

# Neighborhood News

Riverglen and River Watch Home Owners Associations

FALL 2014

## Riverglen President's Update Rick Huber

Hello Riverglen,

Welcome to our Fall Newsletter. It is my pleasure to begin this letter with an update on the community and answer some of those nagging email questions.

The Association has installed 5 trashcans located along Donneymoore to help with the collection of that unsightly trash. We hope that locating the receptacles adjacent to school bus stops and sidewalks will draw those unsightly drink carton, water bottles, and pet waste bags. The initial analysis by Valley Crest, is that the cans are working. We will continue to monitor to insure that the trashcans are located at the best possible locations. Your emails with opinions and recommendations will help us with this effort.

A number of you brought to the BOD's attention that there were issues with our irrigation. The irrigation maintenance team from Valley Crest has conducted a thorough inspection and identified a number of the watering zones which required repair of wiring, timers, valves and head replacement. This has now been completed. Please continue to provide the BOD feedback on any issues that you may see with the irrigation system.

As the construction on Boyette comes to an end, the BOD is discussing what we need to do to beautify and update the main entrance. Many of the Directors would like to see the entrance updated to a more modern appearance, from new plantings to a new entrance appearance. Your comments on what you would like to see would be greatly appreciated.

The parks are in great shape, but we do need a new Park Chairperson. If you're interested in this opportunity, please reach out to us.

Some of the discussion among the BOD is the addition of a Dog Park. Many of the dog owners have brought this upgrade to our attention, they feel it would be nice to have a place they can allow the dogs the ability to run and socialize without leaving little gifts for our kids to bring home on their shoes. If the community is interested in this feature please send me an email. I have heard from a few homeowners, it would be nice to hear from some more of you on this subject.

Finally, I would recommend that you visit the updated Hillsborough County Portal Page at <http://www.hillsboroughcounty.org>. It has great information and will keep you informed on a wide variety of community resources.

## River Watch President's Update Jim Egbert

Welcome to all of the new homeowners in River Watch. You have invested in a very nice community and hope that you enjoy the peace and quiet that the neighborhood offers. Please show an interest in the community by being a part of it. The HOA board meetings are held on the 3<sup>rd</sup> Wednesday of each month at the Beef O'Brady's located on Bell Shoals Rd. at 7:00 PM. I welcome everyone to join us at the meetings to see just how the association operates.

With that being said, there are some exciting things coming up in the next few months.

- **Street Paving:** The board has contracted with Dura Seal Corporation to mill and pave the roads in River Watch. More information will follow as this project will begin in the fall
- **Front Entrance Lighting:** The board has submitted a grant application for a Hillsborough County Community Grant to offset the cost of installing lighting between the gates and Cloverglenn Drive.
- **Gate Camera upgrades:** We will be making adjustments in the gate cameras to include additional locations new cameras as well as a DVR Hard Drive upgrade.

I would like to ask all residents to be a little more careful while driving the streets in River Watch. We are still having issues with speeders and people who don't stop at the stop signs. The board does pay for a Sheriff's Officer to patrol on various times during the month. This practice will continue. We will be more determined to have them write citations if there remains a high amount of violators. In the past, unless it was a blatant violation, the officers have been issuing warnings. This will soon end and citations will become the norm. I would suggest that you drive through the neighborhood as if your child was playing in the streets or waiting at the bus stop.

Hope you have a safe and enjoyable fall and before you know it the holiday season will begin and our concentrations will shift. Keep safety for you and your family in mind to be able to celebrate your holidays with fun.



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**The Egbert Rant****THIS****IS  
A**

So here we are in 2014. Two things have not changed. You and I. That's right, you. And you know who "You" are. You move into a deed restricted community and then you complain because you have to follow rules. If you don't, you receive a violation notice and complain to the board or the management company how you are being harassed. I really laugh at those remarks. Do you really think that the people that are involved in making sure your property values remain at the level they should have nothing better to do than pick on you? Don't feel offended when I tell you this but you really are not that special. Actually you are no more or less special than anyone else in this community. The biggest difference is that most follow the rules and "you" feel that "you" don't need to. Sorry to break this to you, but yes you do.

