

# Neighborhood News

## RIVERGLEN

Fall 2023

Riverglen and River Watch Homeowners' Associations

### Riverglen President's Update Ralph Brown, President

Hello neighbors!

Last year, my president's update column was a bit of a rant about the lack of volunteerism we were experiencing for the Riverglen Board of Directors and the various committees. This year I am pleased to report that the vacancy on the Board has been filled. In addition, several homeowners have stepped forward to help with the Parks Committee and the Architectural Control Committee (ACC). Hopefully this is an indication that more homeowners are interested in participating in the tasks and activities of the neighborhood association.

Since our last newsletter, we have had two new directors on the Riverglen Board. Representing Unit 4 (at large) is Chris Carter. Chris was appointed to the Riverglen Board last fall to fill a position that had been vacant for over a year. He has HOA Board experience from his previous community. Representing Unit 6 is Kelly Black. Kelly was appointed last November to fill the position vacated by Margaret Cabral when she relocated. She also serves on the Riverglen landscape committee. Kelly is also a member of the River Watch Board of Directors.

Thanks to the addition of several volunteers on the Parks Committee, the task of opening and closing the park is now spread among approximately eight different individuals. These folks deserve a big THANK YOU for their dedication and willingness to help. Rick Huber also deserves thanks for his leadership of the committee and his efforts in coordinating the improvements to the park amenities – specifically the basketball and tennis courts.

The basketball and tennis courts were resurfaced this spring. They look great! In response to requests received from a handful of homeowners, pickleball lines were added to the tennis courts. As a result, usage of the courts has increased, even in the hot summer months. The basketball court continues to be used by many Riverglen residents (and likely residents from outside the community). New lighting, park benches, and tables have also been added or relocated. So, stop by and check it out if you have not already. Also, you are invited to attend the annual Saturday in the Park event this fall. The date and details are published in this newsletter.

This year the Board selected a new company to treat the retention ponds throughout the community, and a new company to maintain the fountain in the pond at the Boyette entrance. The plantings at the McMullen entrance were refreshed. We are also considering landscape renovations for the unit entrances.

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### River Watch President's Message Kathy Hofstad, President

Greetings River Watch residents!

A few months ago, I took over the role of River Watch HOA president. I am honored to serve in this capacity. My husband, Tullio, and I first purchased a home in River Watch in 2006, and lived here until 2014, when we moved out of state due to a job transfer. In early 2021, we purchased our current home here in River Watch again. We are happy to return "home!"

The River Watch HOA Board of Directors continues to hold our monthly meetings via ZOOM. These meeting notices are posted on the [www.riverwatchhoa.com](http://www.riverwatchhoa.com) website as well as the message board near the outbound gate. We always encourage homeowners to attend Board meetings, be involved with an HOA committee(s), and be active in our wonderful community. The meeting calendar is posted on the website. Please note that the budget workshop and adoption meetings tend to be in the September/October time frame. The annual meeting generally happens in January of each calendar year. Please watch for those notices as well.

On behalf of the Board, I would like to acknowledge and say, "Thank You!" to the other Board members and committee members/volunteers for their time and energy to help keep our community a great place to live. The Board is sincerely appreciative and grateful for all you do for the association.

- Current additional Board members: Kelly Black, Tim Tuttle, Bill Edis, and Larry Ward. Thank you to this dedicated group for all you do for the neighborhood!
- Current ACC Committee members: Bill Edis (Chair), Tony Wilson, Rick Robson, and Steven Tanski. This team does a wonderful job of ensuring that requests are reviewed in a timely manner. Thank you for keeping our neighborhood looking its very best!
- Holiday Decorating Committee: Jenn and Rob Defreese. They do a spectacular job of decorating the front entrance for the holidays every year!
- Flag Committee: Dawn and Carlos Callao. As retired Air Force members (Thank you for your service to our country!), they raise/lower the flag as appropriate and ensure that it is maintained and flying in good condition.
- Yard Sale Chair: Kara Rutherford. She does a great job getting all the advertising and signage in place and ready for the semi-annual yard sales.
- Welcome Committee Chair: Kelly Black. She welcomes each new resident and provides a packet of information about River Watch/Riverglen and the surrounding area.
- Cameras/Gate House: Becky Clements. She and her husband ensure that the camera system and gatehouse A/C unit are routinely checked and maintained in good working order. I also want to thank Becky for her years of serving on the Board and as the Welcome Committee chair. Continued on page 3

