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RiverClub

- All lights on the pool deck have been checked. One has been identified as non-functional. We are working to have an electrician come out and troubleshoot.
- In the Game Room, a piece of the wall behind a light switch was broken, it has been repaired. There were loose panels on the shuffleboard, those have been repaired.
- At the kayak shed, the screen around the shed had some buildup from insects throughout. They have all been cleaned.
- All CDD owned kayaks have been cleaned and repaired.
- The boardwalk leading to the amphitheater has been pressure washed.
- The boardwalk adjacent to the river is scheduled for pressure washing.
- All fence cables have been checked for tightness and repaired as needed on both boardwalks.
- The maintenance team was able to acquire a new lock for one of the gates and was able to successfully repair it.

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



RiverHouse

- The pavers near the pump room have been leveled. More have been identified and are scheduled for repair.
- In the gym, we have acquired proposals to have the ceiling painted.
- The shutter blinds in the gym have been tightened, the molding around the free weight area has been repaired and the border of the rubber mat all have been repaired.
- The railings around the ballet room have been tightened to ensure adequate usage.
- Proposals have been acquired to paint the pergolas over the grill area and over the pool.
- The drain grates on the pool deck have been thoroughly cleaned.
- All signage on the pool deck has been cleaned as well as the shower and all calcium buildup has been removed.
- Lifeguard stands have been cleaned and moved to the pump room.
- All lights on the pool deck have been checked. Three have been identified as non-functional. We are working to have an electrician come out and troubleshoot.
- The calcium buildup around the base of the slide tower has been removed.
- The slide tower has been pressure washed.
- All railings within the slide tower have been checked for adequate tightness and safety.

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

Pressure Washing

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

Welcome Center Waterfall Outage

- We are working diligently with vendors to address the outage. We have received quotes for the repair of the waterfall.

RiverFront Park

- Some cables on the fishing pier have been identified as broken or damaged. We are placing these on the maintenance schedule.

No Golf Cart Stencils

- More stencils have been painted. We will continue to monitor and apply as needed.

Welcome Center Walls

- Painting of all the white walls at the Welcome Center pond have been completed

RiverTown Towers

- The towers around the community need painting. Proposals have been acquired to complete this task.



Irrigation:

- Irrigation is currently running at 2x per week. Different areas run on different days of the week to accommodate the size of the zones.
- Two irrigation techs are on site daily to address any breaks that are found or reported.

Maintenance:

- Bi-weekly mowing is happening throughout the property.
- We are running 2 maintenance teams and a team for trimming and weed control, they will be alternating schedules.
- Bed detailing is being focused on, warmer weather this winter has caused a push of new weed growth.
- Cutbacks of the grasses continue throughout the property to get ready for mulching in February.
- Leaf removal is an ongoing project until the leaf drop is complete. We are removing leaves weekly as part of the maintenance process.
- RiverFront Park parking area has been cleaned up and the maintenance on the park has been consistent. There are several dead limbs and trees within the parking area that need to be addressed.

Turf and Chemical applications:

- Turf color is as expected for this time of year
- No upcoming applications are planned for January

Annuals:

- Winter annuals were installed, and irrigation has been adjusted accordingly.