

Neighborhood News

RIVERGLEN

Fall 2026 Riverglen and River Watch Homeowners' Associations

Riverglen President's Update Ralph Brown, President

Last year at this time, we were anticipating significant traffic disruption in our area due to the South Hillsborough County pipeline project. That certainly came true, with the closure of the McMullen entrance several weeks earlier this summer, and the extended construction along McMullen Road. The Boyette road partial closure and reduction to two lanes began a little earlier than originally scheduled. Despite the early closure, it appears that the Boyette Road portion of the project and the associated lane closures will persist until at least the early part of 2027. At some point the Boyette entrance to Riverglen will be closed to install the pipeline. That will require all Riverglen traffic to use the McMullen entrance/exit.

We will continue to publish updates from Tampa Bay Water on the Riverglenhoa.com website as we receive them. If you are unfamiliar with the overall scope of the pipeline project, or if you want more information, visit SouthHillsboroughPipeline.com for details and sign up to get project updates sent directly to your email.

The block wall along Donneymoor Dr. has been the subject of much discussion over the last several months. This past year we had a couple of incidents where a vehicle departed the roadway and impacted the wall. One of those caused a bit of damage to the creeping fig but did not significantly damage the wall. The more recent vehicle accident actually broke through the wall and caused a large hole in the masonry block.

An important point for homeowners who own lots that are adjacent to Donneymoor Dr. or McMullen Dr., according to the Declaration, Article VI, Section 12, the block wall is owned by the lot owner, not the Association. The Association cannot file an insurance claim or initiate litigation to pursue reimbursement for wall damage. Only the lot owner has the legal authority to make a claim for damages. The Declaration also states that the lot owner "shall be responsible for all costs of maintaining, repairing, and replacing both the exterior and interior portion situated on or along such Lot." So, if the block wall is broken, cracked, or in disrepair, it is the lot owner's responsibility to repair it. The exception regarding wall maintenance is the creeping fig vines. They were planted by the Association to attractively cover the block wall and minimize homeowner expense, consequently eliminating the need to clean and paint the wall. Therefore, the Association regularly trims the creeping fig vines to maintain a neat appearance.

The annual budget meeting will be held at the regular board meeting in October. Written notice of that meeting, including the proposed 2026 budget, will be mailed to you shortly after you receive this newsletter. That mailing will also include notice of the annual membership meeting in November, with a proxy card. We ask that you sign and return the proxy card so that we can achieve a quorum – which has not occurred for several years.

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. For the first time that I can remember, there are 7 Directors on the Riverglen Board, unchanged from the previous year, and no vacancies. These dedicated ladies and gentlemen continue to give their time and talents to conduct the business of the Association and make Riverglen a desirable place to live.

Finally, you are invited to attend the annual Saturday in the Park (at the large park by the Boyette entrance) on October 24, hosted by the board and the parks committee. Enjoy food and beverages and meet a few neighbors you may not already know. More details are contained in this newsletter.

Have a great fall and holiday season!

Ralph

River Watch President's Message Kathy Hofstad, President

It is hard to believe that another year has gone by and that we are already heading into fall.

As a reminder, 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 website, in the links on the River Watch homeowners' portal, 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 also note that the budget workshop and adoption meetings tend to be in the September/October time frame. The annual meeting happens in January of each calendar year. Please look for those notices as well.

By now, we should be live on the new gate controller system. We are excited about the up-to-date technology that this CellGate system has to offer.

- Use of an RFID tag and antenna vs the bar code stickers and scanner. The RFID tag does not contain a battery, so it never wears out. The UHF long range antenna emits an RF signal which powers the tag when the tag enters the scanning area of the antenna. The tag is an effortless way to open the entry gate for an authorized vehicle.
- If you have been using a gate clicker, they will continue to work just fine.
- If you did not pick up your two RFID tags during any of the six posted sessions, you will need to collect them from the McNeil Management office.
- The Cellgate Watchman Gate Controller system does have an app, which can be downloaded to your smartphone after we go live. You will receive an email from Cell-Gate with instructions on how to get the app and how to use the functionality. This app will allow residents to create QR codes that you can issue to a vendor or guest. This QR code will allow the vendor or guest to hold their smart phone up to the scanner to open the gates during a specified period.

