



VOL. 2 ISSUE 3 · Q3 2024

RIVER PARK REVIEW

Official Newsletter of River Park, Ft. Worth, TX



Spectrum High Speed Fiber Internet is LIVE!

It has been a monumental effort with some challenges, as expected. We now have 10x faster Internet at a fraction of the cost!

Let's recap what this means: (detail available in attached FAQ)

- The highest speed advertised in our area was 150 Mbps, costing, on average, \$50-\$75/mo. We now have 1000 Mbps for \$37/mo. (plus <\$3 taxes).
- This is a bulk contract between Spectrum and the HOA, voted in by residents and locked in for 7 years. See FAQ for detail.
- Every home is included in the contract and should leverage this new service now. If you choose not to, you will still be responsible for your portion of the HOA contract billing.
- As a result of issues with infrastructure work, we are requesting an extension to the first bill while fixes were required.
- You will be assessed for the months negotiated for 2024 in a one-time bill to be delivered this month.
- For 2025 and beyond, all homeowners' annual Spectrum Internet costs will be billed along with your annual HOA dues.
- The contract also includes the basic Spectrum TV package at no additional cost. See FAQs for details.
- Call [833.949.0036] to initiate service if you haven't already and let them know you are part of a bulk service agreement.

Please don't hesitate to reach out if you have questions or issues.



Entrance Gate Access

The front gate code changes quarterly based on a formula you can get from a RiverPark Facebook search, Legacy Management or a Board member. We will not make it public here. We will post the temporary access codes in the newsletter going forward for your convenience. >>>

There is an option to manage the gate from an app on your phone. If you have not already, download this app and contact Ryan at Legacy Management to set up your access.



Spectrum Live!

JULY 20

Landscape Design Walk-through with HOA Board

SEPTEMBER 24

HH at the English's

OCTOBER 24: 5:30-7:30PM

Holiday Party

TBD

Happy hours are not HOA-sponsored events however, if you are interested in hosting Happy Hour please let us know and we will be happy to advertise it for you!

GATE CODES

Q3'24 = 5824

Q4'24 = 6224



Dog-Friendly Neighborhood 🐕

The new park gate has been installed and is ready for use. Those who want to let their dogs off-leash in the park can do so if, 1) the park is not being used by neighbors who do not have dogs or whose dogs are leashed and 2) you close the gate before you unleash your dog. Please latch the gate to open when finished as it is the intention the park is open as a default. Please note that dog owners are responsible for any incident should one arise and the River Park HOA assumes no liability.

It is a city ordinance that dogs are kept on a leash in the neighborhood when not in the park under the above conditions. We continue to receive reports of unleashed dogs running after owners walking their leashed dogs. This is both dangerous and frightening for neighbors. Please leash your dogs! We appreciate your understanding of our efforts to meet the needs of all in the neighborhood.

Entrance Security

After incidents of the gate being hit and a limitation of one camera, we are updating our system and procuring a new multi-camera package to better secure the entrance to our community. More to come on this.

New Neighbor *WELCOME*

We always want to welcome new owners in our neighborhood both with valuable information and a welcome gift. However, the process continues to be a challenge to get new owners information once closed and they don't always reach out to us. Please note we continue working to improve the process.

Neighborhood Committees

In the 2023 survey, many of you told us of your interest in serving on a committee. We appreciate that this takes time in your busy schedule. We are seeking participants to assist with Social/Welcome and Landscaping activities for River Park. Please reach out if interested.

Service Referrals



These are recommendations from residents and have not been vetted or endorsed by the HOA Board

- AC/Heating - Burke Mechanical - Brad (owner) 817) 202-0033
- Plumbing - Yokeley Plumbing - Luke (owner): (817) 366-7758
- Tree cutting/trimming - MTZ - Juan (owner): (817) 449-6222
- Window Wash - Lone Star Glass & Gutter - James - (682) 309-2829
- Landscape/Maintenance - Greenspace - Fransisco (817) 480-9501
- Landscape/Maintenance - The Yard Man - Filemon (817) 614-8127
- Landscape/Maintenance - Earthworks - Jacob - (682) 240-8585

Board Corner

IN THE WORKS

- Spectrum!
 - Infrastructure fixes
 - Landscape repair
 - Billing negotiation
- New park gate installation
- Enlisting a landscape artist to help with median beds
- Managing front gate issues
- Installing new entrance cameras for greater security
- Cleaning lights at entrance
- Managing Yard of the Month
- Creating new welcome information packet
- Developing a vendor annual evaluation process





Spectrum Internet Proposal FAQ
Special Meeting scheduled for Sept. 27 @ 6:30pm

Several neighbors have reached out with questions regarding the upcoming special meeting and vote regarding the Spectrum Internet Proposal. As a result, we have compiled the following FAQs in an effort to circumvent those and other questions. Please also be reminded that all information including the Spectrum presentation from previous meetings, the meeting minutes from those meetings and a recorded video of one of those meetings are available for you to view on the home page of the [River Park HOA website](#).

Q: Does the ballot mailed to homes include both the right of the HOA board to enter into a bulk service agreement as well as agreeing to the Spectrum proposal

A: Yes, both are included on the ballot.

