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RiverClub

- Some time ago, one of the fans in the café started shifting, causing it to contact a beam in the ceiling. Being that this was such a large fan, we were required to do extensive research to ensure any repairs or remedies were accomplished appropriately and that the clearances between the fan and the beam were kept within tight tolerances. We were able to develop a plan and repair both fans. We are keeping a close eye on this and will investigate further if needed.
- One of the sides of the pool has its coping shifting. This causing the tiles to fall off along the side. We are currently reaching out to vendors for proposals to remove all the shifting coping tile, re-adhere the tile and move the coping back to its proper location. Due to its location, this could be a reoccurring issue and will need repair every few years or so. We have been able to reattach the fallen tile but continue to reach out to vendors to have this matter resolved. Once proposals are acquired by our team, we will submit to the boards for approval.



RiverHouse

- The backstroke flags were worn out due to sun damage. The team acquired and replaced the flags to facilitate the swim team's practices and meets. This will be an annual replacement as they tend to wear out every year.
- The VFD cabinet for the family pool had its internal fans go out recently. The team was able to acquire some temporary fans to ensure it could still operate properly. We brought out a vendor to inspect the system. They informed us that the drive may be failing and could potentially require replacement. They are contacting the manufacturer to ensure all other options are ruled out prior to replacing the unit. We will provide the boards with more information as we acquire it.
- The windscreens on the tennis courts were falling off. The team inspected and reattached all screens. We will be looking to replace the screens and will bring the proposals to the board.
- The RiverHouse rental area hosted the elections recently. The team diligently inspected all outlets to ensure adequate operation prior to the machines being delivered and again once they arrived. All were operational at the time but will continue to monitor to ensure proper operation.



Common Areas

- Community Lighting**
- The LED retrofit of streetlights in the older sections of the community has been completed. We will continually monitor all these lights for proper placement and functionality. Additionally, an audit of lighting was performed throughout the community, and we are working with vendors to make the necessary repairs.
- Welcome Center Waterfall**
- The vendor was scheduled to come out and replace missing gasket and finish the installation of the pump on 8/29. The distributor let them know that the new gasket was on backorder until late October. Additionally, upon further investigation of the new pump, it was discovered that the shaft within was loose, which would cause it to destroy the impeller upon startup. The vendor is in constant contact with the distributor and working on this issue as quickly as possible. We will keep the boards updated on any more information we acquire.
- Sternwheel Park**
- The mailbox kiosk had debris on the roof. The team was able to clean off the debris to ensure no damage occurs due to excessive buildup.
- WaterSong**
- The WaterSong sign required cleaning again due to algae buildup. In addition to the normal cleaning, the team emptied and vacuumed out the reservoir. This is reoccurring and will require a quarterly cleaning.
- Estates**
- In the common area at the Estates, there is a light pole that had some washout areas near it. The team filled the washout, and we are monitoring the area.

- Golf Cart Stencils**
- Some of the painted "no golf cart" stencils are beginning to rub off. The team is inspecting all areas and repainting, as necessary.

- Community Garden**
- All vacant beds have been prepared for their new occupants.

News from



- Irrigation:**
- Irrigation team is consistently monitoring clocks, especially with excessive rainfall. The only areas that are on scheduled irrigation are new sod and planting areas. There have been some wiring and mainline issues that have come up. Below are all the ones repaired: Narrowleaf mainline and valve, Rambling Water mainline, Homestead mainlines, Riverwalk Blvd mainline, and Main Street 3 wiring issue.
- Maintenance:**
- For the month of August our focus was weed control, pond maintenance, and cart path clearance. With our additional dedicated detail crews, we have been able to improve weed control throughout the property. Our updated detail schedules have improved consistency and quality at RiverTown. Ponds and pond beds have been a major focus. For example, we met with a few residents in The Enclaves. We discussed their concerns and our approach with the maintenance of ponds moving forward. Both ponds were completed and are being maintained. Lastly, we focused on the cart paths throughout RiverTown. Starting with Northlake, RiverHouse, and Main Street. These areas have been hard-edged to open the pathways for better clearance. These paths are being maintained and monitored closely.
 - Summer is still here. With our new programs, staffing and schedules we will continue to push for the best quality at RiverTown.

- Turf and Chemical Applications:**
- Agro Pro continued applying fertilizer throughout RiverTown. 16,000 gallons were used, and 135 acres were applied.
 - Fertilizer used: Ferrous Sulfate – Focus of this application was to improve overall health, growth, and color of turf. The quality of turf is getting better each week.
 - Herbicide used: Basagran+Celsius – Insecticide was applied to prevent and eliminate turf damaging insects.
 - Insecticide used: Bifen+Basagran – Roses have been treated with a fungicide and insecticide. Target for this applications was to improve overall health, growth, and color of the roses throughout the community.
 - Herbicide and Insecticide used: Safari and Pageant

- Annuals:**
- Annuals have been doing well. With all the rain that we have had in the past two weeks, we have been monitoring for any fungus. Fertilizer and fungicide have been applied.

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.