**Riverglen Management  
Greenacre Properties**

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Tampa, Fl 33618  
813-936-4158  
aparker@greenacreproperties.com

**Riverglen Board of Directors****President**

Ralph Brown – Unit 7  
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**Vice President**

Wrede Kirkpatrick – Unit 1  
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**Secretary**

Larry Barroner – Unit 3  
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**Treasurer**

Kathy Hofstad – Unit 5  
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**Directors**

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Chris Carter - Unit 4 (at large)  
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Kelly Black – Unit 6  
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**Riverglen Committees****ACC**

Ali Houshmand  
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**Landscape**

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landscape@riverglenhoa.com

**Newsletter**

Carolyn L. Austin  
newsletter@riverglenhoa.com

**Parks**

Rick Huber  
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**Ponds**

Trina Dooley  
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**Website**

Ralph Brown  
website@riverglenhoa.com

**Riverglen President's Message Continued..**

In addition, we continue to make frequent repairs to our very old irrigation system. Cost considerations for these expenses, along with overall inflated prices for parts and labor, will drive budget discussions for the upcoming year.

The annual budget meeting will be held in October. Written notice of that meeting, as well as the annual meeting in November, will be mailed after you receive this newsletter. Please make plans to attend, or at least send in your proxy.

As always, I would like to thank all the Board members and committee chairs for their willingness to serve the community, and their work to maintain the amenities and appearance of Riverglen. Feel free to contact any of us if you have any comments or suggestions.

*Ralph*

**Landscape and Sidewalk Maintenance**

In response to inquiries from a few homeowners, the Riverglen HOA Board of Directors has consulted with the association attorney regarding the responsibility for maintaining the sidewalk, as well as landscape elements (trees, palms, shrubs, turf, etc.) in the area(s) between the sidewalk and the street adjacent to homeowners. (Note: This information applies to Riverglen, and some of the following is not applicable to River Watch.) The overall determination is that maintenance of those items is the responsibility of the homeowner. The legal opinion includes the following:

The streets within Riverglen HOA (outside the River Watch gate) are county right-of-way and maintained by the county. In the common areas that are not adjacent to individual lots (along Donneymoor Drive and in the park areas) the association maintains the landscaping and cleans the sidewalks but does not perform repairs of the street or the sidewalks.

Similarly, maintenance of the areas adjacent to the county streets within the community (other than Donneymoor Drive) is the responsibility of the owner whose lot is adjacent to those streets. Per Article 13 of the Declaration, the sidewalks are an improvement to each lot, and maintenance (cleaning) of the sidewalks is the responsibility of the lot Owner. Hillsborough County is responsible for repair of the sidewalks but does not perform cleaning.

The landscape elements (grass, trees, etc.) installed by the developer, builder, or lot owner, which are located on the county right-of-way (between the sidewalk and the street), are also the responsibility of the lot owner. These elements must be maintained per Article 12 of the Declaration. The same holds true for the mailbox and the driveway apron that abuts the street. Although these items are also located on the county right-of-way, the maintenance is the responsibility of the homeowner.

Contrary to what has been asserted by a few homeowners, the association has not trimmed or otherwise performed maintenance on any trees located on or adjacent to homeowner lots. The association only maintains common area trees and landscaping adjacent to unit entrances, within the parks, and along Donneymoor Drive.

**Riverglen HOA  
Upcoming  
Events**

Board of Directors (BOD) meetings are normally held on the fourth Tuesday of each month at 6:30 PM (except December) at the Riverview Public Library. Meeting notices for BOD and ACC meetings are posted on the HOA website, [www.riverglenhoa.com](http://www.riverglenhoa.com) and at the community entrances 48 hours prior to the meeting.

**2023**

**September 26**

**October 24** (budget meeting)

**November 28**

**December** (no meeting)

**2024**

**January 23**

**February 27**

**March 26**

**April 23**

**May 28**

**Riverglen ACC Meetings**

ACC meetings are held at 7PM via Zoom. Please send an email to [acc@riverglenhoa.com](mailto:acc@riverglenhoa.com) or [AParker@greenacre.com](mailto:AParker@greenacre.com) to request access. Please check the website for meeting updates.

