



Neighborhood News

Riverglen and River Watch Home Owners Associations

FALL 2011

President's Update, Richard C. Huber Riverglen HOA

Greetings Homeowner's of Riverglen; I hope everyone had a great summer but personally I am ready to move into the cooler weather of the fall. With the move into the fall the Board of Directors will host the 2011 Annual Meeting. This meeting is scheduled for 7PM 3 November 2011 at the Riverview Community Center. The Agenda will consist of the election of officers, review of the 2012 budget, and discussion of activities over the last year. Please join the Association that evening, drinks and snacks will be provided.

This past spring the BOD received a report of two flood control issues with the rain run off control structures within the community. After a close inspection of the community ponds by an engineer from Landmark Engineering Services, he reported a number of blockages and control structures that were in need of repair and maintenance. Upon receipt of the report from Landmark the BOD elected to contract this repair work and we expect to begin the work in the fall.

The BOD is still investigating an acceptable improvement to the Small Park. The first thought was to build a structure similar to that in Main Park with new children toys, walkways and shade trees. But it soon became apparent that our plan might be too expensive and elaborate. We petitioned the homeowners adjacent to the park for their comments and concerns. Their concerns were increased activity, late night parties, and intrusion onto their properties from both noise and prying eyes. We have now reconsidered our initial plan. We may need to scale back the project to a move affordable and controlled improvement, which may only include shade trees, small children toys, benches and pathways. Your opinion at the Annual Meeting would be greatly appreciated.

The BOD will also host the Fall Saturday in the Park from 12 -2 PM on 29 October 2011. The Theme will be in the holiday spirit, costumes will be welcome.

A mounting concern for the BOD is the security of the Riverglen's Parks. We continue to receive reports on drug and alcohol use and outside visitation by non-Riverglen residents. We have requested assistance from the Hillsborough County Shrieffs Parks Office and they have increased their patrol drive by visits. But this hasn't deterred the activities. We have discussed hiring off duty police officers, locking down the park and putting in a pedestrian gate with key pad access. Our goal is to budget the necessary resources for this project during the 2012 Budget Cycle. We would welcome any recommendations that the community has to help stop these activities. See the article written by Greg Griffith (Unit 1 Director) on page 4 of this newsletter for more information on this subject.

Continued on page 2

President's Update, Martin McDonough River Watch HOA

At the risk of sounding like a broken record, I wanted to use this opportunity to again address safety in RiverWatch. We live in altogether different times that the "good ol days" and the safety of our families, neighbors and friends remain paramount.

The year-to-date has brought additional safety and security concerns many that we did not worry about only a few short years ago. Your Board of Directors has worked diligently over the years to provide products and services that are in the best interest of the community and enhance the safety of all those who live here.

I have received many positive comments regarding the upgrades to the video camera system at our entrance. The past year saw the addition of an exit drive camera as well as enhanced entrance cameras. I might add at this point, all of which are viewable through the link on the RiverWatch web site (www.RiverWatchhoa.com). Keep in mind that should criminal activity find its way into our community, all vehicles entering and exiting RiverWatch are captured on tape and are available for viewing / downloading to the proper authorities. If you find that you are the unfortunate victim of a crime, CALL THE SHERIFF. Additionally, advise the investigating deputy or detective that there is video surveillance of the entrance. Should information be necessary, your Board of Directors will work closely with HCSO to provide all information available.

If you see something suspicious, it probably is. If it makes you take a moment to think about that car you have never seen before go around the block a couple of times or if you see someone wandering around your neighbors house or cars, you might want to call HCSO. It will only take a second to make the call – and you might just be stopping a crime before it happens. Better to feel a little "silly" calling the authorities than feel really bad when you find out their house or car was vandalized.

Solicitation of any type is not permitted in RiverWatch and we "sport" a new sign at our entrance for that very reason. Should you be confronted with door-to-door solicitors, please let them know (politely) that solicitation is not acceptable in our community. This type of comment will usually persuade the departure of such individuals, but on the chance it does not, contact HCSO on the non-emergency number. I can tell you, through personal experience, that HCSO will respond and ask them to leave.

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Riverglen HOA Upcoming Events

BOD and ACC meetings are held @ 7:00 PM

Riverglen BOD

October 20 (budget meeting)
November 17
December (no meeting)
January 19 (2012)
February 16
March 15
April 19

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

Riverglen ACC

October 13
November 10
December 8
January 12 (2012)
February 9
March 8
April 12
ACC meetings are held at 9218 Sunnyoak Dr., Riverview

Annual Homeowner Meeting

November 3 at 7 PM, Riverview Civic Center, 11020 Park Drive, Riverview

Saturday in the Park

October 29, from 12 – 2 PM

Auto-debit your Association Dues!

