



The Scoop!

News that concerns residents of the North River Shores Community
Published by the North River Shores Property Owners' Association, Inc.

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Edited by Lou Tudor

692-3939

Turtle Spotting Contest

by Lou Tudor

OK, you nature buffs.....get your cameras ready!

Resident, association member and SCOOP advertiser, Patrick Flanigan, has given me the go ahead to start a contest. Have you seen the turtle platform in the middle of the Lake of the Pines? Patrick built it and lovingly calls it "Flanigan's Island". Thus far six turtles have been spotted enjoying their new resort amenity. (See picture below.)

Flanigan's Seafood Bar and Grill is now sponsoring a turtle spotting contest. The first resident of North River Shores to submit a picture of SEVEN or more turtles on "Flanigan's Island" will receive \$200 cash from Flanigan's! Send your submission to loutudor@yahoo.com and win!! (Patrick is the judge and will examine all entries for authenticity.)

If you don't have e-mail access, call the association number (692-3939) and leave a message for me. Good Luck and keep watching! Results will be posted in The SCOOP. *



Dredging Our Canals and Inlets

by Bob Wright

There has been a lot of concern about the dredging of our canals and inlets. We are looking for some motivated individuals to come forward and volunteer to work on a to-be-formed "Dredging Committee". The NRSPOA has a permit for dredging that can speed this process. Committee members would be expected to define the objectives for the project, research costs, state the benefits, identify funding sources and make a presentation to the board of their findings. Based upon the presentation, the board could approve this project and we could have more navigable waterways. If you are interested, come forward and help out! Please contact me directly at 919-5372. *

Boat Ramp Update

by Bob Wright

One of the many assets in this community is our boat ramp. We should feel lucky when we drive by any of the public ramps in Martin County and see the alternative.....

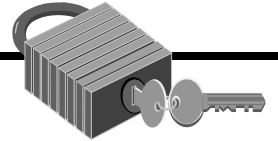
As the chairman of the boat ramp committee, I've noticed the chain left open on several occasions. This can happen when you try to do a neighbor a favor and leave it open for him. Imagine his surprise when he tries to lock the lock and discovers he does not have the key to open the lock that is on the free end of the chain! It is not un-neighborly to lock the lock after each use. After all, we each have our own key.

PROPOSED LIGHT FOR BOAT RAMP AND PIER

We have had a suggestion to put a light in the parking area near the boat ramp and pier. I have contacted FPL and they can put a directional lamp on a pole near our ramp. The intent would be to direct the light at the ramp and pier, minimizing the light cast in any other direction. This lamp could significantly improve the safety of those attempting to launch or retrieve a boat after dark. I have also had information passed to me that there have been some suspicious activities occurring in the parking lot after dark consistent with drug activity. A light might help cause this element to find another location. (Please report any suspicious activity at any location) I recognize that there may be varied response to this proposal and I am very interested in getting feedback from residents both positive and negative before we proceed. Please feel free to call the boat ramp number and express your support or concerns. I will not proceed with any new light until at least April so everyone has a chance to speak his or her mind. 919-5372.

REMINDER OF KEY EXCHANGE

On Sunday February 11th from 9AM to Noon we will be doing key exchanges for those key holders who are not signed members. This affects you only if you have a key with red paint on it and use the lock on the left side of the ramp as you face the water. Bring your old key, and \$225 to Nosaw Park and we will give you the key for 2007. It will be similar to the key you now have, but black in color. I will put both locks up until February 18th. After that date it will be the new black lock only. This does not affect you if you have a key with no paint and/or a serial number that begins in 1 dash.



NEW PHONE NUMBER DEDICATED TO THE BOAT RAMP

There is now a dedicated phone line to call for issues relating to our boat ramp. That number is 919-5372. It is my goal to personally answer as many calls as I can to address problems immediately. Some examples of reasons to call:

- Problems with the lock
- Lost your key or Found a key
- Gate is left open and you do not have the correct key to close it
- Suggestions for improvements to our ramp
- Safety problems that you may observe

If I cannot answer immediately, I'll call back within 24 hours.

*Enjoy the boat ramp! **

Membership Committee

by Bob Anderson



Greetings to all from the membership committee. Last year I had the pleasure of penning several Scoop articles. The general gist of those articles revolved around the idea of Attraction. With the New Year upon us, I would like to take a moment and re-affirm my commitment to the goal of making membership in our Association "more attractive", and review three of the ideas presented.

Recall that the principal of attraction refers to the notion that great people, ideas, opportunities, things and more, come to you, vs. you chasing them or being promotive (read selling) or acquisitive in nature. Think of Oprah. Like her or not, she is the embodiment of attraction. Every body wants what she has and all that she touches blossoms. Idea # 1 was to make membership Attractive.

