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



RiverClub

- The entirety of the RiverClub has been pressure washed along with the Kayak Storage building. The team will monitor this for additional needs.
- The café bar, café kitchen door and all bathroom doors have been touched up. 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

- Over time, the pools develop a “scum” line along the tiles. The team cleaned all tiles and will continue to monitor for additional needs.
- In addition to the equipment cushions in the gym, it was also reported that one of the cables within a machine was beginning to fray. The team investigated and found that they were able to file down the exposed cables without harming the integrity of the machine.
- One of the couches in the RiverHouse lost a leg some time ago. The team has been monitoring their previous repair and found that the leg was not suitable. They have repaired it once again and will monitor it to ensure its adequacy.



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.

Community Sidewalk Pavers

- The team is currently working to pressure wash all sidewalk pavers to ensure the safety of the residents. These areas build up algae and dirt over time and will need periodic maintenance.

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).
- Irrigation Technicians are doing scheduled wet checks and following hot spots. We have adjusted times on areas that stay wet, to avoid over watering and fungus. New sodded areas and new flowers are being watered properly.

Maintenance:

Monday:

- Mowing operations at RiverHouse to 2<sup>nd</sup> roundabout, along Riverwalk, on Keystone Corners, High Pointe, Manor, and WaterSong.
- Detail crew hand pulled weeds around RiverHouse beds and playground areas.
- New section of Main Street had some weed issues. Crew hand pulled weeds and sprayed berms.

Tuesday:

- Mowing operations at OBT to RiverHouse, along RiverTown Main (including new section at the end)
- Detail operations at RiverClub to circle. Crew hand pulled weeds throughout RiverClub. Pool was trimmed and weeds pulled. Crack weeds were removed and sprayed. Vesta noted that there was an ant issue, we applied an insecticide to all areas of concern.

Wednesday:

- Due to the excessive rain we received, we pushed our focus to detail and weed removals. We had crews start at Welcome Center and finish at the OBT circle. We hand pulled weeds/vines throughout. Trimmed grasses that were encroaching onto sidewalks for pedestrian clearance.
- Crews continued Northlake bed clean ups around Big Northlake pond.

Thursday:

- Crews continued Northlake beds; they were able to finish all beds on the park side of Northlake. Beds were trimmed, cleaned for weeds, and sprayed.
- Mowing operations at Homestead. This area was not saturated with water, so we decided to continue our mowing.

Friday:

- Mowing and detail operations at the Landings. The juniper beds had some weed issues, crew hand pulled throughout all beds. Shrubs were trimmed and vines pulled.
- Mowing operations at Welcome Center to OBT circle. We mowed this area because we could not earlier in the week due to rain.

Saturday

- Crew sprayed all RiverHouse perimeter. Pond “C” was completely serviced. Trimmed, weeds pulled and sprayed.

Fertilizer/chemicals/mulch/annuals:

- Turf weeds are being sprayed; our focus was all of Kendell Crossing due to high weed pressure. This was completed.
- New annuals were installed.

Lawn Care Reminder

As a friendly reminder residents and landscapers are to keep grass clippings out of the street and the storm drains. Blowing grass and other yard debris into the street, or storm drainage system is a violation of the city’s littering and stormwater ordinances.

Grass clippings, leaves, and other lawn debris can clog storm drains, resulting in street and private property flooding. Also, storm drains flow directly to ponds untreated. Grass clippings add unnecessary nutrients, which help feed harmful algal blooms. In addition to environmental harm, you may be creating a safety hazard. When blown into the street, clippings can create a slippery and dangerous surface for traveling motorcyclists and bicyclists.

Using a mulching mower puts clippings back into the turf and keeps the nutrients where they belong. Should you choose to use a discharging mower, please be sure to point the blower toward your property (away from the street) to prevent clippings from leaving the lawn. You may also choose to bag your clippings, but they may not be disposed of in your regular refuse containers. Residents are encouraged to compost clippings on their property when able to do so.

When finished mowing, please be sure to use a blower, broom, or rake to clean up any grass clippings or debris that have inadvertently made their way into the street, sidewalk, or storm drain. Thank you in advance for your cooperation and have a wonderful weekend.

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.