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RiverClub

- We have received proposals to repair the coping around the pool. The coping has begun to separate from the edge of the pool and is at risk of falling in. The vendor will be starting the repair on 11/01.
- The outlets and lighting have been inspected at the amphitheater to ensure event planning can adequately utilize the space.
- Some of the fencing around the facility has wires that run through it. These tend to become loose and/or break over time. We currently have 4 cables that need to be repaired. We are still awaiting the arrival of the tool to properly repair and replace components on the fencing. Once it arrives, we will repair the areas.
- Two additional slots have been added to the kayak storage shed. We were able to free up some space and provide additional residents with storage solutions for their kayaks.
- It has been discovered that all the countertops are not secured properly. The team has inspected, repaired and reattached all the countertops.
- The pavers at the northern most firepit are beginning to sink. We have contacted vendors and received proposals for the project. We will be scheduling this for repair soon.



RiverHouse

- We have contacted the vendor chosen to repair the slide and they have tentatively scheduled us for 10/28, depending on weather and equipment availability.
- There is a large beam at the entrance doors to the rental area of the RiverHouse that has begun to sag. We have contacted multiple general contractors and are awaiting proposals. Once acquired, we will present them to the boards.
- One of the hand dryers in the family/handicap bathroom in the rental area of the RiverHouse had its porcelain start to deteriorate. We were able to source another hand dryer and use the face plate to repair the issue. This leaves us with new internal parts to use if another dryer breaks.
- The court watering times have been adjusted to accommodate adjustments to playing time. As the fall/winter weather creeps in, we will adjust to ensure the courts do not stay wet too long.
- The main access gate to the pools continues to break. The most recent repair, we placed a 4x4 piece of wood into the aluminum rail, in hopes that the screws holding the hinges and shocks on, will have a better opportunity to withstand the rigors of the daily use. We will continue to monitor for additional needs.



Common Areas

Signage

- One of the “No Golf Cart” signs at NorthLake Park was ran over. The team was able to reinstall and will monitor for additional needs.

Welcome Center Waterfall

- The vendor attempted the final install of the pump but discovered that the wall had bowed in too far and is not allowing for proper alignment of the original piping. He has been able to acquire a fitting that will allow for an offset to be installed and to mate the plumbing correctly.

Pressure Washing

- The team has pressure washed parts of the RiverClub parking lot, the Welcome Center Waterfall and the WaterSong Waterfall.

RiverFront Park

- An electrical component had some exposed wires on the dock. The team assessed and repaired the issue.

- Due to someone climbing the pier and opening the hatch at the top, the team had to install and lock to disallow any further issues. We are monitoring this to ensure no other issue occur.

Reclaim Signs

- In communication with JEA, we were notified that CR244 (Longleaf Pine Pkwy) required a double sided, reclaim water sign every 1000 ft. We have installed as many as we had on hand and are working with a vendor to order more. Once acquired, we will ensure all signs are placed.

Outfall Cleaning

- The team, along with the District Engineer, have been diligently inspecting and cleaning any of the pond outfalls that have been found and require it. We will continue to address this as issues arise.

News from



Irrigation:

- Technicians have been running through system and making repairs as we go.
- All clocks have been turned back on from being shut off from Hurricane Ian.
- Lead technician is working with IQ system to help system run more efficiently.
- Yellowstone and CDD staff are working on different options to help make the system more efficient and save on the annual water cost.

Maintenance:

- Our maintenance team has mowed all common grounds and are learning the feel for the community.
- We have started to detail the RiverHouse and RiverClub.
- Team is spraying for weeds throughout the community and trimming shrubs.
- Team has cleaned up debris from Hurricane Ian during the first week on property.
- Enhancement crew has been standing trees that have fallen from the storm with tree braces and straps.
- Team will be hand-pulling weeds each week that are overgrown in shrubs and roses.
- Annual flowers will be pulled, and a large amount of soil will be added to each bed to raise them before the next rotation is installed. The low beds have caused the flowers in the past to decline prematurely and not show off as intended. This is caused by the flowers staying too saturated which causes the roots to rot.
- Proper mowing heights for each type of turf will be achieved throughout the winter and early spring months. Because of this you will see scalping occasionally until the proper height is achieved.

Turf and Chemical Applications:

- Our technicians will be fertilizing the entire property this month with 0-0-62 with micros. No nitrogen will be applied until next spring when the turf is coming back out of dormancy.
- Treating turf weeds throughout community. Seasonal weeds such as chamber bitter is popping up in a lot of areas already.
- The turf is starting to go dormant. You will see the turf color gradually start to fade.

Arbor:

- Our Arbor team has been out removing trees and debris from Hurricane Ian.
- They have lifted all trees on RiverTown Blvd and started on the RiverHouse.
- We will continue to lift low-hanging trees throughout community each week for line of site issues, safety issues, aesthetics, and improved tree health with balanced weight distribution from the branches.

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.