Currently, about 84% of River Watch residents are signed up and have access to the Association's Portal. I would encourage all our residents to sign up for Portal access. Please contact McNeil Management with any questions.

As you are painfully aware, the South Hillsborough Pipeline project continues to impact our overall association's ingress/egress due to the construction on McMullen and Boyette Roads. Information regarding the current plans and timing, including the road closures and detour routes, is on both the River Watch (riverwatchhoa.com) and the Riverglen (riverglenhoa.com) HOA websites as updates are provided by the project management team. Please be sure to check periodically for updates. There is also a River Watch Resident Facebook site that contains updates as well. If you have not yet joined that site, please consider doing so. You can also stay informed about the project on the SouthHillsboroughPipeline.com website or email shpinfo@tampabaywater.org and request periodic updates about the pipeline project.

For those who took the time to sign and return the proxy forms (whether for or against), as a Board, we thank you for your participation and interest in the matter. As you are aware, the proposed tree amendment did not pass. We did not receive approval from two-thirds of the association's properties, as required by our by-laws. The requirement for an oak tree in each easement area (two in corner lots) still stands as per the original legal documentation.

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Riverglen Management

Greenacre Properties
4131 Gunn Highway
Tampa, FL 33618
813-600-1100

Homeowner Portal
<https://home.greenacre.com>

Community Association Manager
Samantha Morfa
smorfa@greenacre.com
813-936-4167

Riverglen Board of Directors

President
Ralph Brown – Unit 7
president@riverglenhoa.com

Vice President
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Secretary
Larry Barroner – Unit 3
secretary@riverglenhoa.com

Treasurer
Kathy Hofstad – Unit 5
treasurer@riverglenhoa.com

Directors
Cathy James – Unit 2
Dirunit2@riverglenhoa.com

Jennifer Kokinda - Unit 4 at large
Dirunit4@riverglenhoa.com

Crissy Kasch - Unit 5 at large
Dirunit5@riverglenhoa.com

RIVERGLEN COMMITTEES

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Landscape
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website@riverglenhoa.com

Pond Maintenance

The HOA has a contract with Aquatic Weed Control (AWC) to treat the water in the 12 retention ponds within Riverglen. They also require access to apply herbicides, pesticides and other treatments as needed. It is a pond management company whose representatives work directly with the pond chairman and the board to maintain the pond function of stormwater retention/detention. It is very important to keep the easements to the ponds, and the areas around the ponds accessible so they can perform the services they are contracted to do.

As a reminder, anything that goes into the storm drains ends up in the ponds. Please keep yard debris, leaves or grass clippings clear of the storm drains. If these items go into the ponds, they will not only affect the health of the ponds but can also clog the drainage system and further cause flooding on our neighborhood streets.

The temperatures, humidity and rain during this time of year increase algae bloom in our neighborhood ponds. Lawn/grass clippings can also increase algae bloom growth. To mitigate the amount of bloom, AWC has requested that residents who have property along the pond direct their grass clippings away from the water's edge. If a lawn service cuts your grass along the pond, please ask them to do the same.

If you have concerns or questions regarding the ponds, please email smorfa@greenacre.com.

Riverglen Park Update

Hello all. Another year, another park update.

First, I want to recognize the park volunteers who, in addition to opening and closing the park, help maintain it by reporting any issues. We couldn't have a nice park without them. **Thank you!**

We are always seeking more volunteers to join our team. If interested, please send an email to parks@riverglenhoa.com.

Also, I am pleased to report that the parks are busier than ever with the tennis/pickleball and basketball courts in consistent use. It is very satisfying to drive by and notice the community enjoying the amenities.