**2023**

**September 21**

**October 19**

**November 16**

**December 21**

**2024**

**January 18**

**February 22**

**March 21**

**April 18**

**May 23**

**Annual Homeowner  
Meeting**

November 7, 2023, at 7pm  
Riverview Library

**Saturday in the Park**

October 28, 2023,  
11am – 2pm

## River Watch President's Message Continued..

I would like to take this opportunity to highlight a few other important topics for River Watch homeowners and residents.

**Speeding.** I want to remind everyone that the speed limit within River Watch is 25 MPH. That speed limit applies to everyone... residents, vendors, visitors, etc. In 2020 and 2021, speed bumps were temporarily installed as a response to recurring excessive speeding. These speed bumps were removed in 2022, to be compliant with the definition of temporary. Please be advised that the Board will re-install the speed bumps if excessive, recurring issues with speeding are observed again. Additionally, we continue to have routine sheriff officer patrols within River Watch. They regularly patrol our streets and will issue traffic violations/citations for speeding, reckless driving, and running the stop signs. The officers are scheduled to be in our neighborhood several times a month, on differing days/times. Please be considerate to your neighbors and drive safely within the speed limit!

**Parking.** As River Watch is a gated community, our streets are private. As a reminder, vehicles are not allowed to be parked on the street from 1am – 6am. Any vehicles parked on the street during this timeframe will be subject to towing at the owner's expense. Our contracted towing service has access to River Watch and is allowed to tow any vehicle parked on the street during those hours. There are no exceptions for holidays or weekends.

**Blocking Sidewalks.** Please be courteous to your neighbors and avoid blocking the sidewalk when your vehicles are in your driveway. There are many pedestrians who frequently use the sidewalks.

Continued on page 4

## Our Neighborhood is Going to the Dogs!

Lots of homeowners in Riverview love to walk. Morning, noon, and night you can see people getting some exercise. But is our neighborhood going to the dogs? If you have had scary encounters with aggressive dogs, you are not alone. I have experienced more than a few aggressive dogs within the last 3 years. We cannot be silent when these incidents occur. You might be able to get away from an aggressive dog but kids or the seniors in our community may not be able to handle the situation.

To report an aggressive dog, fill out a report at [service.hillsboroughcounty.org/311/](http://service.hillsboroughcounty.org/311/).

An Animal Control employee should contact you within a few days after reviewing the report to schedule a visit. They will also advise that dog bites get the highest priority. It may take a few months before your report is thoroughly investigated. But once investigated, the victim can choose one of the following 3 options to resolve or address the issue.

**Education** — A county representative discusses the responsibility of dog ownership, leash laws, training, and animal vaccinations. No fine is levied on the homeowner.

**Large citation** — \$170 fine levied on homeowner.

**Aggressive citation** — \$540 fine levied on homeowner.

The name of the dog would also be entered into the county's database. Therefore, if any additional incidents are reported for the dog, a fine would be levied on the owner.

Help keep Riverglen safe by reporting aggressive dogs.

## Trash cans and what goes in them:

Hillsborough County residential trash customers receive weekly curbside recycling and waste collection service. You can do your part to correctly recycle by reviewing the below list of program items that should be placed in your blue recycling cart. Recyclables should be placed in the blue cart loosely – not bagged.

### Blue Recycling Cart:

- ⇒ Clean and empty plastic bottles and containers
- ⇒ Clean and empty aluminum cans
- ⇒ Clean and empty glass bottles and jars
- ⇒ Dry paper, newspaper, and junk mail
- ⇒ Clean and empty metal containers
- ⇒ Clean and empty milk and juice containers
- ⇒ Dry flattened cardboard (must be cut down to fit inside bin)
- ⇒ Dry paperboard boxes

### Gray Trash Can:

- ⇒ Food waste
- ⇒ Windows, mirrors, and ceramics
- ⇒ Clothing, shoes, and textiles
- ⇒ Fake plants
- ⇒ Soiled paper items
- ⇒ Cords and wires
- ⇒ Plastic items, including old grocery bags
- ⇒ Diapers
- ⇒ Rope, twine, or straps
- ⇒ Garden or pool hoses

### Curbside collection:

- ⇒ Yard waste up to 2-cubic yards
- ⇒ Small appliances
- ⇒ Incandescent light bulbs

Special items for trash pickup can be arranged by visiting:

<https://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/trash-and-recycling/special-curbside-pickup-for-bulky-items>

## River Watch Treasurer's Message

Greetings! I am Tim Tuttle, and I recently joined the River Watch Board as treasurer. Typically, the treasurer provides an overview of the HOA's financial activity during the prior year and an assessment of the organization's overall financial health. After reviewing the budget, it is clear the River Watch HOA is well funded and building reserves for future capital projects like sidewalks and road replacement.