Isn't it hard to remember quarterly payments? Take the hassle out of paying your Riverglen Association dues by signing up for Auto-debit.

You can find the Auto-debit form at www.riverglenhoa.com on the Menu under the Forms section.

President's Update, Richard C. Huber Riverglen HOA Continued

The Riverglen BOD receives numerous requests for assistance through out the year in areas that fall outside of the Deed Restrictions but are enforced by the County. Here are a few of the frequently asked questions:

How should I approach my neighbor about a noise problem?

Approach the Neighbor. If others are bothered by the noise as well, you might approach as a group. If complaining directly to your neighbor doesn't work, go to www.epchc.org to look at the local noise ordinance. Click on Enabling Act & Rules on the left hand side, and then go to Chapter 1-10 for the rules. If you believe the neighbor is violating the ordinance, you could provide a copy to the neighbor and advise that if it doesn't stop, you will call the Environmental Protection Commission (EPC) to register your complaint and request an investigation. If the noise continues, call the EPC at (813) 272-5960. Be sure to provide details on the problem, including the dates and times of the noise.

Can I trim the branches of the neighbor's tree that hang over my yard?

You have the legal right to trim tree branches up to the property line. But you may not go onto the neighbor's property or destroy the tree itself.

Most of a big oak tree hangs over my yard, but the trunk is on the neighbor's property. Who owns the tree?

Your neighbor owns the tree. It is accepted law that a tree whose trunk stands wholly on the land of one person belongs to that person. If the trunk stands partly on the land of two or more people, it is called a boundary tree, and in most cases it belongs to all the property owners. All the owners are responsible for caring for the tree, and one co-owner may not remove a healthy tree without the other owners' permission.

We have a problem with on street parking in our neighborhood. What is allowable in Hillsborough County?

On street parking is allowed as long as certain parameters are met these include:

1. No parking in front of a public or private driveway. 2. No parking within 15' of a fire hydrant. 3. No parking within 20' of a crosswalk at an intersection. 4. No parking within 30' upon the approach to any flashing signal, stop sign, or a traffic control signal. 5. Parked vehicles must be facing the direction of traffic flow and be within 12" of the curb or pavement edge.

These laws are enforceable by the Sheriff's Office. If you notice a consistent problem contact the Sheriff's Office and ask for the Community Resource Deputy (CRD) in your area.

I was not told that there are deed restrictions when I purchased my home. Do I have to abide by them even though I wouldn't have bought here if I had known about the restrictions?

Unfortunately, we hear this more frequently than we like. And unfortunately again, you do have to conform to the restrictions. However, if you were misled by a developer, you can sue for damages at any time from the time of closing until one year after the latter of the issuance of a certificate of occupancy or completion of the common areas, but not more than five years from closing. The seller, the realtor and the title company all have an obligation to advise of the restrictions, and the title company now must have a buyer sign a form stating that he/she has received and read the CC&Rs.

(Information Provided by the Office of Neighborhood Relations:
<http://www.hillsboroughcounty.org/onr/>)

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RIVERGLEN ACC

Nothing like coming home at the end of a long work day and finding a letter in your mail box from your HOA informing you that you are in violation of a deed restriction and/or ACC standards. The most common reasons you hear from us are:



Landscaping

All curbs, sidewalks, driveways, fences etc. must be properly trimmed, weeded and edged including all areas behind fences and along easements.

All shrubs/hedges/trees must be maintained properly. This includes trimming, removing harmful bugs and diseases and removal of dead shrubs or plants. Shrubs/hedges/trees must be trimmed so as not to impede movement along sidewalks or easements.

All flowerbeds must be free of overgrown weeds and grass. All grass clippings and yard waste must be removed from sidewalk, driveway and street.

Maintenance

ARTICLE VI, Section 18. 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.

Parking

No vehicle shall be parked (partially or completely) on any grass or landscaped area. Vehicles shall be parked only on hard surfaces specifically designed and constructed for that purpose.

Trash/Trash Cans/Recycle Bins

ARTICLE VI, Section 22. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers designed for that purpose. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition. All garbage and trash cans and containers shall be kept in the garage or in the rear yard, screened to conceal them from view of neighboring Lots and streets, except on the days of collection.