My next peeve is to all of the unscrupulous investment companies (and you know who you are too!) that have bought property in the community. How dare you come in, take title to a home and squat renters in to suck up all the rent and do nothing to the property but become an eyesore and a thorn in the HOA's side. In case the other homeowners don't understand how it works, they come in and scoop up a piece of property for pennies on the dollar. They then take title to the home, put a renter in and do nothing but collect rent. They don't pay anything including the mortgage on the property. Because the banks are not on top of foreclosures, these investors can actually get a few years of collecting rent until the bank does finally act. During that time most of the properties are not being maintained to document standards and they ignore the violation notices. When the violation is ready to go to litigation, they transfer the title to one of their other shell companies and the process has to start all over again. The ones who suffers from this are all of the rule abiding homeowners who have to live next to and across from these properties. I agree it's not fair but the laws are protecting these unscrupulous individuals.

**RIVERGLEN HOA  
UPCOMING EVENTS**

BOD and ACC meetings are held  
@ 7:00 PM

**Riverglen BOD**  
October 16 (budget meeting)  
November 20  
December (no meeting)  
January 15 (2015)  
February 19  
March 19  
April 16

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

**Riverglen ACC**

October 13  
November 17  
December 15  
January 12 (2015)  
February 16  
March 16  
April 13

ACC meetings are held at  
9218 Sunnyoak Dr., Riverview

**Annual Homeowner Meeting**  
November 13, 2014 at 7 PM,  
Location TBA

**Saturday in the Park**  
October 25, 2014

## Riverglen ACC

We have recently received several inquiries from homeowners regarding the use of metal roofing. Currently, our covenants allow only asphalt shingles.

Asphalt shingles have been by far the cheapest and fastest roofing solution for nearly 100 years. However these days the metal roofing also available in all shapes, styles, and colors. Many folks only think of “rib roofs” when the topic of metal roofing is mentioned, but did you know that metal roofing offers more appearance options than any other type of roof material on the market?



They come in shingles, tiles, diamonds, ribs, panels, and custom shapes. As such, the appearance of metal roofing can compliment any style of architecture without losing the conformity standards of our community.

Your HOA will be considering metal roofing as an option for the community in 2015. In preparation for this, the ACC is seeking your input regarding adding metal roofing as an alternate to roofing option.

Please send us an email with your comments to [acc@riverglenhoa.com](mailto:acc@riverglenhoa.com) by December 1st, 2014. Thank you in advance for your input.

RIVER WATCH HOA  
UPCOMING EVENTS

River Watch BOD  
Oct 15 (budget final)  
November 19  
December 17  
January 2015 TBD  
February 18  
March 18  
April 15  
BOD meetings are held at  
7:00 PM at Beef O'Bradys,  
4330 Bell Shoals Road, Riverview

River Watch ACC  
Oct 15  
Nov 19  
Dec 17  
Jan 21 (2015)  
Feb 18  
Mar 18  
Apr 15  
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  
January 2015  
7 PM at location TBD

Community Garage Sale  
April and September 2015  
Dates TBD

# RIVER WATCH NEEDS YOU!

There are several committees within River Watch that need your help. Volunteering is a great way to meet your neighbors and have some fun!

■ **Welcome/Social:** Would you like to welcome new residents into River Watch? Would you be willing to plan some community events for the children and adults of River Watch? Presently we are looking for volunteers for the welcoming and social committees. This committee would not require a great deal of volunteer time yet it has such a positive impact on all of the residents within River Watch. We always need a few people to decorate the entrance to River Watch at the holidays. All residents appreciate the sparkle that the front entrance takes on during the holiday season. Please check the exit board or our new web site for dates and details. This is fun group.