The HOA's financial management has adopted a prudent approach to the control of annual expenditures and to long-term planning. It ensures the community is well prepared for upcoming challenges while maintaining a strong financial position. It includes:

1. The development and use of an annual budget as a tool for overall financial control. The budget establishes and communicates the HOA's priorities.
2. The use of monthly comprehensive financial reports. These reports provide valuable insights and help the board make informed decisions regarding the community's future.
3. The monthly review of expenses versus the approved budget. This is crucial in controlling expenditure.
4. The adherence to appropriate cost-effective procurement procedures when acquiring goods and services. This focus ensures that we make the most of our funds while meeting the community's needs.

I am pleasantly surprised at the amount of time the Board devotes to the HOA. As you can see, the financial portion alone requires a reasonable amount of time and commitment. During my short time on the Board, I have come to appreciate my fellow board members' professionalism and dedication to the community's well-being, evident by their actions and decisions. As the new treasurer, I plan to continue this positive contribution to the Board.

**River Watch President’s Message Continued..**

This includes families who use strollers for young children, residents who utilize wheelchairs or walkers for mobility, as well as those with vision or hearing impairments. Pedestrians are forced to walk on the streets when sidewalks are blocked by vehicles while parked in driveways. This can be particularly dangerous during busy commuting timeframes as well as when it is dark outside.

**Yard Waste.** Please do not pile yard waste in front of or on top of the storm drains, or in the street gutter area. The yard waste can end up washing/blowing into the storm drains, resulting in very costly repairs for the HOA as well as adversely affecting the health of the retention ponds. Both situations can result in additional HOA expenses, which contribute to increasing your HOA dues.

**Sidewalks.** We have recently completed two of three sidewalk projects planned for this year – power washing the sidewalks within River Watch as well as additional grinding/maintenance of sidewalks with 2” raised gap or less, impacted by the ongoing growth of the oak tree roots. The third project we will tackle this calendar year is addressing some prioritized sidewalk panel areas where the raised gap is greater than 2”. Due to the ongoing issues caused by the roots of the easement oak trees, additional work continues to be required for sidewalk maintenance. We will continue our phased approach to this work. The HOA has already spent around \$200,000 from 2018 to 2023 on sidewalk maintenance. This does not include the costs associated with the sidewalk panel replacement project in 2023. As the tree roots continue to grow, resulting in additional sidewalk disruptions, this type of repair will be ongoing.

**Entrance Area Trees.** We are working on getting replacement trees planted in the River Watch entrance area. As you may recall, we lost 9 palm trees in 2022 (one to lightning and eight to palm bronzing disease). Currently, we are still gathering quotes and meeting with vendors. However, we will likely install crepe myrtle trees, or something similar. We do not plan to incorporate palm trees in that area, as we are concerned about further losses due to palm bronzing disease.

**Curb/Gutter Drainage.** There are several areas where the curb/gutter system does not effectively allow water to flow to the nearest street drain. Again, oak tree roots are a significant contributor to this problem. Several areas were addressed earlier this year. We will continue to address these areas in a prioritized manner.

**Oak Tree Roots.** While we have a beautiful tree canopy around our neighborhood, it is unfortunate that the tree roots contribute to the lifting of some sidewalk panels as well as adversely affecting the curb/gutter drainage system.

**From the Riverglen HOA Treasurer’s Desk...**

Greetings! As the treasurer for the Riverglen HOA, I wanted to provide a brief update. Our all-volunteer HOA Board members and the various committees continue to do an excellent job in their fiduciary responsibilities, always staying in compliance and keeping the best interests of the association and residents in mind.

As you are aware, the HOA fees did increase in 2023 from \$85 to \$90 per quarter. We continue to operate within budget parameters for the normal recurring expenditures and currently have adequate reserves. We have incurred incremental costs this year – some expected and some unexpected. Rick Huber did a great job leading the effort to get the basketball and tennis courts re-surfaced, and even adding lines for pickleball! This planned investment has yielded great results; it is wonderful to see the increased usage after the refurbishment. We have also spent funds for some unexpected maintenance, which included a new roof for the storage building, replacement benches and picnic tables at the large park, significant sprinkler system repairs, refreshing the entrance landscape, and additional pine tree removals along Donneymoor Drive.