Ali Houshmand
Riverglen ACC Chairman

The Egbert "Rant"

Here we are again at another Riverglen Newsletter. The fall is approaching, summer vacations are coming to an end and before you know it the school bells will be ringing. In the mean time the temperatures are still high, the rain is falling and the ponds are full. What more could we ask for. This is Florida at its finest!

So I know you are wondering what my rant will be about this time around. Well let's not wait any longer.

Violation notices. That's right, violation notices. I find it both amusing and sad that when the average homeowner receives a notice for a violation of the documents, rather than take personal responsibility for the violation, they want to blame the management company or the HOA for it. The first response from homeowners is "what about the other lawn, weeds, garbage cans, mold etc." why are picking on me? Really? That is your response? Do you really think that the others who have the same issues are not receiving letters? The other good one is when the HOA is accused of selective enforcement. Again I say really? In case you missed that one, I will say it again so pay attention this time. REALLY? They are all the most ridiculous things I have heard and there isn't a month or a violation notice that goes by where those allegations are not made. Let's get real about this. I understand that in today's society, it is the obligation of people to look for someone or something else to take blame for their lack of either reading and or understanding the documents that they signed onto when they purchased their home in the neighborhood. But the fact remains that the documents spell out everything that a homeowner must comply with. It is also the obligation of the homeowners association to enforce those documents. The issue with the board would be if you did not receive a notice.

I know some of you would like to argue the fact, maybe you would argue the degree of enforcement. Either way, the documents spell out what would be a violation and what the measures are for enforcing them. Other homeowners feel that if the notice is ignored that it will go away. That will only lead to legal steps which then starts the accrual of monetary fees. This could all be avoided by looking at the process in a positive note. Your homeowner association representatives are doing their fiduciary responsibilities by helping to maintain the values of the properties within the association. If you don't like the documents, then I would suggest you to be a part of the community by becoming involved. There are many areas of the documents that could and probably be amended changed or even possibly deleted. The only way that this could be done is with the participation of each homeowner. This would allow the board to have a quorum which is needed in order to make any changes to the documents. Without your assistance, the documents will remain the same and as each year goes by, you can just continue to feel like you are being singled out and picked on and I can continue to laugh.

Until the spring,
Jim Egbert



Riverglen website

The Riverglen HOA website <http://www.riverglenhoa.com> has been updated to improve the appearance and functionality. If you have not looked at it recently, take a look at the new site and try it out.

There is no registration and no login requirement. Most of the forms and documents that were on the previous site are available. However, we are still in the process of creating menus and pages and uploading files.

We want to know what you think about the new site and we welcome your comments and suggestions. Contact the website committee at website@riverglenhoa.com.



This year's fall Saturday in the Park will be held on Halloween weekend, Saturday October 29th.

More details will be mailed to you, so keep an eye out!

Also at this event, we will be hosting our 2nd Annual Pumpkins in the Park Decorating Contest. We are also adding fun games, costumes, food and more. There will be something special for young kids, teens, and adults.

There will be contests and many prizes to win so don't miss out. Come down and enjoy the food, the company, and have some fun. This will be our biggest event of the year so far, so don't miss out!!



Greetings fellow Riverglen residents:

I am the new Unit One "The Palms" director, joining the board last February. As way of introduction I have resided in Unit One with my wife and daughter since 1993.

Needless to say, over the last 18 years I have witnessed the growth of our community and the greater Riverview area from semi-rural to rows upon rows of track housing and commercial buildings.

I bring that historical perspective along with an understanding of the basic concept of Riverglen with me to the board.

What attracted my wife and I to Riverglen was the lot sizes, underground utilities, and deed restrictions. Also important was that the common area amenities were basic. No big clubhouse with exercise machines, pool tables, Olympic plus size pool that would require large outlays of capital over the years to repair, maintain, replace, supervise and insure. The very lack of those types of amenities has translated into reasonable maintenance fees for all of us. Therefore, although I am not against considering some capital enhancement to the common areas, I will always rely upon my understanding of Riverglen's founding concept of keeping the common area amenities modest when making decisions as a board member.

As regards application of the architectural standards, adherence is of course important to maintain the integrity, quality of life, and value of our community. However, using common sense in the application of the rules and guidelines is good policy as well.

Finally, I wish to express my appreciation for the service made by past and present board members, committee chairpersons and others to our community. Their efforts often require considerable amount of their personal time and should not go unnoticed.