If you have any ideas for improvements or upgrades, please send me your suggestions.

Remember, the parks are open to all Riverglen residents and their guests. If you're planning an event, it's first come, first serve. We don't make reservations, so please plan your visit accordingly and have a wonderful time.

What's new this year? Courts and playground equipment are fully functional. No new plans at this time, but if you have an idea, let me know.

We do have a few issues. One is graffiti. Someone loves sharing personal works of art and I love painting over it – not really, but I am ready, willing, and able! We also have our share of off-roaders who perform donuts on the grass under the power lines. It would be nice to catch them in the act and get a license plate number. Any help would be greatly appreciated. Any questions, don't hesitate to contact me via email.

Richard Huber

From the Riverglen HOA Treasurer's Desk...

As the treasurer for the Riverglen HOA, I am very appreciative that our all-volunteer HOA board members and the various committees continue to do an excellent job in their fiduciary responsibilities, always compliant and keeping the best interest of the associations and residents in mind.

We continue to generally operate within budget parameters for the routine expenditures and currently have adequate reserves. Similar to the past few years, we have again planned for some special project dollars this year – fence maintenance and some concrete repairs/replacement. This is in line with our efforts to continue to invest in our wonderful park assets.

As a reminder, please pay your association dues on time to avoid being charged late fees and/or legal fees. The association fees are due quarterly (Jan 1, Apr 1, July 1, Oct 1).

Best Regards,
Kathy Hofstad

Riverglen HOA Upcoming Events

Board of Directors (BOD) meetings are normally held on the third Thursday of each month (except December) at 6:30 PM at the Riverview Public Library. Meeting notices are posted on the sign boards at the community entrances 48 hours prior to the meeting. The agenda is posted on the HOA website, www.riverglenhoa.com and on the GPI homeowner portal, <https://home.greenacre.com>. The upcoming meeting dates are as follows:

2026
September 17
October 20 Tues. (budget meeting)
November 19
December (no meeting)

Riverglen ACC Meetings

Architectural Control Committee (ACC) meetings are normally held on the third Monday of each month (or the Monday before the Board of Directors meeting), at 7 PM via Zoom. Meeting notices are posted on the sign boards at the community entrances 48 hours prior to the meeting. For Zoom info, send an email to acc@riverglenhoa.com or SMorfa@greenacre.com.

2026
September 14
October 5
November 16
December 14

Annual Homeowner Meeting November 4, 2026, 6:30pm, Riverview Public Library



SATURDAY IN THE PARK
October 24, 2026
11am - 2pm
Riverglen Large Park

**More details are
contained in this
newsletter.**

**Be kind.
Be thoughtful.
Be genuine.
But most of all,
be thankful.**

25 Years of Working Together to Preserve Riverglen

For the past 25 years, the Riverglen Architectural Control Committee (ACC) has worked alongside homeowners to help preserve the appearance, character, and property values of our community. Since 2001, the committee has reviewed thousands of architectural requests for projects ranging from exterior painting and roof replacements to fences, pools, landscaping, room additions, sheds, driveways, and many other home improvements. Together, these improvements have helped shape the attractive neighborhood we enjoy today.

The ACC's role extends beyond reviewing applications. Our goal is to assist homeowners by providing guidance before projects begin, helping ensure proposed improvements are consistent with Riverglen's Architectural Standards, and applying those standards fairly and consistently to every homeowner. Over the years, the committee has also updated application forms, simplified submittal requirements, and clarified the Architectural Standards to make the review process more efficient and homeowner friendly.

Routine community inspections remain an important part of the ACC's responsibilities. Most courtesy notices involve common maintenance items such as driveway mold and mildew, visible trash containers, landscape maintenance, exterior lighting, and holiday decorations remaining beyond the permitted timeframe. These items are generally easy to correct and help maintain the attractive appearance of our neighborhood while protecting everyone's property values.