Q: How much does this Spectrum proposal cost compared to what we pay today for Internet?

A: We can't speak to what each of you pays. However, it's typically between \$50-\$75/ month (\$600-900/year) for a standard (non-business) Internet package available in our neighborhood today. This proposal both decreases that cost but also includes a \$200 per household signing bonus which is built back into the 7-yr contract and thus the annual assessment per household. This allows us to keep the monthly cost flat at a \$37 per month (pre-tax) or an annual fee of \$444 (pre-tax) over all 7 years. This package includes the basic cable package as well for what should be a significant savings for higher speed Internet for all residents.

Q: How does this Spectrum Internet compare in speed to what we have today?

A: For standard (non-business) Internet, the highest advertised speed for River Park is ~150 Mbps though most are 100 Mbps. This would include fiber optics and a speed of 1000 Mbps, approximately 10x current speeds.

Q: Does this proposal include all of the HOA residents.

A: Yes, the Spectrum contract would be with the River Park HOA, not with each separate resident. The Internet fees would be charged annually as part of your HOA dues. If voted in, ALL River Park residents will be assessed regardless of whether they decide to individually go with a separate provider.

Q: Is the pre-tax \$444/year added to our HOA dues be in addition to our individual Internet charges?

A: No, the pre-tax \$444/year assessed as part of your dues would replace your current Internet (and potentially TV) monthly charges unless you decide to continue with your own individual Internet provider outside of what's being provided by Spectrum in this proposal and then you would pay both.

Q: Do I have to use Spectrum if this is voted in?

A: No, you can choose to "turn off" Spectrum for your home and procure your own independent Internet (and/or TV) service with another provider however you would still be assessed the pre-tax \$444/yr. as the agreement with Spectrum is only available to us as a bulk agreement including all River Park homes.

Q: Are there additional infrastructure implementation charges?

A: No, a benefit to the 7-year bulk service agreement, is the infrastructure costs are already included..

Q: Does the proposal include Spectrum TV?

A: Yes, it includes the basic Spectrum TV package. (Reference slides on HOA website for channel list). To access additional channels, you would need to upgrade and pay for the difference individually.

Q: (Updated question from below) If I have an AT&T email address, may I keep it with Spectrum?

A: AT&T has said if you have an AT&T email address, you can keep it if you have cell service with them.

Q: What if I move mid-year? Is there a pro-rated reimbursement?

A: Yes, as with HOA dues, there is a pro-rated credit and the new resident will pay the pro-rated difference.

Previous Q&A from August information meetings:

Q: Does Spectrum offer a landline phone?

A: Yes, through a digital modem. It would be discounted with the Spectrum Internet bundle proposed here. There are no additional fees for the phone as with other providers. It's a flat rate per month negotiated between Spectrum and homeowner.

Q: Will Spectrum need to dig into our yards

A: There will be some digging required. Spectrum will create a design plan to be approved by the RP HOA and will replace anything dug up with same or better.

Q: Is in-home wiring required?

A: Yes. Each home will have their own installation scheduled and will need to choose where their fiber will come into the house. A regular install is \$199, but Spectrum will waive this fee as a part of this proposal.

Q: Will they remove the AT&T boxes currently in our neighborhood?

A: No, they cannot remove another providers infrastructure and they will likely want it to stay in the event of any future opportunities

Q: What if you're already under contract with another provider?

A: There are no contract buyouts. The resident will have to contact their provider. Based on our research, most providers allow you to cancel an existing residential contract at no charge.

Q: For the TV service included in this proposal (optional), do the extended packages available include the local network channels?

A: You can get them on a separate TV package if desired.

Q: If your email is currently on ATT (att.net), will it have to change?

A: That's an ATT question. Though, if your email is browser based and not on an app, you should still be able to access via a browser.

Q: Do other neighborhoods in our area have this?

A: Others have Spectrum but not with this bulk (all-in) deal. It is in Spectrum's interest to update our outdated infrastructure and thus this deeply discounted proposal.

Q: Will there be anything additional in our yards that isn't currently there?

A: Spectrum "pedestals" on the properties will be required to run the fiber to the homes. The design team will propose where they should go. In most cases will likely go where current AT&T equipment is but if it needs to move somewhere else, this can be discussed.

Q: Every home doesn't currently have a utility box; will they have to going forward?

A: No, it will mirror what we have now.

Q: Is this proposal an all or none proposal meaning all 61 homes must participate?

A: Yes. If you choose not to use Spectrum, it can be turned off and you can use another provider. However, you WILL still be assessed the cost for Spectrum if this proposal is approved.

Q: Is there typically an "out" for a contract if your HOA is requiring you to go with another provider?

A: (Spectrum) Typically (no guarantees) you are only assessed for what you've used. Most providers will allow you to terminate in this type of situation. However, if you're using Direct TV video service, they may have contract cancellation costs.

Q: How are we going to get to people who are not on these meetings?

A: We will post the meeting minutes with both decks and the video of this meeting and will be available to sit with anyone who needs further explanation.