Most organizations seeking to increase membership utilize a sales-based philosophy. You probably know something about how this works if you have ever bought a new car or mattress, or if you've ever received any of those annoying phone calls during the dinner hour. Idea # 2 involved "seeking to serve instead of just selling." Everyone wants to be effectively served and hardly anyone likes being sold.

Idea # 3 concerned effective-team-interaction. It was presented as a primary axiom of Attraction: Teams work best when people enjoy each other's company. I invited people to come be on the team.

So where are we on the road to making membership more attractive? Have we taken any ground, or is this all a trick to get people to join? I believe that what is important is not what one says, but one's results. What were my results for the part of the year I served? For idea # 1, I believe we (the board members) have gotten the fact that membership needs to be attractive or folks who have a choice will not want to join. The idea that "perception is reality" has sunken in.

Idea # 2 seems to be taking hold. The board has submitted a survey to find out what people think and what they want. We are still working on refining that data and using it to promote significant change. We have put up a sharp website full of useful information. We have revamped some of our boat ramp procedures to make it easier for you to reach someone when you need them. We have a new social committee chairperson who loves her job! We have a new and exciting Scoop editor! I feel blessed to

have these people serving on the board.

Idea # 3 is blooming: We had a wonderful bar-b-que where folks got together and chatted, ate, and had fun. We had a great Annual Meeting, aside from a few "gnats" in the room. There was good food and I think most of the attendees had fun. We have several new board members as a result of the elections and good things are happening. Most of the people on the board or living here as members are likable and decent human beings.

I believe we have made good on our promise of "making membership attractive". We have presented three new ideas and have positive results in each of them. We are not "there yet", but we are, I believe, on the road. This brings me to the point where I get to present a new idea. This will be the most controversial one yet, so stay tuned! *

Nosaw Harbor Dock Improvements



by George Milne

To start the New Year off right, the Maintenance and Boat Ramp committees made some improvements to the boat ramp dock.

The five boat ramp side pilings were upgraded with the installation of heavy duty dock guard bumper rails. These rails will both help to protect the pilings and, most importantly, protect the boats that dock alongside. Also, conical "pelican caps" were placed on the tops of all the pilings. This extends the life of the pilings and gives our dock a more finished appearance. Come on over and have a look!

Many thanks go to Bob Wright for his skill and assistance in working with our committee. Watch for more improvements coming soon.....*

We'd Like to Introduce...



Hi! I'm Trish Littman, your new Board secretary. Philip and I have owned a home in NRS since 2001, and have lived here full-time since 2003. I previously had the pleasure of serving you in this same capacity during most of 2005, but resigned for personal reasons. I'm happy to be back for a three-year term, focusing on the agenda and minutes for the Property Owners Association. Thank you again for this opportunity.

Just a reminder: If you wish to address the Board at a meeting, please call the POA at **692-3939**. I'll return your call with a confirmation. *



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And the Survey Says.....

In October 2006, the Board of Directors sent out a **NRS Community Input Questionnaire** to every property owner in North River Shores, with an invitation to respond to questions on several issues of importance to the future of NRS. The survey is the beginning of an investigation into what might be done to “close the gap” between the property owners who have consented to the Amended Covenants and those who have chosen not to consent.

The Board would have liked to hear from everyone, but for a voluntary survey, a remarkable 40% of the people responded (196 out of 486). 172 of the respondents own properties currently bound by the Amended Covenants (“members”) and 24 of the respondents own properties that are not bound (“non-members”). Of the 196 respondents, 92 own non-waterfront lots, 80 live on a canal and 23 live on the wide water.

In summary, the respondents overwhelmingly agree (10 to 1) that the association should continue to exist (#15), and by a margin of 3 to 1 the covenants should not be rescinded (#14). By a margin of 2 to 1, respondents believe the NRSPOA should not revert to being a totally voluntary organization and that the setback requirements should remain intact (#12 & #7). By a smaller margin of 1.5 to 1, respondents indicated they are willing to relax the fence height requirement to 6 feet instead of

4 feet (#1), with nearly an even split between whether the relaxation should apply only to non-waterfront lots or to all lots (#2 & #3). Unfortunately, non-members indicated changes in any of these areas would not be likely to cause them to become members (#6, #10, #13).

The details of the responses are summarized below (and on the next page) on a copy of the survey itself. The number in the top of each “box” represents the total number who gave that response. The two numbers below that, separated by a forward slash, indicate the breakdown of that total into the number of members followed by the number of non-members who gave that response.