**Riverglen Parks**

Hi all! I am Rick Huber, park chairperson. I hope everyone has had the opportunity to visit our parks. If not, you will find a MAJOR change! The courts were resurfaced in April. There is fresh paint for the basketball and tennis courts. The basketball courts have three-point lines; and the tennis courts are multi-functional to include pickleball. New benches and picnic tables were also added. Please check it out.

A great time to visit would be during the annual Saturday in the Park, from 11 AM to 2 PM on October 28, 2023. We will be serving hamburgers and hot dogs for lunch. You can hang out, play some basketball, tennis, or pickleball. There will also be a bounce house for the children.

Also, for your convenience, I am canvassing for proxies. You can bring your annual meeting proxy cards for collection. I will have some available just in case you forget yours.

Again, I am looking for help with the park opening and closing. Currently, a team of your fellow homeowners help to close the park. If you are interested, please drop me an email at [huberrc@verizon.net](mailto:huberrc@verizon.net).

Over the next several years, we expect that we will continue to have increased spending for sidewalk maintenance and street drainage improvements. Please note that the Board is reviewing our options relative to the easement oak trees. Our current HOA documents require at least one oak tree to be maintained in each lot’s easement area between the sidewalk and the street. We would need a majority of homeowners to ratify any change to HOA restrictions relative to the requirement for an oak tree in the easement area of each property.

The Board encourages all residents to attend monthly Board meetings, join committees or at least participate in the committees and activities within River Watch. We especially encourage residents to attend the annual meetings. You have a voice in what happens within the River Watch Community.

Thank you,  
*Kathy*



**Before**



**After**



**Before**



**After**

## The Riverglen ACC reviewed and processed a total of 128 applications since our last newsletter!

Many of these requests were for painting the home's exterior. As a friendly reminder, ACC requests are required prior to commencement of ALL exterior paint projects even if the homeowner intends on keeping the existing color scheme. If the color scheme is chosen from the Riverglen approved paint palette, the project does not need to wait for final board approval.

We understand that our existing approved color palette is cumbersome and a bit outdated. So, in response to your feedback, we are excited to announce that we will be updating the approved color palette this year. Availability through the portal is anticipated in 2024.

### Tips for completing ACC requests:

The ACC request must include paint name and code from the proposed colors for the BODY, TRIM, FRONT DOOR, and DECORATIVE ITEMS. We also recommend including any other exterior areas of your home that you are painting including gutters, downspouts, soffit, drip edge, frieze board, fascia, and the gable end wall.

Communicating specific, accurate information regarding your paint project will help expedite the approval process and prevent potential repercussions resulting from the project not being consistent with what was approved. Our committee is currently working on modifying the ACC paint request section to assist homeowners with identifying the specifics regarding their desired color scheme.

The 2022 hurricane season created a lot of damage to the older fences in our neighborhood. A total of 33 fence replacement requests were received and processed by the ACC. Fence replacement requires an application, and it must be built according to the latest ACC STANDARDS.

Keep in mind, homeowners who perform alterations or additions deemed in violation of the ACC standards may be required to remove the alteration or addition or bring the project into compliance with the ACC STANDARDS and DECLARATIONS. For example, if an old house was demolished, the new house should be built according to the county's latest building codes.

### Tips for regular maintenance:

The ACC issued 217 "Gentle Reminders/Friendly Letters." They were intended to simply remind and educate homeowners regarding the ACC Standards and Declarations. Many of those letters were related to exterior maintenance. Maintenance is one of the most important aspects of owning a home. Proactive and regular home maintenance is essential to preserving the value of your home and the community.

Mold and mildew maintenance are a persistent challenge for Florida homeowners. The most common areas for visible mold and mildew are driveways, sidewalks, fences, exterior walls, and shingles. Mold will grow just about anywhere there is moisture. If you do not stay on top of it, it will become very unsightly and difficult to remove. Please check the exterior of your home regularly and treat mold and mildew as soon as possible.

Yard maintenance is another area that can be challenging, depending on the season. Regular care can go a long way in keeping landscaping manageable. As a reminder, 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, and lawns must be consistently maintained. This includes mowing, trimming, and removing harmful bugs and diseases, dead trees, shrubs, plants, and leaves.