The ACC is made up entirely of volunteer homeowners who generously donate their time to serve the community. We sincerely appreciate the many residents who maintain their homes with pride, submit complete applications, and work cooperatively with the committee throughout the year. Your partnership has helped preserve the quality and character of Riverglen for more than two decades.

As Riverglen continues to grow and evolve, the ACC remains committed to working with homeowners to preserve the beauty, character, and value of our community for many years to come.

Revised ACC Standards for Riverglen (Units 1 - 4)

At the August 20, 2026, Riverglen HOA Board meeting, the Board of Directors voted to approve several revisions to the ACC Standards for Units 1 - 4 (not including River Watch).

The revised Standards will be effective October 1, 2026, and are available for review on the homeowner portal, <https://home.greenacre.com>, and on the Riverglen HOA website, www.riverglenhoa.com.

Thank you for helping keep Riverglen a neighborhood we are all proud to call home.

Ali Houshmand

Riverglen Architectural Control Committee

Hurricane Preparedness

As we are now in hurricane season here in Florida, it is always a good idea to ensure that you are prepared. The following information is from National Oceanic and Atmospheric Administration (NOAA).

• Five things to know about hurricane hazard risks:

- ◇ Storm surge is water pushed onshore by the tropical system. It causes the most damage of any of the hurricane hazards.
- ◇ Wind from a hurricane can top 200 mph and cause massive damage to buildings in its path.
- ◇ Inland flooding caused by heavy rain damages homes and can wash out roadways well away from the coast.
- ◇ Tornadoes are common as hurricanes move ashore. They are not typically long-lived, but they can cause plenty of damage.
- ◇ Rip currents and rough seas are common both before and after a hurricane, making swimming or surfing very dangerous.

• Five things to know about having an evacuation plan:

- ◇ Find out if you would need to evacuate. Don't travel hundreds of miles, only far enough away from the evacuation zone.
- ◇ Plan your evacuation route. Have an alternative route.
- ◇ Leave when ordered to do so. Do not wait.
- ◇ Communicate your plan with someone not in the storm's path.
- ◇ Plan for your pets. DO NOT JUST LEAVE THEM AT HOME ALONE. While most shelters do not permit them, there are some pet friendly shelters in Hillsborough County.

• Five things to know about strengthening your home:

- ◇ Keep trees around your home trimmed well before a storm to prevent damage from broken branches.
- ◇ Have the proper materials in advance to board up your windows to protect them from flying debris.
- ◇ Bring loose outdoor items such as patio furniture inside. They can blow around and cause damage to home.
- ◇ Secure all doors on your property. Remember that the garage door is usually the most vulnerable.
- ◇ Move your car inside a garage or to another secure location.

• Five things to know about where to get hurricane information:

- ◇ Television – tune in to your trusted local news source.
- ◇ Phone – access mobile.weather.gov on your mobile phone and get wireless emergency alerts.
- ◇ Radio – receive forecast information and news on your NOAA weather radio.
- ◇ Social media – stay in touch with friends and family and receive updates from your trusted sources of information.
- ◇ Computer – access information from weather.gov.

• Five things to know about updating your insurance:

- ◇ Check your insurance policies well ahead of the storm to see what is covered.
- ◇ Make sure you have flood insurance. Flooding is the leading cause of damage from tropical systems.
- ◇ Visit floodsmart.gov to learn about your flood risk and flood insurance options for your area.
- ◇ Prepare your home and vehicles according to your specific insurance policies to ensure damages are covered.
- ◇ Know where your insurance documents and contact information are located. Take them with you if you evacuate.

Riverwatch President's Message Continued.....

The board will continue to do our best to manage the infrastructure maintenance (sidewalks, street pan gutters, streets) due to damage caused by the oak tree roots. We do anticipate that HOA dues will increase over time due to these ongoing costs.

The board encourages our residents to participate in the committees and activities within River Watch. We are recruiting 1-2 more people to join the ACC. We will also have a board member retiring by the end of the calendar year that will need to be replaced. Please consider volunteering your time on either the ACC or board of directors. You can contact McNeil Management for more information about the open or pending positions.

