

PENDING

- 2866 Waters Edge Circle

ACTIVE & NEW LISTING

- 2868 waters edge
- 116 private place
- 1007 island manor
- 120 Hammocks Court

As we look ahead to 2025, we're excited to continue serving you and bringing you even more innovative solutions for buying and selling real estate. Here's to a happy, healthy, and prosperous New Year!

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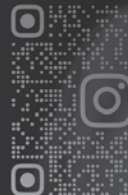
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Deputy Mayor Judy Dugo Greenacres Update



Deputy Mayor Judy Dugo

Greenacres City Council, District 3

My Special Announcement ..Taxes are NOT going to increase for our beautiful City of Greenacres!even though we have many large projects in the making, including the building of our New Youth Programs Center. We have worked as a team and can accomplish our objectives and many programs without an increase in taxes.

Always feel free to call me for any questions, 561-236-1359 and of course, Email JDugo@greenacresfl.gov

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*Minor Home Services including bringing in mail,
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OWNER
561-236-8564



Many clients in River Bridge for over 20
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DON'T PUT OF THAT JOB ANY LONGER , CALL MIKE.....HE'S RIGHT!!!



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POA HELPFUL INFORMATION



www.rbpoa.net



[riverbridgepoa](https://www.instagram.com/riverbridgepoa)

POA OFFICE HOURS

Monday - Friday
8:30 AM - 4PM
Lunch 12:00PM- 1:00PM

BOX OFFICE HOURS

Wednesdays &
Thursdays
1:00PM - 4:00PM

CONTACT US

- Property Manager pm@rbpoa.net Bill 561-968-6054
- POA Executive Assistant admin@rbpoa.net Sarita 561-968-6054
- Social Administrator social@rbpoa.net Kristina 561-968-5054

WHEN TO CONTACT US

- Security & All Security gates
- Lake maintenance
- River bridge Blvd. & related poa roads
- Landscape maintenance on the major rds.
- Poa social functions
- Main pool/south pool
- Poa amenities
- Transponders/access cards
- Clubhouse rentals
- Guest/vendor list
- Newsletter
- Notary - Contact Bill Neel

Amenity Hours

Main Pool: 7:00am - 10:00pm
South Pool: Dawn to Dusk
Fitness Center: 5:30am to 11:00pm
Billiards Room: 9:00am - 10:00 pm

Trash Talk: Keep Critters Away and Keep Your Neighborhood Neat

- Place trash/recycling by curbside before 7am on collection day.
- Do not overflow & make sure lid is shut.
- Flatten cardboard
- Remove cans promptly after pickup.

Solid Waste & Recycling Inquiries
Public Works Department
561-642-2071

Trash & Recycling SCHEDULE

TUESDAY/FRIDAY

TRASH

TUESDAY

RECYCLING

TUESDAY

YARD WASTE &
VEGETATION ONLY

TUESDAY

BULK ITEMS
CONSTRUCTION &
DEMOLITION

IMPORTANT PHONE NUMBERS

Gatehouse Voice System	561-964-1101
Gatehouse	561-969-2626
OpticalTel	855-303-4237
Palm Beach County Sheriff	561-688-3000
Non Emergency	
Post Office - Greenacres	561-649-2036
Post Office - Summit Ave	561-697-2128
Veteran's Admin	561-422-8262
Social Security Admin	800-772-1213

POA ARB MEETING

2ND FRIDAY OF EACH MONTH

Applications must be approved by your HOA first, then turned into the POA ARB for final approval

You can obtain an application by visiting our website or picking up a copy in the POA lobby. All applications for modification must include color photo of the area being modified.

Any modifications received after the meeting date will not be considered until the next meeting date