Shrubs, hedges, and trees must be trimmed to not impede movement along sidewalks or for high-profile vehicles on the street. All gardens and flower beds must be free of overgrown weeds, grass, and dead leaves. All grass clippings and yard waste must be removed from sidewalk, driveway, and street. The accumulation of dead leaves must also be removed from the lawn.

Riverglen homeowners are responsible for the upkeep and maintenance of their property. When you purchase property within a community association, you agree to and are legally bound by the ACC standards established in the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.

Thank you for your cooperation in helping to maintain our community.

*Ali Houshmand*

Riverglen ACC Chairperson

Greetings,

It's that time again! I would like to encourage our community members to join us on the third Wednesday of the month for the Board of Directors' meeting. Joining is EASY – we meet on Zoom! So, you don't even have to leave the comfort of your own home. At these community meetings, members are given information related to Riverwatch including, but not limited to, how your dues are spent, issues impacting the community, community events, and suggestions for community improvement. It is an opportunity for YOUR voice to be heard.



As BOD members, it is important that our actions are reflective of the needs and wants of the community. This responsibility is much more difficult without your input. We not only want your feedback, but we also NEED it!

Upcoming meeting dates and information can be found at <https://riverwatchhoa.com/property-management/>. In addition, meeting notices are posted at the gate entrance the weekend before the meeting. There is also a QR code for your convenience. I look forward to hearing from you at the next meeting!

Sincerely,

*Larry Ward*

Secretary, Riverwatch HOA Board of Directors

## Moving to the Portal

Good news – both River Watch and Riverglen HOAs are using portal sites for some or virtually all the respective HOA activities.

- River Watch migrated to the McNeil Management Portal in the past year for almost all activities and actions managed within the HOA.
- Riverglen HOA has had a resident portal with Greenacre Properties, Inc. (GPI), in place for years. However, effective 1/1/2024, all the Riverglen ACC activities will be migrated to it as well.

The use of resident portals does improve efficiency, aid in better communications, and saves time. You can access the portals with your computer or mobile device (iPad, tablet, or smart phone). Both portals are very user friendly. Highlights of some aspects of each portal are below.

### River Watch

McNeil Management rolled out the River Watch portal in the past year. This portal allows homeowners to:

- check the payment status of HOA assessments/dues,
- review violation notices for their property,
- submit all ACC requests as well as receive status updates and approval notifications,
- request gate entry bar codes stickers/clicker openers,
- read neighborhood updates,
- review all governing documents, including the ACC standards and paint palette, and
- review HOA budget and financial reports.

It is a great tool to use for managing almost everything relative to being a property owner/resident in River Watch. It is also easy to navigate.

Generally, the online ACC submission process is as simple as:

- clicking on the alteration type (paint, fence, roof, etc.),
- typing in a description of the requested activities, paint codes if applicable, etc.; the portal prompts guide you through the process, and
- uploading supporting documents (survey, color photo, etc.).

Many of our residents have already signed up and are actively using the portal. If you do not have your portal account set up yet, please contact McNeil Management (813-571-7100 or [management@mcneilmsi.com](mailto:management@mcneilmsi.com)) to get your account established.

### Riverglen

The Riverglen resident portal, through GPI, has been in existence for years. It has allowed residents to:

- check their payment status of HOA assessments / dues,
- review open violations,
- read association documents and access forms,
- review HOA budgets, and
- review BOD agendas and minutes.

It is a great tool, which is about to get even better for Riverglen residents! The planned rollout of the ACC request process into the Riverglen Portal is a big change planned for 1/1/2024. If you do not already have access to the portal, please go to [G360.Greenacre.com](http://G360.Greenacre.com) to get signed up. This portal site does require a PIN code. If you do not have your PIN code, please email [webaccess@greenacre.com](mailto:webaccess@greenacre.com). This issued PIN will allow you to create your account on the portal. You can contact GPI (813-600-1100) if you have any issues setting up your portal access.

The configuration of the portal ACC request process is also very user friendly. The portal will allow you to submit all ACC request related paperwork electronically as well as receive status updates and notifications of approval/denials. The submission process is designed to be intuitive to use. Specific instructions on the use of the portal for ACC request submissions will be provided closer to the rollout, and available online. Generally, the online submission process is as easy as:

- selecting the architectural request option,
- selecting + New request,
- choosing the form type,
- completing the information for the submission template,
- electronically signing and dating the form,
- uploading supporting documentation (lot survey, diagrams, paint codes, dimensions, county permits, etc.), and
- clicking submit.