Greg Griffith

DirUnit1@riverglenhoa.com

River Watch HOA Upcoming Events

River Watch BOD

All RW BOD meetings are held at 7:00 PM at Beef O'Bradys, 4330 Bell Shoals Road

River Watch BOD

Oct 19 (budget final)
November 16
December 21
January 18 (2012)
February 15
March 21
April 18

River Watch ACC

Oct 17
Nov 14
Dec 19
Jan 16 (2012)
Feb 13
Mar 19
Apr 16

ACC meetings are held at 7 PM at the Riverview Civic Center, 11020 Park Dr., Riverview

Annual Homeowner Meeting

Jan 2012
7 PM at Riverview Civic Center, 11020 Park Dr., Riverview

Community Garage Sale

April and September 2012
Dates TBD

President's Update, Martin McDonough River Watch HOA Continued

Safety in RiverWatch also extends too many areas that we sometimes take for granted. During July, we had to replace a section of gutter pan that had "heaved" from root damage. Problems such as this, caught early and addressed, can greatly reduce the cost of repair and replacement. In this instance, street water was not draining completely and led to "ponding" on the street.

Standing water can ultimately undermine the streets leading to very costly repairs. When out on that "evening walk", please be aware of areas that may need to be brought to the Board's attention for timely repairs.

I am sure that many of you have noticed the new bulletin board at the exit gate. Over the next few months, we hope to have more information for our neighbors on "happenings" within RiverWatch and Riverglen. We would also ask that if you need to put up some type of notice (lost / found dog, found keys, etc.) – please contact a Board member so the notice can be placed INSIDE the board. Taping notices to the plexi-glass will damage the finish and lead to repairs. Do not forget that there is a section of the website devoted to notices of community interest (for sale, events, etc.) and submissions can be done electronically.

Please keep in mind that traffic control devices within RiverWatch are for just that very reason – traffic control. Speeding and "running stop signs" remains a big problem in our community and continues to be addressed by your Board of Directors. I am sure that the sight of HCSO patrol cars, vans and SUV's has gotten your attention so let's all slow down just a little so a "citation contribution" to HCSO is not necessary. Please observe all speed limit and stop signs. They are there for a reason, not simply to inconvenience our drives in and out of the community each day.



I would be remiss if I did not take a moment and thank the volunteers of RiverWatch for their service to the community. It is through the efforts of these unsung heroes that RiverWatch business and fun community activities happen. Thank you for your service – it is both welcomed and appreciated.

River Watch Management

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Landscape

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Neighborhood Watch

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Make the commitment to "see with new eyes" starting tomorrow. It takes only a moment to be a little more "aware" as you drive, walk, run or cycle, volunteer a few minutes of your time to help a neighbor or as you drive through RiverWatch daily.

We look forward to seeing our friends and neighbors out in the community.....so take a moment to say "hello"!



Park Security Issues

The Board of Directors is in the process of developing a plan to deal with security issues at the front and interior parks as an item to be included in next years budget. To that end, the board seeks members input.

There has been evidence of illicit drug usage, alcohol consumption, physical violence against property and person at the front park. Teenagers have reportedly been gathering in the interior park afterhours and in one recent case, an individual or individuals apparently used the interior park to gain unlawful entry to a home.

The front park in particular appears to have become a hangout for non-residents. Large groups of unsupervised young people have been observed congregating at the front park. It appears most of the non residential usage of the front park is generated by the easy access to our park by automobile traffic from Boyette.

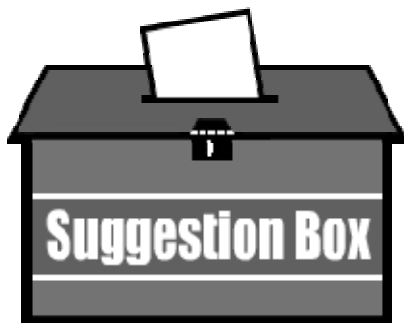
As you are aware, both parks are private and are for the exclusive use of Riverglen residents and their escorted guests. The board has discussed ideas ranging from installing a locking pedestrian gate and issuing pass keys or cards then locking the automobile gate on an as needed bases in an attempt to curb the usage of the front park by non-residents while still allow access to the park by residents. Other ideas discussed have involved partnering with Riverwatch to share in the cost of the Deputy Sheriff they hire to control traffic in Riverwatch to make spot checks at both parks. Also suggested, directly hiring through a law enforcement agency an officer with patrol vehicle on a part time basis and as a follow up or supplement a private security guard service. Installing security cameras has been mentioned. Forming a crime watch program devoted primarily to the parks has been offered up as well. It has also been suggested we remove the gates entirely, thereby eliminating the need for volunteer park closers and their exposure to potentially confrontational situations.