YES	
109	→ 109 = Total “YES” responses to the question
91 / 18	→ 91 were members / 18 were non-members

There were also many comments provided with the surveys on a variety of topics. Space limitations prevent us from publishing them in The SCOOP, so we are working to document them (without identifying who wrote them) for publication on the NRS website.

The Board of Directors is continuing to review the data to determine what actions to take. If you have any questions about the data, you may leave a message with the nature of your question at 692-3939 and the appropriate person will return your call. *

FENCE HEIGHT		YES	NO	UNDECIDED
1.	Should we consider amending the fence height restriction for properties bound by the Amended Covenants?	109 91 / 18	71 67 / 4	7 6 / 1
<i>If you answered NO to #1, skip to question #7.</i>				
2.	Should we permit higher than the 4 feet currently allowable for ALL applications?	54 46 / 8	34 31 / 3	4 3 / 1
3.	Should we permit higher than the 4 feet currently allowable only for non-waterfront lots?	58 49 / 9	23 21 / 2	8 8 / 0
4.	How high should the fence allowance be? 5 feet?	18 16 / 2	29 26 / 3	7 6 / 1
5.	How high should the fence allowance be? 6 feet like the County?	93 78 / 15	8 8 / 0	5 4 / 1
<i>Question #6 is for those whose properties are not currently bound by the Amended Covenants.</i>				
*6.	If the fence height restriction were relaxed, would you then consent to the Amended Covenants?	1 0 / 1	9 0 / 9	6 0 / 6

* Responses to questions # 6, # 10 and # 13 were counted only for those whose properties are not bound by the Amended Covenants (non-members).

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SETBACKS		YES	NO	UNDECIDED
7.	Should we consider relaxing the setbacks?	60 48 / 12	118 109 / 9	6 5 / 1
<i>If you answered NO to #7, skip to question #11.</i>				
8.	Should we relax the side setback from 15 feet to 6 feet (same as the County)?	47 36 / 11	13 13 / 0	4 3 / 1
9.	Should we relax the waterfront setback from 75 feet (wide water) and 50 feet (canals) to 30 feet (same as the County)?	49 39 / 10	8 6 / 2	6 6 / 0
<i>Question #10 is for those whose properties are not currently bound by the Amended Covenants.</i>				
*10.	If the setbacks were relaxed, would you then consent to the Amended Covenants?	2 0 / 2	6 0 / 6	5 0 / 5
FINANCIAL SUPPORT		YES	NO	UNDECIDED
11.	Should the lien clause for non-payment of assessments be removed from the Amended Covenants?	71 58 / 13	100 97 / 3	16 10 / 6
12.	Should we revert to being a completely voluntary association by removing the requirement to pay annual assessments from the Amended Covenants?	58 45 / 13	104 100 / 4	13 9 / 4
<i>Question #13 is for those whose properties are not currently bound by the Amended Covenants.</i>				
*13.	If we revert to being a voluntary association, would you then consent to the Amended Covenants?	4 0 / 4	8 0 / 8	7 0 / 7
THE ASSOCIATION		YES	NO	UNDECIDED
14.	Should we rescind all of the Amended Covenants and become subject only to Martin County rules and regulations?	44 35 / 9	131 122 / 9	14 11 / 3
15.	Should we completely dissolve the association?	15 11 / 4	155 142 / 13	15 11 / 4

* Responses to questions # 6, # 10 and # 13 were counted only for those whose properties are not bound by the Amended Covenants (non-members).

16. What is the element that needs to be changed/eliminated more than any other? (Choose ONE)
- Fences.....49 (46 / 3)
 - Other.....40 (33 / 7)
(some are combinations of other choices)
 - The Association 29 (23 / 6)
 - Setbacks..... 21 (19 / 2)
 - Financial Support..... 18 (17 / 1)
17. What is the most important factor we should preserve about our community? (Choose ONE)
- The Association.....72 (67 / 5)
 - Setbacks.....47 (43 / 4)
 - Other.....33 (28 / 5)
(Some are combinations of other choices)
 - Financial Support..... 13 (13 / 0)
 - Fences..... 6 (6 / 0)

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2006 Financial Report

by Jim Rizzolo, Treasurer

It's the close of another great year in North River Shores. Our administration hummed along quite smoothly, invoices for the annual assessments and boat ramp fees went out with very little issue. You may have noticed that we slightly reformatted our invoices in an effort to make them more clear and easy to understand. We hope that you found them to be user friendly and accurate. Please refer to our year end financial statement (at right). Note that we have reserved additional funds for our 3-year maintenance project. Due to family needs, our maintenance director was unable to continue to implement the entire first year goals. We thank her for her tremendous effort during her term with the Board and the plans that she left with us. We have had the good fortune to appoint another maintenance director and he is currently in the process of continuing our effort. As a result, we did not spend our entire 2006 budgeted amount for the project. Additionally, we had a small net surplus left from our other budget line items. The balance of the maintenance budget combined with the net surplus from the other budget items has been dedicated to our maintenance project and, thus, the reserve for 2007. We thank all of you who have already paid your assessments and remind those of you who haven't that a late fee and interest will be applied to all accounts that were not paid by January 31, 2007. The Board is not in the business of collecting late fees and interest so please make your payment timely for the benefit of North River Shores.