Additionally, if there are Riverglen residents who do not have access to a computer or mobile device, GPI will work with you on any ACC submissions.

In summary, the use of the portals is a great step forward in efficiency, accessing available information, as well as simplification of the ACC request processes for River Watch and Riverglen residents.

Thanks,

*Kathy*

## River Watch HOA Upcoming Events

**Saturday, October 7 –  
Community Yard Sale  
8am – 1pm**

### River Watch Board of Directors Monthly Meetings:

**September 20, 2023**  
Budget Workshop

**October 18, 2023**  
Budget Adoption

**November 15, 2023**

**December – No meeting**

### ACC Meetings:

**September 19, 2023**

**October 17, 2023**

**November 14, 2023**

**December – No meeting**

### River Watch Board of Directors/Resident Annual Meeting:

**January 17, 2023**  
Venue TBD possibly Riverview  
Library

**Saturday  
In  
The  
Park**

**October 28  
11am -  
2pm**

## Greetings River Watch residents!

I am Kelly Black, your River Watch HOA Vice-President. My husband, Richard, and I built our home in River Watch in 2003 and have raised 7 children. We are close to becoming empty nesters as our two youngest are finishing college. I must say it is a little strange not to travel between dance lessons, baseball games, football games and other child related activities. However, we are quickly finding things to fill the void.

I struggled choosing a topic for the newsletter. After reading the other articles, I wanted to do something a bit different. The world and our community have gone through significant change. We have made it through a pandemic, our state was devastated by a hurricane, prices are at an all-time high and crime continues to rise. Frankly, people are frustrated and tired. Mental health is taking a toll on many. Anger is becoming normal and acts of kindness less frequent.

Are you aware that there are health benefits from being kind?

- It helps others feel good.
- It creates a sense of belonging and reduces isolation.
- It helps to keep things in perspective.
- It helps to make the world a happier place because one act of kindness often leads to more.

The more you do for others, the more you do for yourself. The best news of all is that it is FREE! It does not have to be elaborate, just genuine. Below are a few simple suggestions:

- Call a friend that you have not spoken to for a while.
- Get to know the new neighbor.
- Say good morning.
- Let someone jump the queue at the supermarket.
- Encourage a friend to exercise.
- Tell someone that you are proud of them.
- Smile and say hello to people you pass every day but have never spoken to.
- Become an active listener by listening to your friend or colleague who is having a bad day.
- Let a fellow driver merge into your lane.
- Offer to cook for a friend, neighbor, or family member when in need.
- When you are outside, wave when someone drives past your house.

Kindness is simple to give and can be contagious! On a given day, it could be the best thing to happen for the recipient.

If you do nothing else today, watch for an opportunity to help someone with a random act of kindness. Just remember how much you appreciated that warm feeling when someone helped you.

“Unexpected kindness is the most powerful, least costly, and most underrated agent of human change.” – Bob Kerrey

Kind Regards,

*Kelly*

## River Watch Officers and Chair Persons:

**President**  
Kathy Hofstad

**Vice President**  
Kelly Black

**Secretary**  
Larry Ward

**Treasurer**  
Tim Tuttle

**Director at Large**  
Bill Edis

**ACC Chairperson**  
Bill Edis

**Welcome Chairperson**  
Kelly Black

**Landscape Chairperson**  
Open

**Yard Sale Chairperson**  
Kara Rutherford

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McNeil Management Services Inc.  
Jennifer Conti- Property Manager  
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*Happiness  
is only real  
when shared.*

*Jon Krakaur*

**HAPPY  
FALL  
y'all!**

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## Florida Native Plants (Information partially from [gardeningsolutions.ifas.ufl.edu](https://gardeningsolutions.ifas.ufl.edu))

If you are thinking about modifying or enhancing your landscaping, please consider native plants which are bird, butterfly, and pollinator friendly. Native plants are often a good bet for the Florida gardener. A wide variety could work in your landscape, from vines to groundcovers to shrubs, trees, and palms. Many can serve as good sources of food for wildlife. Remember that native plants, like all plants, are more likely to thrive when they are planted in the right place. Use them correctly and your garden will flourish. Additionally, it is important to limit the use of pesticides and other chemicals in and around the plants used for wildlife food sources. There is a list of native trees, shrubs, ornamentals, etc., on the [gardeningsolutions.ifas.ufl.edu](https://gardeningsolutions.ifas.ufl.edu) website.

