

Neighborhood News

Riverglen and River Watch Home Owners Associations

FALL 2013

Riverglen President's Update Rick Huber

Welcome to our 2013 Annual Newsletter. In an effort to consolidate the flow of information and control costs we will continue to send you news from the Association via a newsletter and also maintain the Riverglen Web site for monthly updates. You can find the web site at www.riverglenhoa.com. The website is kept up to date on current issues and news that affects the community. If you have a question, check the website first. If you are searching for an answer to a question and cannot find the info on the website, send one of the Directors and email and they will try to help you find an answer to your question.

The one area that requires your special attention is the new trashcans...they have been delivered. Starting September 30th, we will have garbage collection on Tuesdays and Fridays and yard waste and recycling collected on Tuesdays. There will be announcements in September on what to do with your recycling bins and unwanted garbage cans so stay tuned.

Concerning the new trash cans:

- Blue can is for recycling paper, cardboard, plastics numbered 1-7 (you can find that number on the carton), aluminum cans, foil, steel and tin cans, milk and juice cartons, glass bottles and jars.
- Dark grey/green can is for garbage, food waste, soiled paper, diapers, and non-recyclable packaging and plastics numbered 8 and above. You can normally find that number on the bottom of the container.
- For yard waste, bag and bundle or use your own containers for grass, landscape clippings, and tree limbs.
- When pushing those cans to the curb make sure the arrow is pointing towards the street and the cans are three feet apart...yes three feet apart.
- Visit the county website or check out the handout provided with the new trashcans for more information. POC for Waste management is 813.621.3053 or www.hillsboroughcounty.org/solidwaste

So what else is going on? The BOD is hosting a Saturday in the Park in October; come and join us.

We are also hosting the November annual meeting at a new location. The BOD is asking the community to provide their views on uses for the small park, so come and join us the first Thursday in November or send us an email with your input. And watch for announcements of time and location of the Annual meeting.

Hope you enjoy the newsletter.

River Watch President's Update Jim Egbert

As we move to the end of another summer, we need to reflect on some issues that are important to the neighborhood. First and foremost, we have had the unfortunate experience of a rash of vehicle break-ins within our community. I can tell you from firsthand knowledge that this experience is not something we want to be occurring. I was negligent one night and did not lock my vehicle and that was all it took. I was also lucky in that my only loss was some restaurant gift cards. According to HCSO, the individuals responsible are looking for specific items such as money, electronics and weapons. Majority of the vehicles that were entered were left unlocked. Only a few have actually had windows broken to gain entry. Either way, we need to be vigilant in making sure that we lock our vehicles while parked in our driveway.

There have been homeowners that question how we can have this occurring when we have a gate. The answer is simple. Where the gate may act as deterrant, it is not by any means meant to be a security measure. If someone wants to enter the neighborhood, it is not difficult.

The part that I find difficult to understand is the homeowners have had their property entered and did not call the Sheriff's Department. On the night that my vehicle had been entered, I received emails stating that up to 5 others had also been victimized. It was recommended by some that the HOA have regular patrols during the night. The most cost effective would be for the HCSO to patrol. The board could make such a request, however the authorities are going to look at the numbers to decide the need. Think of a Risk/Vulnerability Assessment. If everyone that has been a victim calls the authorities the numbers would be there to support such a request. As of 10:30 PM on the same night according to the HCSO, only one other homeowner had reported a break-in on the date my vehicle was broken into. So remember that if you become a victim, even if nothing is taken, call the authorities and report it.

In closing I would like to remind everyone of the importance of submitting an ACC request form prior to making any changes / alterations to your lot. It can be an expensive proposition for the homeowner of the alteration ends up not being approved. The documents must be followed. They can be viewed on the web site for River Watch.

Please visit the web page at www.riverwatchhoa.com



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Cleaning Up is Good Exercise by Cathy James (reprinted from 2009)

I remember a few years back that whenever I saw former Riverglen Board Member Sharon Ferry out walking her dog she was always picking up trash along Donneymoore. She would stop by the tennis courts, dump the trash bag, which was always overflowing, say hello and head back home to Unit 4.