The board president had previously requested and received additional patrols by the Hillsborough County Sheriff's Office at no additional cost to us. Unfortunately those extra patrols have not mitigated the issues to any significant extent.

Please make your suggestions and comments by the October 20th Board of Directors meeting or make arrangements to attend in person.

Thank you.

Greg Griffith
Unit 1 Director



Annual Reminder Proper pruning of Crape Myrtles

By Chris Brown
Riverglen Landscape
Committee



For those of you set on proving your manhood by butchering your poor, defenseless Crape Myrtle, please don't. Not only does it do nothing for your manhood; "hat racking" a crape myrtle can actually harm the tree. Hat racking is the practice of cutting off all the branches leaving only stubs. Known as **Crape Murder** by gardening professionals, it is a common practice in this part of Florida. Even the so-called professional landscapers prune the Crapes to bloody stubs. (You know the professionals, the ones with chain saws and magnetic signs stuck to the sides of pick ups). Crape Myrtles are wonderful small trees and do not need to be pruned in this fashion. Prune crossing branches and sucker growth and keep a trim ring around the base of the trunk to prevent mower and string trimmer damage to the trunk. Remove spent blossoms and seed pods by pruning *just behind the bloom or seed pod*. Watch for powdery mildew and treat accordingly with a fungicide. Once in awhile aphids will attack the tree and are easily treated with insecticidal soap. In late fall or early winter remove any dead branches or twigs. Be stingy with fertilizer (too much results in beautiful foliage but not many blooms).

It is simply not true that pruning branches to stubs results in more blooms. Pruning in this way results in long whip like branches that have difficulty bearing the weight of blooms, promotes weak growth and destroys the natural shape of the tree. If you have a Crape Myrtle that requires severe pruning to keep it in bounds then you have a tree that was planted in the wrong spot. Try planting one of the dwarf varieties instead.

So this is your annual reminder: stop murdering your Crape Myrtle; find another way to take out your frustrations.....maybe football or boxing???
And if your landscape professional recommends this practice, get a new one; preferably one with more knowledge.

GET YOUR GARDEN READY FOR FALL

By Chris Brown

Now is the time to prepare your garden for fall and winter. A few simple chores now will allow you to sit back and enjoy the cooler weather. Remove weeds and do a general clean up in planting beds. Remove tired summer annuals and prepare your planting beds for cool weather plants. Add compost to amend the soil before planting and top dress beds with new mulch for a fresh look.

Prune shrubs now so that new foliage has time to mature. Make sure that this chore is accomplished prior to November so that cold weather doesn't kill young leaves. Check your shrubs for aphids and scale and apply insecticidal soap if needed. If your Crape Myrtles are showing symptoms of fungus you will need to spray with fungicide. Fertilize lawns for the last time in October, if you use a "weed and feed product, October is also the time for application.

October and November are typically drier months and now is the time to check irrigation systems. Make sure to calibrate so that all areas of your yard are being irrigated evenly. Set your system for the right day(s) of the week and check the county website for your scheduled days for watering during our water restrictions.

Hit your favorite thrift stores for sheets to use as cold weather protection for tender shrubs and perennials. Make sure to cover plants correctly when cold weather hits. Plants need to be covered all the way to the ground to trap residual heat from surrounding soil. Throwing a sheet or towel over the top of shrubs does little or nothing and may actually harm your shrubs by breaking thin branches. Damp towels and blankets are heavy and will often freeze to the tops of the shrubs you are trying to protect. Drive stakes into the ground around your plants and drape sheets over the makeshift "cage". The fabric won't touch foliage and freeze/stick to leaves. Plants covered correctly stand a better chance of surviving cold weather. Plastic isn't usually recommended unless you are willing to get out of bed very early and remove before the sun heats up too much. Even during winter months the Florida sun can cause trapped heat to burn tender foliage.

A little work now will mean a few months of relaxation, with fewer chores and time to sit and admire your neat and tidy planting beds. That is until you're outside in the middle of the night draping everything with sheets because you just heard the last newscast and a surprise cold front is coming our way. Gardening in Central Florida is nothing if not challenging!



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