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RiverClub

- The team has pressure washed a portion of the pool deck that was riddled with berries from the overhanging trees. The rest of the pool deck was in good shape and did not require pressure washing.
- The bathroom doors were in a desperate need of painting. The team removed all hardware and painted both doors.
- All the rental kayaks were pressure washed to ensure they are prepared for the upcoming season.
- The team has pressure washed the entry sign to the RiverClub. We will continue to monitor to ensure it is done in a timelier manner.
- The covers of all ceiling speakers are metal and magnetized to the ceiling. The team removed and cleaned all covers.



RiverHouse

- All lights in the gym and rental area have been replaced with more efficient and longer lasting LED's. They will provide both areas with more lighting.
- The ballet room walls needed some attention. The team painted all the walls and will monitor this area for future applications.

- The team finished painting the bathroom doors at the RiverHouse. All have been inspected during and any replacement parts will be ordered soon. The entrance gates have been painted. Some of the gutters had paint rubbed off them from several trees brushing against them. The team was able to access and get them painted.
- One of the doors interior mechanisms on the handle was damaged after removing for painting. We were able to repair it and it's working correctly.
- We acquired a proposal from the AC vendor to have the belts changed on one of the units for the RiverHouse. Seeing that it was overpriced, the team source and replaced the belt in house and have spares for reoccurring maintenance.
- The new blinds for the office have been installed. We will continually monitor these to ensure they work properly and that the staff is familiar with their proper use to mitigate the need for more in the future.
- The handicap chairs for the pools have holes on the pool deck from installing them along side the pool. The team was able to source adequate covers for the holes and reduce the potential for a tripping hazard.
- The guest service desk lights have been installed. We are working to bring a suitable replacement for the rest of the exterior lights to the board for approval. A test light was purchased for the lighting on the stairs. All parking lot lights were cleaned to ensure adequate coverage.

Thank you for taking the time to review this issue of the Landscape and Maintenance Review. Please continue to stay tuned as we bring you these updates on a regular basis.

Our goal is to keep the community as informed as possible about the work going on throughout all three CDD's.



Common Areas

Community Lighting

- All the lights on RiverWalk Blvd have been retrofitted with the new LED bulbs and sockets.
- The lights for retrofitting the Landings have been ordered. Once acquired, we will schedule their installation.
- We are moving through the community and identifying any light posts that have had their bases damaged or removed in the past. This week we replaced on Rawlings Road.

Welcome Center Waterfall

- The electrical cabinet has been removed and all existing pumps have been loosened in preparation for removal.

Pressure Washing

- All kiosks have been thoroughly pressure washed and we are continually monitoring these areas for the presence of wasps or insects.
- The team attempted to pressure wash an area in Main Street district that had rust stains from an unknown source. We were unable to remove the stains but will continue to do some research to find suitable procedures for its removal.

Ponds

- Some of the ponds have been identified to have washouts occurring along their banks. We are working with a vendor and the developer to have these repaired and mitigated in the future.



Irrigation:

- In April clocks will be reset to 3 days per week depending on weather conditions.
- Zoiysa and Bermuda areas are running more frequently at lower times per zone to help with fertilization efforts.
- Pip at Manor that was damaged by construction crew was repaired.
- Investigated Northlake 1 & 2 wiring issues, as there were shorts throughout the system.

Maintenance:

Monday:

- Mowing operations at Northlake, Haven, Estates, and new section down Main Street.
- Mowing operations at RiverHouse
- Big area mowing at RiverHouse soccer field, center island near RH to roundabout at 13, and the two island near Sternwheel.

Tuesday:

- Mowing operations at RiverClub, Landings, Arbors/OBT roundabout, and Arbors
- Big area mowing at Landing field

Wednesday:

- Mowing operations OBT roundabout to Welcome Center, at Keystone Corners, WaterSong, High Pointe, and Manor
- Non-selective herbicide applied at front of Landings and Park area and Riverside Estates

Thursday:

- Mowing operations at OBT to Riverwalk
- Northlake (weed control and trimming)
- Crack weed control along Longleaf
- Re-installed palm tree at High Pointe pond that fell

Friday:

- Mowing operations at OBT to Riverwalk, Groves, Enclaves, Homestead and Longleaf
- Sprayed non-selective herbicide in beds around Pond "C" and the Retreat
- Installed plants at entrance of the Retreat
- Fixed berm area along Keystone that was damaged by machine.

Fertilizer/chemicals/mulch:

- The turf is responding well to fertilization and treatments with almost all areas starting to green up. More frequent mowing will eliminate the remaining brown tops from winter.
- Fertilization for the April round will be continued.
- The mulching process is almost complete. There are some areas to finish.

Annuals:

- Flowers have been installed; we will have to circle back to some of the beds due to damage from the storm.