■ **Neighborhood Watch:** Our neighborhood watch committee could definitely use some volunteers. Although the neighborhood watch sign is posted at the entrance to River Watch, it is a committee that has been inactive for several years. Are you what we need and have been waiting for?



■ **Landscape:** Additionally we are in quest of volunteers for the landscaping committee. If you have a "green thumb" or even some creative ideas on creating an attractive front entrance then this would be a great committee to join.

■ **ACC:** The Architectural Control Committee is seeking volunteers. This committee meets once each month just prior to the Board of Directors Meeting on the third Wednesday of every month. Members of River Watch are definitely encouraged to attend the Board of Directors meetings which are held on the third Wednesday of each month at Beef O'Brady's located at 4330 Bell Shoals Road at 7:00pm. Time is allocated at the beginning of each meeting for residents to voice any concerns they may have or ideas that they would like to share.



■ **Annual Meeting:** And finally, please plan on attending the annual meeting for River Watch. That meeting will be held during the month of January. The place and the date for the meeting will be posted on the exit board and also on the new web site. If you do not plan on attending the meeting please return the proxy vote that will be sent to you.

Please think about joining one of the River Watch HOA committees, meeting new neighbors, and having a great time.

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Landscape  
VACANT

Neighborhood Watch  
VACANT





## New Management Company for River Watch

Beginning in November of 2014 Sentry Management will become the management company for River Watch. The Board of Directors interviewed several companies in an effort to find the best fit for the residents of River Watch. Sentry Management advertises outstanding customer service and communication skills. Not only were Sentry's service costs less than those of our current management company the company offered other services that were not available through our current management company. Every resident will be able to view their own personal account on line. An updated website will be available to all residents. Another feature is the availability of a mobile application that will allow the HOA to "push" notifications of important community information to all residents. Sentry will continue to perform a bi-weekly community inspection. All violation letters generated from those on site visits will result in a letter to the homeowner with a photo of the violation. Sentry will assign a property manager for River Watch allowing homeowners an opportunity to deal with a particular person as opposed to a multiplicity of people. Sentry will be sending a packet of information to all residents of River Watch prior to November 1, 2014.

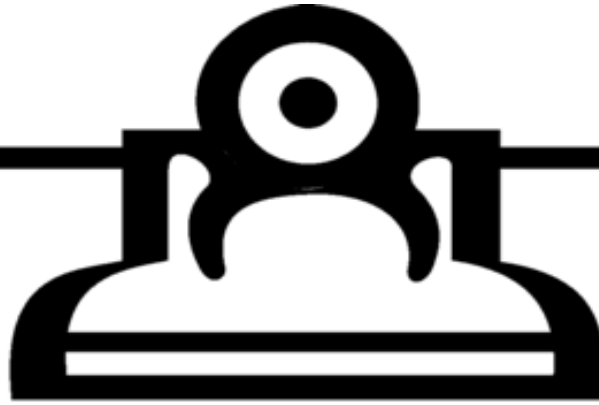
### No Solicitation

Posted at the entrance to River Watch is a sign stating that solicitations are not permitted. That sign however doesn't seem to deter many from entering River Watch to sell products or services. Recently a tree trimming company canvassed the neighborhood. Their business card indicated that they were here from Winter Haven. Residents should be cautious when hiring many of these vendors as most are more than likely unlicensed and more importantly uninsured. If they were to cause harm to your property or a neighbor's property the homeowner could become the responsible party. The River Watch Board of Directors does not recommend nor give permission for any vendor to solicit within River Watch. Any resident who feels uncomfortable with any vendor should call the Hillsborough County Sheriff's Office.



### It's the most wonderful time of the year.....

for parents anyway. Children have returned to school here in Hillsborough County. There are many bus stops throughout River Watch and many parents accompany their students to the bus stop. Please be mindful of your neighbor's property when you are waiting for your children. Several residents have complained that rather than parking at the curb, parents have driven onto their property and caused damage. While we know that you as parents are first and foremost interested in the safety of your children, please be respectful of your neighbor's property.