I would like to acknowledge and say **thank you** to the other board members and the committee members/volunteers for their time and energy to help keep our community a wonderful place to live. The Board of Directors is sincerely appreciative and grateful for all you do for the association.

- Current Other Board Members: Kelly Black (Vice President), Tim Tuttle (Treasurer), Rick Robson (Director At Large as well as ACC Chair), and Larry Ward (Secretary). **Thank you** to this dedicated group for all you do for the neighborhood and all that you did for our association!
- Current ACC Committee Members: Rick Robson (Chair), Steven Tanski, and James Kasch. A warm welcome to new ACC member Eric Longhurst. This team does a wonderful job of ensuring that requests are reviewed in a timely manner. I would also like to thank Bill Edis, who retired from the ACC during 2026. **Thank you** all for keeping our neighborhood looking its absolute best!
- Holiday Decorating Committee: Jenn and Rob Defreese. They do a phenomenal job of decorating the front entrance for the holidays every year! It always looks amazing!
- 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 manages all the advertising and signage for the yard sale. Please note, due to low homeowner participation, the plan is to have only one yard sale event each year – generally in April.
- 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 Clemments. She and her husband, Fred, ensure that the camera system and gatehouse A/C unit are routinely checked and maintained.

We encourage residents to attend the monthly board meetings, the annual meeting, the annual Picnic in the Park in October, and to join committees. You have a voice in what happens within the River Watch Community!

Thank you,

Kathy

Strong Communities Start with Engaged Neighbors

One of the greatest strengths of any neighborhood is the people who call it home. While the HOA Board works hard to maintain our community's appearance, amenities, and financial health; creating a vibrant and welcoming neighborhood depends on the participation and involvement of its residents.

When residents become involved, the HOA benefits from a wider range of perspectives and ideas. Homeowners often bring valuable experience, skills, and insights that can help identify opportunities for improvement and contribute to thoughtful decision-making. Diverse participation also helps ensure that the Board remains informed about the needs and priorities of our community.

Getting involved is also a great way to build relationships. Many residents discover participation in neighborhood activities leads to new friendships and a stronger sense of belonging. Neighborhoods where residents know and support one another often enjoy a greater sense of pride, cooperation, and community spirit.

Over the next year, we encourage homeowners to look for opportunities to engage. We recognize that everyone has busy schedules and competing priorities, but community engagement can take many forms. In fact, even small actions can make a meaningful difference. Whether you attend an HOA meeting to:

- Stay informed and share constructive ideas,
- Take an interest in the well-being of the neighborhood by volunteering for a project or community event,
- Serve on a committee and provide feedback on community initiatives, or
- Introduce yourself to a new neighbor;

All are meaningful ways to contribute, make our community stronger and neighborhood a desirable place to live.

On behalf of the Board, thank you to the many residents who have already volunteered time and talents to support our community. Your efforts make a lasting impact. Together, we can continue building a community that we are proud to call home and ensure our neighborhood remains a welcoming, attractive, and connected place for current and future residents.

Kelly Black
River Watch Vice President

ACC Newsletter

Hello neighbors. I am Rick Robson, the chairman of your River Watch ACC Committee, and at-large board member. I would like to start by thanking and bidding farewell to Mr. Bill Edis as he leaves the ACC team. I would also like to welcome Mr. Eric Longhurst who has volunteered to join the ACC and will serve alongside Steve Tanski, James Kasch and myself. Thank you, gentlemen, for your commitment to making our community beautiful.

Since our last newsletter, we have processed 54 applications. After working with homeowners, we were able to approve just over 98% of these requests.

An ACC request must be submitted through the River Watch Portal. As a reminder, most changes made to your property that are visible from the street require ACC approval prior to the work being done. Please review ACC restrictions and guidelines before submission to help ensure that your request is compliant and approvable. If you have questions, you can reach out to any of the ACC members. E-mails are provided on the portal.