I try to walk often these days and I have taken up the cause in honor of Sharon who has moved to Atlanta. I stuff a few plastic bags in my pocket, grab my gardening gloves and walk Donneymoore.

I have even convinced myself that cleaning up the neighborhood is good exercise. Bending over to pick up that cigarette pack reminds me of toe touches from gym classes of long ago. The weight of the bag as it fills with beer bottles is good resistance in my hand like a small dumbbell. Walking back and forth from the sidewalk to the gutter adds distance to the walk.

Take a walk in Riverglen soon and pick up some of the trash as you walk. You might even get more exercise than you think!

Please Pick Up After Your Pet (Around the Block and in the Park)

It doesn't take much to remember that we have pets in Riverglen. In fact, if you don't watch your step, you're liable to step in one such reminder!

Besides being a nuisance, animal waste is hazardous to the health of our children who play in the Riverglen parks, their own yards and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in Riverglen, remember that pets must be on a leash. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste and then dispose of it properly.

Here are a couple of the pertinent county rules regarding pets:

SECTION 10. CONFINEMENT TO PROPERTY; DOGS AND CATS AT LARGE;

A. Excluding public right-of-way on an owner's private property, no DOG or CAT shall be allowed to stray, run or go, AT LARGE upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner. Simply stated: whenever your pet is not on your property, it must be on a leash.

SECTION 14. ANIMAL WASTE REMOVAL

Any feces deposited by a dog, or cat, on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner."

In other words: you must pick up after your pet.

The small park is designed as a playground for children. The fence was installed with the intention of protecting toddlers from straying into the street. Please do NOT treat it as a dog playground for your pets to run around unleashed.

Thank you for your cooperation!

**RIVERGLEN HOA
UPCOMING EVENTS**

BOD and ACC meetings are held
@ 7:00 PM

Riverglen BOD
October 17 (budget meeting)
November 21
December (no meeting)
January 16 (2014)
February 20
March 20
April 17

BOD meetings are held at the
conference room of the Riverview
Church of Christ,
12114 Boyette Road, Riverview.

Riverglen ACC
October 14
November 14
December 12
January 9 (2013)
February 13
March 13
April 10
ACC meetings are held at
9218 Sunnyside Dr., Riverview

Annual Homeowner Meeting
November 7, 2013 at 7 PM,
Location TBA

Saturday in the Park
October 26, 2013



Riverglen ACC

Making Any Changes? Remember To Obtain Approval First!

Our governing documents require that the Architectural Control Committee (ACC) approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, the ACC is better able to maintain our property values. Getting ACC approval for all proposed architectural changes is not just a good idea to protect your investment, it is a requirement.