## **Riverglen HOA Annual Membership Meeting**

Hello, fellow members. The Riverglen Board of Directors has been deeply concerned about the lack of voting participation by the association members during the annual membership meetings. We have not reached the required quorum for seven years. Without a quorum the President of the Board of Directors cannot convene the annual meeting to order, and important business such as amendments to the Covenant cannot be discussed and voted upon. Everything just rolls over to the next year. Perhaps the lack of participation by so many of the members comes down to complacency which may denote satisfaction with the status quo. I understand how busy life is these days but taking the time to vote once a year, even if you cannot be there in person, would be greatly appreciated.

In an effort to increase voting participation by the over six hundred members and in the hopes of reaching a quorum the Board of Directors passed a motion during the August Board of Directors meeting authorizing a raffle. First prize is a \$500.00 Gift Card, Second prize is a \$250.00 Gift Card and Third Prize is a \$100.00 Gift Card. Proxies received by our management company Greenacres by the deadline or brought to the Annual Membership meeting in November 2014, will be entered into the drawing. The drawing will be conducted at the November annual meeting and you do NOT need to be present to win. **YOUR PROXY IS YOUR RAFFLE TICKET.**

Of course, voting is limited to Members of the Association in good standing of the Riverglen of Brandon Homeowners Association, Inc. as addressed in the Master Declaration of Covenants, Conditions, Restrictions, and Easements of Riverglen, Article III Section 3, Voting.

So this year, when that Homeowners Association Annual Membership voting proxy comes in the mailbox, take that few minutes of your time to complete, sign and return or (better yet) come to the meeting with your proxy and meet your board members.

**YOU COULD WIN \$500!**

Greg Griffith  
Unit 1 Director

## **Pet Resource Center New Medical and Surgical Suite Originally Released by the Pet Resource Center**

The Pet Resource Center, Hillsborough County's public animal shelter has unveiled a new, state-of-the-art veterinary suite aimed at treating the increasing number of the community's homeless animals.

An expanded medical facility has replaced the shelter's former surgical room; County veterinarians and technicians can now perform up to 70 surgeries and 50 exams per day. The new veterinary suites are expected to increase adoptions by making more pets healthier and available faster.

The bulk of the surgeries performed at the Pet Resource Center are spay and neuter sterilizations of adoptable shelter pets, County veterinarians are routinely called upon to perform other skilled medical procedures such as eyelid repairs, life-saving amputations, and even forensic testing for investigators.

The County's newly upgraded medical suite also allows veterinary staff more opportunities to perform a larger number of the treatments most commonly needed by shelter animals. These include blood and skin tests to properly diagnose and treat issues such as heart worms, skin diseases, viruses and other maladies frequently found in homeless and neglected pets.

County veterinarians are also excited to utilize the shelter's first-ever digital radiograph machine. The new acquisition will be instrumental for quickly revealing information that saves time and lives. The x-ray machine and other veterinary tools aid animal cruelty investigations, put more pets on the path to adoption, and cut costs by eliminating the need to send animals to outside facilities.

Per County policy, these veterinary facilities are to be utilized strictly for the care, treatment, and sterilization of the animals in temporary residence at the County shelter. Citizens seeking care for owned pets are reminded to visit their family veterinarian.

Because the Pet Resource Center is often the first place to receive the community's lost and surrendered pets, the shelter hopes to be the first place adopters consider when bringing home a new furry, family member. The facility is open from 10 a.m. to 7 p.m. for adoptions, lost pet searches, and County pet license tags. All animal adoptions include spay/neuter surgery, micro-chipping, vaccinations and more.

For more information on pet adoption, contact Hillsborough County's Pet Resource Center at (813) 744-5660 or visit <http://www.HillsboroughCounty.org/Pets>.



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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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# Happy Holidays!



**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 25 in the Big Park from 11 to 2 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.**