

RIVERTOWN

Maintenance and Landscaping Review

October 8th, 2021

Issue 5

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IMPORTANT LINKS

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- [RiverTown CDD Boundaries](#)



RiverClub

- The cupola awning has been installed and the bulbs in the chandelier have been removed.
- A damaged up-light in one of the beds and a GFI have been replaced around the pool deck.
- The glass has been removed from the fire pit and replaced with lava rock. The fire pits have also been tested for functionality and are in good working order.
- The building is scheduled for pressure washing on October 5th. This will include the garage doors and all exterior sides of the building.
- A drainpipe has been installed in the left side of the parking lot to potentially mitigate the water that collects in that area.
- Caution! There has been an alligator making its home near the kayak launch at the RiverClub. We are monitoring its presence but can do nothing to remove it due to its location. We are investigating additional signage that can be placed concerning wildlife.



RiverHouse

- A new battery was installed at the pool gate, but the button is still intermittent. We are working on ordering a new button.
- The entire building is scheduled for pressure washing on October 11th.
- We are working with a vendor to have all the lounges re-slung.
- The deposit has been paid for the umbrellas. We are awaiting a pickup date from the company.

Street Light Reporting to FPL

Visit: [Reporting Streetlights](#)

- Click on “Create New Report”
- Click on Continue
- Type in your name and phone number
- Type in the address of the outage and choose continue
- Select the point on the map to aid in the location process
- Click confirm
- Type in closest City (St. Johns)
- Under Trouble with light choose “off at night”
- Number of lights choose the amount and hit continue
- Make selections under Lighting detail specific to the questions
- Submit email address and click submit report



Common Areas

Streetlights

- An electrician has started troubleshooting all CDD owned lights. They have repaired the bulk of the out lights near Main Street District. We are still awaiting reports for the ones along RiverTown Main and Orange Branch Trail.

Pressure Washing

- The pressure washing of common areas and main roads is still ongoing.

Street Signs

- Sun Dancer Signs has picked up all the damaged signs. We are awaiting replacement or repair. We do not have an install date yet.

Golf Cart Stencils

- The remainder of the “no golf cart” stencils are in progress of being completed.

Waterfall Light at Entry

- The waterfall light at the entry to RiverTown off Longleaf is out. We are working with a vendor to have that repaired.

RiverTown Benches

- All the benches in RiverTown are getting repaired and repainted by the maintenance staff.



Please go to page 2 for an update from



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Irrigation:

- Irrigation is running 3 times per week. There were some leaks found. Four of those were on the mainline, 3 on Longleaf and 1 on Keystone Corners

Landings:

- Full mow
- Common area along SR 13 completed

Kendall Crossing:

- Full mow
- Detailing and trimming of beds
- Westlake entry berm beds on the house side to be cleaned and sprayed

Haven:

- Full mow
- Trash in Lake near play park has been removed

Estates:

- Full mow
- Sprayed beds

Main St Kendall to Circle:

- Full mow
- Sprayed beds

Main St Circle to Welcome Center:

- Full mow
- Fungicide application
- Welcome center beds were trimmed and detailed

Arbors:

- Full mow
- Sprayed Beds

Orchards/ Preserves/Enclaves:

- Full mow
- Entry to Enclaves needs sod, area has been damaged

Manor:

- Full mow
- Clean natural area along cart path near lake 10/5

Highpoint:

- Full mow

Northlake:

- Full mow
- Proposals sent for filling beds and removing dead trees

Homestead:

- Full mow
- Removed dead plants at the play park

Orange Branch Trail:

- Full mow

Riverwalk Dr:

- Full mow
- Trimmed shrubs along soccer field
- Removed moss from drake elms

Waterfront Dr:

- Full mow

Longleaf Parkway:

- Full mow
- Cleaned beds near Publix

RiverClub:

- Full mow and spray
- Treated fire ants on pool deck – needs more aggressive treatment
- Roundabout juniper beds hand pulled for weeds

RiverHouse:

- Full mow
- Beds in parking lot have been sprayed
- Basketball court beds have been sprayed
- Roundabout beds and adjacent bed areas have been treated for weeds
- White wall that leads to Riverfront Park has been cleaned

Hot List for week:

- Walkway from Gardens to Northlake – Completed
- Finish entry side beds in front of RiverHouse – Completed
- Longleaf beds near Publix – Completed
- Berm beds along Kendall Crossing
- Bush hog mow for lake in Haven
- Riverfront Park Parking area clean up

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.



As a reminder our facility hours are as follows:

The RiverHouse:

- Staff available Sun and Tues - Thurs from 11:00 AM - 7:00 PM Friday and Saturday 11am – 9pm
- Pool use is 30 minutes after dawn and 30 minutes before dusk.
- Pool is closed on Mondays for maintenance.

The RiverHouse Fitness Center:

- Daily from 4:00 AM - 12:00 AM
- Patrons and guests sixteen years and older
- Children who are 12-15 years of age may use the Fitness Center when accompanied by an adult. Children under 12 are NOT permitted.

The RiverClub:

- Sun, Mon, Wed through Sat 10:00 AM - 9:00 PM
- RiverClub is closed on Tuesdays for maintenance.

The RiverCafe:

- Wednesday - Friday from 4:00 PM – 9:00 PM
- Sat from 11:00 AM – 9:00 PM
- Sun from 10:00 AM – 8:00 PM
- Table service and online (to-go) ordering.
- Online orders will be picked up at the front desk.
- To order online: [CLICK HERE](#)

Dog Parks:

- Dog park code for Paw Park and NorthLake is 2479.

Republic Services: Yard Waste Service for RT

- 904-825-0991