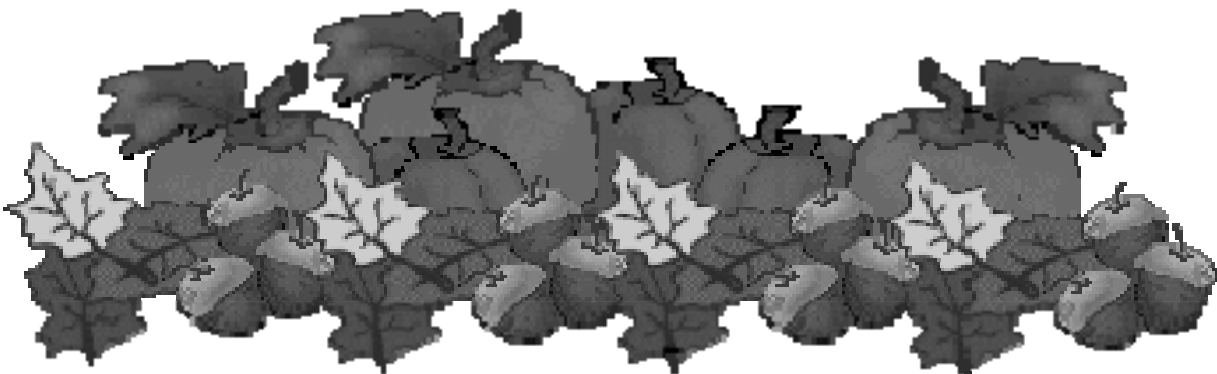
Yard Maintenance

In the last few months we had lots of rain which means weeds are growing faster than ever! If weeds are not controlled well, they will easily take over your garden and your lawn! Did you know that weeds take sustenance away from your lawn and plants that you want to have in your garden? They rob the plants of nutrients that they need to thrive i.e. (oxygen, phosphorus, potassium) and water. Additionally, the root systems of some weeds are very invasive and take over an area quickly. Once established, weeds can be difficult and expensive to treat. From an aesthetic viewpoint weeds cause your garden or lawn to have an unkempt appearance and quickly overtake all the nice plants you purchased for your garden.

If you have walked around the neighborhood you probably noticed some yards are in very bad shape. Several flower gardens or flower pots have no flowers in them but instead they are full of weeds. Other examples: trash cans not stored out of view, coolers or plastic items kept outside; landscaping stones in disarray, some buried in the dirt, some laying on the side, other with mold/mildew on them. These are all examples of things that detract from the appearance of the entire neighborhood. These things can be fixed with very little expense, just a little time and concern about maintaining your yard.

If you look in your " **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS**" **ARTICLE VI. Section 18. Maintenance.** It says:

"Each Owner shall keep and maintain each Lot and Structure owned by him, including: all landscaping located thereon, in good condition and repair, including, but not limited to (i) the repairing and painting (or other appropriate external care) of all Structures; (ii) the seeding, watering, and mowing of all lawns; and (iii) the pruning and trimming of all trees, hedges, and shrubbery so that the same do not obstruct the view by motorists, pedestrians or street traffic."



RIVER WATCH HOA UPCOMING EVENTS

River Watch BOD

Oct 16 (budget final)
November 20
December 18
January 15 (2014)
February 19
March 19
April 16
BOD meetings (except for the Annual Homeowner Meeting) are held at 7:00 PM at Beef O'Bradys, 4330 Bell Shoals Road, Riverview

River Watch ACC

Oct 16
Nov 20
Dec 18
Jan 15 (2014) (Riverview Civic Center)
Feb 19
Mar 19
Apr 16
ACC meetings are held at 6:30 PM (immediately prior to the BOD meeting) at Beef O'Bradys, 4330 Bell Shoals Road, Riverview

Annual Homeowner Meeting

Jan 15 2014
7 PM at Riverview Civic Center, 11020 Park Dr., Riverview

Community Garage Sale

April and September 2014
Dates TBD

River Watch Architectural Control

As we are going through our daily routines, we look at changes to be made inside our homes. Maybe we renovate the kitchen, bathroom etc. we get the plans and interview contractors to do the work. After the work is done we relax, sit back and enjoy the new space. As we look outside, we realize that there is work to be done there also. When that is contemplated please remember that here is one additional step that must occur. You must complete and submit an ACC request form for review and acceptance

Alterations to the exterior of your home or lot require ACC approval. This is spelled out in the River Watch Covenants and the ACC and the Board of Directors take this fiduciary responsibility very seriously. Some excuses we hear for not submitting an ACC request:

- "The property has been in disrepair and we were concerned with the curb appeal".
- "I thought the HOA would be appreciative that I purchased the property and made changes to keep the values of the neighborhood up".
- "We spoke to our neighbors and they did not have a problem with our plan".
- "I paid for this property and nobody is going to tell me what I can or can't do".
- "I don't see the problem with just changing the rules. Nobody likes them anyway".

