



TABLE OF CONTENTS

RiverClub

RiverHouse

Common Areas

Landscaping with VerdeGo



IMPORTANT LINKS

[Community Contacts](#)

[Common Q & A](#)

[RiverTown Road Ownership](#)

[RiverTown CDD Boundaries](#)

[RiverTown Golf Cart Map](#)

[www.RiverTownAmenities.com](http://www.RiverTownAmenities.com)



RiverClub

- The golf cart parking bollards have been repaired. The plates were welded back into place in house. We will continue to monitor for additional needs.
- The pool shower pole welds broke at the bottom where it connects to the plate. We were able to weld parts of the tube back to the plate and weld some brackets on allowing for additional support.
- The entire building was thoroughly pressure washed, removing all cobwebs and bug debris. While this was occurring, the team also cleaned all windows. We will be pressure washing bi-weekly to ensure the facility is up to standard.
- The pump room has been sprayed for all weeds. The team will be addressing all the items within the coming weeks to relocate any non-essential items from the pump room.
- The ice machine was completely disassembled, disinfected, sanitized, and reassembled. The team will place this on a reoccurring maintenance schedule.
- The AC in the kitchen was not operating properly. We contacted a vendor, and they repaired the issue. We will continue to monitor.
- The café bar, café kitchen door and all bathroom doors have been touched up with paint. We are looking into future needs to paint the building as a whole and will ensure the boards are aware once we have an idea of costs and timelines for doing so.



RiverHouse

- The slide is having an issue allowing adults down the slide. We have had a pool specialist come out to inspect and he suggested removal of the plumbing to unclog the pipes. We have received one proposal and are awaiting additional.
- The gate hinge leading to the slide that had broken has been welded back together. This repair, along with greasing the hinges should allow for the prolonged longevity of the gate.
- The lap pool had its Stenner Pump go out. We were able to get the chemical provider on site and that pump was fixed within two days, allowing for the pool to stay open.
- The spigot that supplies water to the ADA lift near the family pool has been repaired. The plumber was able to dig out and replace the entire assembly underground. The additional spigot is on order and will be replaced as soon as the schedule allows.
- It has been reported that some of the cushions on the gym equipment have been torn due to wear and tear. Parts have been ordered and we are awaiting arrival.
- We are working on a potential solution for the hill at the RiverHouse playground. The area is heavily trafficked and is difficult to keep vegetation on. We will bring a potential solution to the board as soon as we receive one.
- Due to the recent weather pattern, the painting of the pergolas has been delayed. We are still constant contact with the vendor to ensure it is completed as soon as possible.



Common Areas

Community Lighting

- Additional lights have been ordered for the Lakes area. We are nearly done with the project and are tracking to be under budget.
- We have received one concern regarding the new lights. This light was in front of a house on Rambling Water Run. We were able to purchase a bulb that followed our LED project idea but was slightly dimmer and warmer in color. We will ensure that any complaints such as this are monitored, and lights changed as needed.

Welcome Center Waterfall

- The vendor has informed us that the final pump for the waterfall has been assembled and is ready for pickup. They are, tentatively, scheduling us for August 1<sup>st</sup> to install the pump and have the waterfall up and running.

RiverFront Park

- We have received a proposal to regrade the mountain bike path within the park. This will be submitted at the August meeting.

Painting

- The vendor chosen to paint the entry monument along KeyStone Corners and LongLeaf Pine has been notified. We are currently scheduled to have the project begin in October.

News from



Irrigation:

- Clocks are set to 3-4 days a week. We will monitor for any adjustments.
- We are watching the rain and will adjust if irrigation is not needed. Controllers do have rain sensors and E.T. (Evaporational Transpiration).
- Mainline at Homestead field has been repaired. Mainline at the Welcome Center has been repaired as well. We are monitoring the area at the Welcome Center near the construction for any breaks.

Maintenance:

Monday:

- RiverHouse – Crew started inside pool area with weed pulling and spraying. Also focused on the area around the tennis court, weeds pulled and sprayed.
- RiverHouse Pond – Drainage and SOD added to the pond bank. Area was near OBT and Thistlewood. This will stop any washouts and prevent any future damages.
- New Section of Main Street – Crew started at the end and hand pulled weeds form berms, pulled runners from tree rings. This was followed up with spray.

Tuesday:

- High Pointe – Started at the entrance with weed pulling and spraying. The JEA lift station was an area of concern, we removed all weeds and installed fresh pine straw. Next spot was the pathway from HP to Manor. We pushed back wood line to open buffer area; it was followed up with spray. Pond was serviced and beds around cleaned.
- RiverClub – Follow up insecticide treatment was completed inside the pool area and nearby sidewalks.

Wednesday:

- Keystone Corners – Crew hand pulled weeds along berm, followed up with spraying for weeds. Ponds along KC will be mowed week of 8/8.
- Manor – Crew started at the entrance with weed pulling and pushing back wood line to open the common area. Followed up with spray. We repeated this process through to the other entrance of the Manor.

Thursday:

- Homestead – Crews pushed through Indian Grass Drive and Adventure Park with hand pulling weeds, spraying, and trimming of shrubs near homes.
- Northlake – Started on the big side of NL with two crews, pulling weeds and spraying all beds. Third crew started and finished beds around small side of NL. We paid close attention to the smaller common areas next to homes. I will make sure that moving forward these areas are maintained and checked.

Friday:

- Landings – Mowing was an issue here, missing areas. We made sure that all of Landings was mowed. We had a crew hand pull weeds out of juniper and shrubs as well.
- Northlake – We pushed to complete all beds and pond bank beds. We had crews hand pull throughout all beds. Also, installed pine straw along Narrowleaf and Sanderson common bed.

Saturday/Sunday

- Multiple areas were serviced with detail and weed operations like Preserves, Cloverbrook, both roundabouts on 13, Longleaf (crack weeds and beds), Kendell Crossing, and Riverwalk Blvd.

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.