When submitting your applications, please make sure the following information is available to help us process and expedite your submission:

- Accurate description of the work to be done.
- Lot survey indicating exact location and dimensions of the alteration in relation to property boundaries and existing structures.
- Contractor Specification Sheet (if contracted) OR a listing of materials, styles, colors, dimensions, locations, etc.
- Color picture, photo, or manufacturer brochure illustrating the style/color of primary materials to be used.
- Any/All additional drawings, documentation or information as needed to fully describe the alteration and its location on the lot.

I look forward to working with you during the next year. Our meetings are generally held via Zoom on the third Tuesday of every month with no scheduled meeting during the month of December. A link to the meeting can be found on the Riverwatch HOA website under "Upcoming Events." I invite you to join us as we always appreciate the input from our neighbors.

If you are looking to get more involved in the community and want to become part of the ACC team, please contact me.

Regards,
Rick

River Watch HOA Upcoming Events

- River Watch Board of Directors Monthly Meetings (generally 3rd Wednesday of each month):

- ◇ September 16, 2026 – Budget Workshop
- ◇ October 21, 2026 – Budget Adoption
- ◇ November 18, 2026
- ◇ December – No meeting
- ◇ January 20, 2027
- ◇ February 17, 2027
- ◇ March 17, 2027
- ◇ April 20, 2027
- ◇ May 19, 2027
- ◇ June 16, 2027
- ◇ July 21, 2027
- ◇ August 18, 2027
- ◇ September 15, 2027
- ◇ October 20, 2027
- ◇ November 17, 2027

- ACC Meetings (generally 3rd Tuesday of each month or the day prior to the board meetings):

- ◇ September 15, 2026
- ◇ October 20, 2026
- ◇ November 17, 2026
- ◇ December – No meeting
- ◇ January 19, 2027
- ◇ February 16, 2027
- ◇ March 16, 2027
- ◇ April 20, 2027
- ◇ May 18, 2027
- ◇ June 15, 2027
- ◇ July 20, 2027
- ◇ August 17, 2027
- ◇ September 14, 2027
- ◇ October 19, 2027
- ◇ November 16, 2027

- River Watch Board of Directors Resident Annual Meeting:
January 19, 2027
Venue TBD
likely the Riverview Library

Here are some friendly reminders for River Watch residents.

As a resident of River Watch, you are a member of the association and therefore must adhere to the deed restrictions and documents that guide the association.

• Architectural Control Committee

- ◇ All external renovations and changes, including but not limited to house painting, new roofs, driveway pavers, windows/entry door changes, permanent hurricane shutters, etc., must be approved by the ACC before any alternations or renovations are started. Failure to comply with this could result in the mandatory removal of the renovation as well as the assessment of legal fees from a mediation or lawsuit. Please be compliant and get ACC approval prior to any external changes/renovations.

• Sheriff Deputies

- ◇ We do have sheriff deputies that patrol through the association on a regular basis. They will issue tickets/fines if they see anyone speeding or blowing through stop signs.
- ◇ Please keep our association safe by following the law.

• Parking

- ◇ River Watch is a gated community, and as such, our streets are private. As a reminder, vehicles are not allowed to be parked on the street from 1am – 6am. Any vehicle parked on the street during this time 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.
- ◇ *Contractor vehicles.* Please ask your contractors to be considerate of others using our community streets. Parking several contractor vehicles close together can reduce visibility and create safety hazards.

• 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. 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. This can be particularly dangerous during busy commuting times as well as when it is dark outside.

• Pets

- ◇ Hillsborough County Animal-At-Large Ordinance prohibits dogs and cats from running freely on public property, streets, sidewalks, parks, or private property without the owner's explicit consent. When off the owner's property, pets must be kept on a leash no longer than six feet and under direct control. Citations for violating the animal-at-large rule carry minimum fines starting at \$100 and scaling up to \$500 for multiple repeat offenses. Please keep your pets under control and in compliance with the law.
- ◇ For those who walk their dog(s), please be responsible for picking up any pet waste. Under Hillsborough County ordinances, failing to pick up dog droppings can result in fines as well, starting at \$100. Please be a responsible neighbor and pick up after your pet.