These are just a few examples of the typical excuses. In rebuttal:

- Property values and curb appeal of the neighborhood will not change by waiting for the proper approvals.
- We appreciate you purchasing the property but we also appreciate you following the rules.
- If the neighbors approve, great. However, they are not the deciders. This is the responsibility of the volunteers on the ACC.
- As far as the one about nobody telling you how to live - this should have been considered before signing the papers to purchase in a deed restricted community with specific rules that relate to the community that you must follow.
- As far as changing the rules, this would be the same as for any other rules or laws that we all must follow. Any rule and law can be changed, but there is a process. In River Watch that means getting 2/3rds of the homeowners to vote for the change. The problem is apathy within the community which results in inability to get a quorum for any attempt to change a rule.

So until this occurs? See above.....

Jim Egbert
River Watch President

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Landscape
VACANT

Neighborhood Watch
VACANT



The Egbert Rant



To all Riverglen and River Watch Residents:

Just when you thought it was safe to open the newsletter, I am here again. It is time for my annual rant of the neighborhood and the issues on my mind. As I may not be the most politically correct individual, I do speak of things based on reality. Even if that reality is only in my mind. As always, I cannot understand the homeowner that moves into a deed restricted community and then does not feel that the documents and covenants that they accepted mean anything. **Here is the newsflash!** Not only do they mean something but the HOA Board has a fiduciary responsibility to enforce the document. With that being said, some of us presently on the board and in the past have felt that there are items in the documents that need to be updated. Then do it you say? That's easier said, since neither the Riverglen nor the River Watch Boards can just make the changes on a whim. It takes the majority of the homeowners to agree to the changes. So the bottom line is that if you don't like the rules and you don't want to be part of the process to make the changes then it will be status quo and the boards will continue to do as they do.

Every month both associations send letters of violations to homeowners for a wide variety of reasons. What I find amusing with that is the homeowner that responds with the list of others that may have similar issues with their property. Yes we know that the house down the street has an issue and they received a letter also. It wasn't just your turn to be picked on, it is the HOA following the documents and informing you that an issue exists. We are not telling you how to live; the documents address what is acceptable and what is not. The board and the ACC is just enforcing the documents which in the long run has been part of what has kept the value in the homes in our community. Please keep in mind that if you see a property that has issues and it seems like nothing is being done, there are a number of reasons that could be causing a violation to linger for time. It could be an abandoned home or just a homeowner that chooses to ignore the notices which then cause that property issue to go into a legal status. When that happens, we all are aware that the wheels of justice are not hooked to race cars.

So how do we as homeowners keep from getting these notices? It's as simple as taking a look at your property and performing a little preventive maintenance. Along with that, remember that if you don't, it allows me another article to rant about in the next newsletter!!

Storm Drains By Margaret Cabral



Some residents seem to think that it is acceptable to place yard waste on the storm drains throughout the River Watch Community. However placing yard waste on storm drains is a violation of the deed restrictions. This is a very dangerous practice for a number of reasons.

Yard waste, plastic bags, plastic ties on the bags etc are carried into the retention ponds and can cause harm or death to the wildlife that resides in and around those ponds. During downpours like those that we experience throughout the rainy season, the yard waste is dragged down into the storm drains and can sometimes cause a blockage. Residents and lawn services should be aware that blowing any yard waste or refuse into the storm drains is also a violation of the deed restrictions. The storm drains are maintained not by Hillsborough County but by the River Watch Homeowners Association due to the fact that we are a private gated community. Several years ago, River Watch had three storm drains that failed and the repairs for those storm drains proved costly for the residents of River Watch. As a preventative to costly repairs it is not appropriate to place yard waste or any other materials on the storm drains. It hardly seems fair-minded that all residents within River Watch should be made to pay for the costly repairs of the storm drains due to the negligence of a few uncaring homeowners.

As a reminder, in accordance with the deed restrictions of River Watch, yard waste should only be placed at the curb twenty-four hours prior to the collection. At present, the day for yard waste collection is Thursday, however the collection day will change to Tuesdays, effective September 30, 2013. All yard waste must be screened from view until placed at the curb.

All residents must comply with the deed restrictions of River Watch and the mandates of the Southwest Florida Water Management District (SWFWMD) regarding yard waste. Should a resident have any questions about yard waste disposal please feel free to call McNeil Management at 571-7100.