Urban areas are rapidly increasing, resulting in loss of habitat. Decisions made by homeowners can impact the environment positively or negatively. Native pollinators and honeybees are in decline around the world (habitat loss and colony collapse disorder). Populations of Monarch butterflies, bats, and some birds have also seen dramatic losses.

It is easy to create a habitat to help wildlife: Plant a variety of flowering and fruiting plants, use plants of varying height to create layers for shelter, and diversify areas to attract a wider variety of animals.

Habitats include food, water, shelter/cover, and space. To attract pollinators (butterflies, bees, hummingbirds, etc.), include: 3 or more flowering plant species that bloom each season, both nectar and host plants for butterflies, places for bees to nest, and avoid pesticides when possible (Do not use any pesticides on or near milkweed and other host plants as it will kill the caterpillars!).

**Hummingbirds** — Hummingbirds are brightly colored birds that are always a wonder to see, and it is easy to attract them to your garden. These remarkable creatures have striking plumage and a high energy lifestyle. Three species of hummingbirds live in Florida through much of the year and another two can occasionally be seen during the winter months. To support all their high-speed activity, hummingbirds need to consume large amounts of nectar. To attract hummingbirds to your garden, choose plants with brightly colored or tubular flowers, like hibiscus or the native coral honeysuckle. Hummingbirds prefer red, orange, and pink flowers, and use their long tongues to sip nectar found within. The following are examples of some Florida native plants which can be used to attract hummingbirds: bottlebrush (tree or shrubs), cigar flower, columbine, coral bean, coral honeysuckle, firebush, shrimp plant, and salvia.

**Butterflies** — Florida has over 200 species of butterflies, some of which cannot be found anywhere else on Earth. To attract these delicate creatures, your landscape must provide food for both the adult butterflies and their caterpillars. Though many butterflies will drink nectar from a variety of flowering plants, their caterpillars are often limited to which plants they can feed on. Butterflies are attracted to brightly colored, simple flowers with good places to perch. To make sure that nectar is always available, choose your flowers so that something is always in bloom. The following are examples of some Florida native plants which can be used to attract butterflies: black-eyed susan, bottlebrush, butterfly bush, coral bean, coral honeysuckle, dill, firebush, jatropa, lantana, milkweed, pentas, porter weed, passionflower, purple coneflower, and saltbush. Below is a table with some of the host plants for caterpillars common to this part of Florida.

<u>Caterpillar (Butterfly)</u>	<u>Host Plants</u>
Monarch	Milkweeds (avoid tropical milkweed – use native varieties)
Zebra Heliconia	Passion Vines
Queen	Milkweeds (avoid tropical), swallowwort, white vine
Viceroy	Carolina willow
Gulf Fritillary	Passion Vines
Zebra Swallowtail	Pawpaw
Giant Swallowtail	Citrus, wild lime,
Pipevine Swallowtail	Pipevines
Eastern Tiger Swallowtail	Sweet Bay
Black Swallowtail	Water dropwort, dill, fennel, parsley
Polydamas Swallowtail	Pipevines
Spicebush Swallowtail	Red bay, swamp bay, sassafras, camphor tree



**Bees** — Bees are also a very critical component of our environment. It is important to maintain landscaping which is friendly to these pollinators as well. A yard that attracts native bees will include a mix of annuals, perennials, herbs, shrubs, and trees. Most bee species prefer yellow, white, blue, and purple flowers. They can't see the color red. They prefer flowers with broad petals that offer a large landing pad. Plants which often attract native bees include anise hyssop, coral honeysuckle, gaillardia, nasturtiums, passionflower, pentas, and purple coneflower.

There are some herbs which also attract pollinators (butterflies and bees). These include basil, cilantro, mint, oregano, and rosemary.

When you use native plants in your landscaping, and avoid most use of pesticides, your yard will be alive with wonderful pollinators.

Here is a list of websites to find additional resources to help create a Florida Friendly Landscape.

- Florida-Friendly Landscaping <https://ffl.ifas.ufl.edu/>
- Gardening Solutions <https://gardeningsolutions.ifas.ufl.edu/>
- Florida Association of Native Nurseries <https://www.fann.org/>

Enjoy!  
*Kathy*