• Yard Waste

- ◇ Storm Drains As residents of Hillsborough County, yard waste disposal is included in the annual Solid Waste assessment for residential properties, along with the curbside garbage and recycling. Please ensure that you put your yard waste and leaves in an appropriate bag or container for the weekly pickup. Please do not pile yard waste, including leaves, in front of or on top of the storm drains. Also, please do not just let leaves pile up in the street gutter pan area.

River Watch Board of Directors and Chairpersons:

President
Kathy Hofstad

Vice President
Kelly Black

Secretary
Larry Ward

Treasurer
Tim Tuttle

Director at Large
Rick Robson

ACC Chairperson
Rick Robson

River Watch Property Management:
McNeil Management Services Inc.

Jennifer Conti- Property Manager
Jennifer@mcneil.com

P.O. Box 6235
Brandon, Florida 33508-6004

813-571-7100

The leaves and yard waste will end up in the storm drains, resulting in costly repairs for River Watch as well as adversely affecting the health of the retention ponds. Both situations result in additional HOA expenses that contribute to driving up the costs of your HOA dues. It costs River Watch several thousand dollars per instance to get excessive yard waste and leaves removed from each clogged storm drain. If the drains do not stay clear, the water will not flow as designed, resulting in water ponding or flooding in the streets, especially during periods of heavy rain. As a reminder, a portion of our Riverglen HOA assessments pays for the maintenance of the dozen neighborhood ponds.

- ◇ Leaf blowers We have many trees in our association that drop their leaves annually. Please be considerate to your neighbors when you are cleaning up leaf debris and be mindful about the time of day and duration that you are using your gas-powered leaf blowers.

Message from the Treasurer

Hello, my name is Tim Tuttle. I recently

completed my third year as Treasurer for the River Watch HOA. With more experience, my role has become more manageable, although the time commitment remains substantial. I am continually impressed by the dedication and hard work of our HOA Board and the various committees that support our community. The recent rollout of the new gate control system is a prime example of their efforts.

I am pleased to report that the HOA remains in a strong financial position. Once again, our financial statements were prepared by an independent CPA, ensuring transparency and accuracy. These statements reflect our solid cash position and the implementation of appropriate financial controls.

Over the past two years, our expenditures have either met or fallen slightly below budget. In 2026, I expect our normal operating costs to remain within budget. For our Reserve Account, it may be necessary for expenditures to exceed collections. This is being driven by our continuing problem of tree root damage to our sidewalks and gutters. I expect this trend to continue into 2027. Additionally, I believe a homeowner assessment increase will not be necessary in 2027.

Clearly, the most significant financial challenge we face is the ongoing damage to sidewalks and gutters. To manage the situation, the Board has adopted a phased approach, prioritizing repairs in the most affected areas based on available funds.

It was disappointing we were not able to generate the majority of votes necessary to give the community more flexibility in dealing with the tree root issue. Based on recent discussions, I believe more neighborhood involvement is the key to finding a long term solution to this issue.

Thank you for your continued support and involvement in our community.

Tim Tuttle

River Watch Treasurer



The Cost of Convenience: Why Understanding Our HOA Rules Matters

Every homeowner wants to protect their biggest investment: their home.

Living in a deed-restricted community with a homeowners association (HOA) comes with many perks – like well-kept common areas and enhanced safety and security. But it also means following the community rules.

Deed restrictions, often called Covenants, Conditions, and Restrictions (CC&Rs), serve as the playbook for our neighborhood. They outline everything from architectural standards and paint colors to landscaping requirements and parking rules. When everyone follows these uniform restrictions, it creates a cohesive, beautiful environment. This aesthetic harmony is exactly what home buyers look for, directly driving up demand and boosting property values for all of us.