<u>BALANCE SHEET</u>	
<u>ASSETS:</u>	
Cash	\$ 55,228.00
Accounts Receivable	\$ 84,825.00
Prepays	\$ 507.00
Total Assets -	<u>\$ 140,560.00</u>
<u>LIABILITIES:</u>	
Accounts Payable	\$ -
Member Deposits (Keys)	\$ 3,260.00
Prepaid Maintenance	\$ 84,825.00
Total Liabilities -	\$ 88,085.00
<u>EQUITY:</u>	
Reserves	\$ 35,011.00
Beginning Fund Balance	\$ 17,464.00
Surplus/Deficit Current Year	\$ -
Total Equity -	\$ 52,475.00
Total Liabilities & Equity -	<u>\$ 140,560.00</u>
<u>INCOME STATEMENT</u>	
<u>REVENUE:</u>	
Membership, Fees, Etc.:	\$ 87,561.00
<u>EXPENSES:</u>	
Administrative	\$ 35,366.00
Utilities	\$ 1,891.00
Building & Equipment	\$ 15,664.00
Landscape Maintenance	\$ 12,245.00
Miscellaneous	\$ -
Reserve Transfers	\$ 22,395.00
Total Expenses -	\$ 87,561.00
Surplus/(Deficit) - Current Year -	<u>\$ -</u>

Letters To The Editor

Can we start a club here?

I've noticed that many communities have started their own Red Hat Society Club and they are very popular. Could you please put a notice in The SCOOP to see if any other ladies would be interested in starting a club in North River Shores? I don't want to necessarily start the club myself, as I'm kind of shy, but maybe somebody else would be willing to take the lead.

NRS resident who wants a red hat

Dear Red Hat,

What a great idea! I'm sure there must be a lot of "mature" women looking for some Red Hat fun! I did a little homework to be sure I knew what you were talking about....typically the women are 50+ years old and enjoy one social event a month, where they all go out together dressed in red and purple. The colors are fashioned after the delightful poem by Jenny Joseph, "When I am an Old Woman." I even read some clubs accept younger women who wear pink until they are "entitled."

If anyone is interested in joining or being the "Queen" who organizes the group just let us know. You can leave a message for Lou Tudor on the association answering machine at 692-3939 or email loutudor@yahoo.com. We will be thrilled to get you together!

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NRS WEBSITE is up and running!

We are proud to announce the debut of our new and improved North River Shores website at www.northrivershoresfl.org. The site features information about our beautiful neighborhood and its amenities. We have areas for neighborhood news items, various links, FAQ's, and a great deal more. While the site is available for viewing by all, association members in good standing are invited to register. Registration entitles members to additional information and features such as the ability to download forms, submission

privileges etc. Please keep in mind that this is the debut version of the site and we are constantly making changes and adjustments in an effort to continually improve the utility of the site. Any and all suggestions as to how the site can be better made to serve users are encouraged and can be submitted through the site itself.

Special thanks to association member Rob Kaidy for obtaining the domain and designing the original site - including much of the material utilized as content on the new one. Please enjoy using the new North River Shores website! *

Regular Board meetings are held at 7 PM on the 3rd Wednesday of each month at the First Presbyterian Church on Pine Lake Dr. NRSPOA Members are welcome to attend. Any Member in good standing (all assessments paid) wishing to address the Board should call 692-3939 & leave a message not later than 12 noon the Friday before the next scheduled meeting

NRSPOA, Inc. does not have a physical office, but may be reached at (772) 692-3939, which is both a voice and fax number. IF YOU ARE SELLING YOUR HOME AND NEED AN "ESTOPPEL LETTER" FOR CLOSING, FAX THE REQUEST TO 692-3939.



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*Jim LeBlanc	- President, Government & Public Relations	Jim Rizzolo	- Communications Monitor
*Lou Tudor	- Vice President, SCOOP	Jim LeBlanc	- Deed Restrictions, Legal Activities
*Jim Rizzolo	- Treasurer, Finance & Budget, Insurance Liaison	*George Milne	- Maintenance & Special Projects
*Trish Littman	- Secretary	*Bob Wright	- Boat Ramp, Dredging, Nominating
*Bob Anderson	- Membership, Covenants Sign-up	*Gina Hartley	- Social Committee