Beginning September 30, 2013, residents in Hillsborough County's Solid Waste service area will have an exciting new way of helping our community become cleaner and greener. Join us as we roll out improvements to the residential curbside collection program that will make recycling easier and more convenient than ever.

SINGLE STREAM RECYCLING

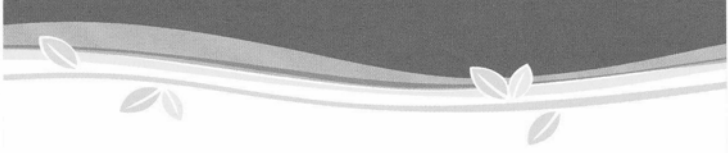
No more sorting items into blue and green bins! Recyclables go into the "all in one" BLUE recycling roll cart. It's called single-stream recycling – all items are mixed together in one container and separated later at a recycling facility.

AUTOMATED CURBSIDE COLLECTION

No more bending and lifting recycling bins, or carrying them to the curb. Simply fill up the recycling cart, tilt it and roll it to the curb on your recycling collection day. An automated collection truck will do the rest of the work. An automated system keeps neighborhoods cleaner and neater on collection days, increases recycling rates and is safer for service providers.

MORE ITEMS CAN BE ACCEPTED

The improved program will accept more types of plastics and other materials.



THESE ITEMS GO IN THE BLUE RECYCLING CART:

Containers

- Glass bottles and jars
- Aluminum cans and foil
- Steel and tin cans
- Aseptic containers and gable top cartons (milk jugs, juice boxes)

Paper

- Paperboard (cereal boxes, food and beverage boxes)
- Mail, magazines, newspapers and advertisements
- Writing papers, pads and notes
- Corrugated cardboard boxes (flattened)
- Paper bags
- Any other paper that is clean, unsoiled and tears

Plastics

- All plastics labeled No. 1 through 7 on the bottom of the item
- Grocery and shopping bags
- Plastic packaging
- Plastic film (cereal box liners, clean plastic storage bags)

Bundle up loose plastic bags, plastic packaging and plastic film into a single bag, and tie securely, before placing in the cart.

Toss all other recyclables into the cart, without bagging.

THESE ITEMS CANNOT BE PROCESSED

- Soggy or soiled paper that has been used for cleaning people or pets
- Light bulbs
- Glass windows, mirrors, dishes and cups

To keep your recycling cart clean and reduce odors, rinse containers and cans.

For more information, visit www.HillsboroughCounty.org/TalkTrash or call the Hillsborough County Public Utilities Department at 813-272-5680.



Automated Recycling Collection

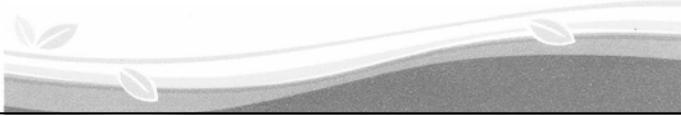
Automated Trash Collection

Beginning the week of September 30, 2013, Hillsborough County will begin automated collection of garbage and recyclables in the County's Solid Waste service area. Wheeled carts - a 95-gallon gray cart for garbage and a 65-gallon blue cart for recyclables – were delivered to homes beginning in August.

The cart for recyclables heralds an expanded recycling program that will be convenient and easy – no more sorting into separate colored containers, and an end to lifting and carrying heavy bins.

Collection days and service providers may change for certain customers, but the improved service will still include two garbage collections every week, one recycling collection every week, and one yard waste collection every week. Yard waste will still be collected manually, in containers and cans supplied by customers, or bags and bundles.

Residents can visit www.HillsboroughCounty.org/TalkTrash for updates on the new collection program, answers to frequently asked questions and more, or call 813-272-5680.



Florida Friendly Watering Tips

Reduce the need for watering by choosing water-efficient and drought-tolerant plants, including those native to your site, and plant them in the right place. If you group plants according to their water (and light) needs, you can simplify watering methods and systems. For example, separate turf irrigation zones from tree and shrub zones.

