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- [RiverTown Golf Cart Map](#)
- www.RiverTownAmenities.com



RiverClub

- After some time, the fill tanks for the pools collect dirt, sand, and other debris on the bottom. The team investigated and cleaned out all excess debris. This is a reoccurring maintenance item and will be completed monthly.
- All filters have been replaced for the AC units. The team also took apart and cleaned the outside of one of the units. Due to excess condensation, the exterior needed a deep clean. This will be executed during each monthly filter change.
- The kayak shed was cleaned out. The inside of the kayak shed had some spider webs and debris. The team was able to completely clean and will continue to monitor.
- The wall to the server room needed painting. We were able to paint the inside with no network outages.
- The large umbrellas occasionally break due to wear and tear. The team disassembled, investigated and repaired one of the umbrellas. We currently have spare parts on hand so that we may address future repairs as needed.



RiverHouse

- The pump room has been re-organized. We are working to adjust our storage approach within all pump rooms to assist with efficiency.
- The lid for the slide pump broke off. These lids are fiberglass and tend to break easily after prolonged exposure to the elements. We were able to adjust the position of the hinges and make lid functional again, but total replacement will be necessary in the future.
- The gym door was operating intermittently. The team investigated and found that the latching mechanism on the threshold was loose. We were able to readjust and tighten the latch therefor allowing for the door to operate efficiently.
- The nets at the basketball courts were showing signs of wear and tear. This is a reoccurring maintenance repair, and we will continue to monitor and replace, as needed.
- All filters on the AC units have been replaced. This is a reoccurring monthly item and will be monitored for additional needs.
- One of the floor outlets was loose inside the RiverHouse. The team was able to readjust and tighten the box. Electrical test were executed on all outlets to ensure no other issues were present.



Common Areas

- Community Lighting**
- With only 20 lights left, we are on track to have this project completed by the closing of the month.
- Welcome Center Waterfall**
- The pump has been partially installed and wired up. We are waiting for the proper gasket to arrive to complete the install. Once installed, ComPac will be onsite to preform the initial startup.
- Community Sidewalk Pavers**
- The team is currently working on pressure washing ADA pads through out the community. This is a reoccurring task that will be monitored and executed accordingly.
- Paint Projects**
- We are currently scheduled in October to have the monument on Keystone Corner and Long Leaf painted.
- Northlake Park**
- The pavilion area has been pressure washed and the pillars have been painted. We also pressure washed the playground and surrounding structures. This will be a reoccurring maintenance item.
 - Four “no golf cart” signs have been placed around the Northlake Park. Also, we identified some low spots in the area that hold water, resulting in turf damage. We are looking into adding drainage to alleviate the water. Once the drainage has been addressed sod will be added.

- RiverClub Roundabout**
- One of the pillars was taken out by an accident. Once the new one was built, the team was able to repaint it. Unfortunately, another accident destroyed the pillar again. We are working to produce a better solution for this area.

News from



- Irrigation:**
- Clocks are set to 3-4 days a week. We will monitor for any adjustments.
 - We are monitoring the rain and will adjust if irrigation is not needed. Controllers do have rain sensors and E.T. (Evaporational Transpiration)

- Maintenance:**
- Monday:**
- RiverHouse – Crews focused on weeds around the Tennis Court. Have pulled and sprayed.
 - RiverHouse Soccer Field – Detail around field and pulled/sprayed for weeds.
 - Main Street 3 Phase 2 – Hand pulled weeds in rose beds and along berm. Checked for any runners on tree rings and sprayed entire phase 2 beds.

- Tuesday:**
- OBT Roundabout – Crew hand pulled torpedo grass from shrubs and sprayed all beds.
 - RiverClub – Full detail in pool and parking lot areas. Limbed up trees, sprayed for weeds, removed dead from small palms and removed any debris from parking lot.

- Wednesday:**
- Haven – Beds were hand pulled for weeds and edged with a redefining tool. Play Park hole in playground has been filled.
 - Northlake – Crew went through pond bank beds again. Focusing on elm suckers and weeds.
 - Longleaf Blvd – Crew focused on trash removal and bed edging.

- Thursday:**
- The Lakes – Crew went through areas throughout The Lakes (Yearling). Pruned grasses, hand pulled weeds, picked up trash/debris and finished with spray. We made sure that the common area leading from Lakes to Northlake was cleaned and trimmed. Crew also focused on spacing between residents’ property and RT property. Pushed wood lines back and overgrown areas.
 - Homestead – There have been issues in the past with our crew missing certain common areas. I have investigated which areas and made sure crew understood what was being missed. All areas were serviced on this day. Including pond BB.

- Friday:**
- Main Street Near Welcome Center – Started at the light and hand pulled weeds down to the dog park. Followed up with spray.
 - The Landings – Went through juniper beds hand pulling and spraying. Vines have been pulled and sprayed with selective chemical.

- Saturday/Sunday**
- Area’s serviced: The Lakes (yearling horseshoe), The Groves (weeds and plant install), River Town Main (finished spraying)

- Fertilizer/Chemical**
- AgroPro continued fertilizer through RiverTown. Spot spraying for weeds along the way.

- Turf**
- Test plot of the Wild Earth soil top dressing is going great. We have been seeing results in both Zoysia and St. Augustine turf.

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.