If you have an automatic sprinkler system, install a rain shutoff device or sensor that will override the system when it rains. Set this device to shut off your system when half an inch of rain has fallen. Florida law requires rain shutoff devices on all automatic sprinkler systems installed since 1991. Your county's UF/IFAS Extension office, the USDA Natural Resources Conservation Service (NRCS) or a certified irrigation professional can provide technical assistance.

Water in the early morning (4–7 a.m.). This is the most efficient time because temperature and wind speeds are at their lowest, which reduces evaporation. Also, grasses are less susceptible to fungus if water is applied at the time that dew normally forms.

Avoid watering between 8 a.m. and 6 p.m. Temperature and wind speeds are at their highest during this time — so evaporative losses are more likely.

Follow this simple watering schedule for grass: Apply ½" to ¾" of water when grass shows signs of distress (bluish-gray color/folded leaf blades). Do not water again until symptoms reappear.

If rain is predicted within the next 24 hours, don't irrigate.

Use a rain gauge to measure rainfall volume.

Experiment with gradual reductions in irrigation to see if plants can tolerate less water. Some people use no irrigation, but have healthy plants.

Water less in cooler months (November – March). Turn off automatic watering systems in summer if rainfall is consistent and in winter months when little water evaporates.

Make sure your sprinkler system is applying uniform coverage and operating properly. This single action proves to be one of the best ways to conserve water.

Check your system periodically for broken heads or leaks.

*Excerpt from "A guide to Florida-Friendly Landscaping"
University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS)
Environmental Horticulture Dept., P.O. Box 110675, Gainesville, FL 32611-0675*



Wow, a year has flown by and it is time to start planning Halloween again! Costumes, decorations, candy and of course fun! Start celebrating by joining us

Saturday, Oct 26 in the Big Park from 12 to 3 PM for a neighborhood event. We will have fun for all ages. Games, pumpkin decorating contests, costume contests and BBQ will be provided for all homeowners. Come and bring the whole family to start celebrating the holidays on a high note. Halloween is so much fun and this event will be spectacular, so don't miss out!!





Advertising in the Newsletter

If you are interested in placing an ad in the next edition of this newsletter, or know of someone who may be interested, submit contact information (Business name, phone and e-mail) to the publisher at JKarePublishing@aol.com, or call Karen at 813-907-3629 and let her know that you wish to advertise.

Ads are limited to 1/8 page (business card size), and are priced at \$60.

Advertisements will be accepted from any reputable business; however, we especially encourage local businesses, and those operated by Riverglen and River Watch residents, to submit ads.



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Always keep your car keys on you or very close by. Why? If you hear a noise outside your home or someone trying to get in your house, you will be able to easily press the panic button for your car. If you have a bedside table, you can make that the "home" for your keys and keep them there when you go to bed, rather than hanging them by the front door. This way they will be more easily accessible.

The alarm will start sounding, and the horn will continue to sound until either you turn it off or the car battery dies. Essentially, your car keys are a security alarm system that you already have and require no installation. Try testing it. The alarm should go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob chain. It also works if you park in your driveway or garage.

If your car alarm goes off when someone is trying to break into your house, odds are the criminal won't stick around. After a few seconds, all the neighbors will be looking out their windows to see who is out there, and criminals won't want that.

This handy trick also is useful for any emergency, such as a heart attack, where you can't reach a phone. My buddy, the friendly neighborhood watch coordinator, suggested to his mom that his dad (who has a history of heart problems and likes to work in their yard) carry his car keys with him in case he falls outside and she doesn't hear him. He can activate the car alarm and then she'll know there's a problem. You may be thinking, "I've seen that commercial," because keeping your car keys close by is indeed very similar to many popular infomercial products like the Life Alert button. The secret is, you don't really need that button if you've got a set of car keys that has an alarm already on it.

This is something that should really be shared with everyone. Remembering to use this simple tip could possibly save a life, prevent a burglary, or prevent a sexual abuse crime.