Taking the time to read and understand your HOA's governing documents – especially the **bylaws and deed restrictions**, is one of the best things you can do to protect your investment. While scanning through stacks of legal documents might not be appealing, reading our community's bylaws and deed restrictions is the single best way to protect your property value and your wallet.

What Are Deed Restrictions and Uniform Rules?

Deed restrictions are legally binding rules written into your property deed when you buy a home in the association. These rules govern how you can use and change your property.

- Uniform standards. Rules apply to every neighbor.
- Aesthetic guidelines. Rules that govern things like approved paint colors, fence heights, landscaping, common ground maintenance, and trash can placements.
- Property use restrictions. Rules that regulate things like commercial vehicles, parking on streets/lawns/common areas, or rental limitations.

These rules are designed to keep the neighborhood safe, neat, clean, and organized.

How Rules Protect Your Home Value

When everyone follows the same standards, the entire community is safer, and property values thrive.

- First impressions matter. Well-kept properties and uniform home exteriors make a strong positive impression on potential buyers.
- Predictable neighborhood look. Homeowners can be confident in sustained property values knowing a neighbor cannot paint their property in unapproved colors or leave junk cars in the front yard.
- Protected investment. Homes in communities with active, fair rule enforcement hold better resale value than

homes in unmanaged areas with no restrictions.

The Hidden Costs of Ignoring the Rules

Breaking a deed restriction might seem harmless at first, e.g., putting up an unapproved shed, altering surfaces, or leaving a boat or commercial vehicle in a common area overnight. However, ignoring the rules can lead to expensive consequences.

1. **Cost of Remediation.** If you make an unauthorized change to your home or property, the HOA can order you to fix it.
 - ◊ Painting your home or property an unapproved color or building an unauthorized structure, you will have to pay out-of-pocket to reverse the changes.
 - ◊ Tearing down an unapproved fence, re-landscaping a yard, mitigating a public safety issue, or repainting your property can quickly get expensive.
2. **Legal Costs** If a dispute escalates to a legal battle, the financial burden impacts both the homeowner and the collective budget of the community.
 - ◊ The HOA may hire an attorney to assist with enforcing compliance.
 - ◊ Under the bylaws, you may be required to pay the HOA's legal fees if you lose the case, on top of paying your own lawyer.



Avoiding this headache is easier than remembering which day is trash day. Before you launch into a weekend DIY frenzy or hire a contractor, take a quick peek at the rulebook. If you're not sure, drop a quick note to the board before you buy twenty gallons of "Midnight Lime" paint with metallic flake. Asking first and being conscientious of others helps keep the peace, protect your cash, and keep our neighborhood looking like a place we're all proud to call home.

Take Action Today

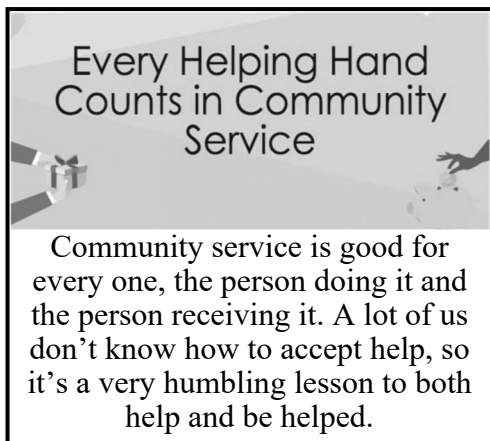
Don't wait for a warning letter. Pull out your copy of the HOA bylaws and deed restrictions or review them at <https://riverwatchhoa.com/documents/>. Reading the rules takes only a little time, saves you money, prevents neighborhood disputes, and helps keep your home and our community value high for years to come.

Remember, if you are planning any exterior changes, it's always best to first check the guidelines and submit an application to the Architectural Review Committee.

Larry Ward
Secretary

Every Helping Hand Counts in Community Service

Community service is good for every one, the person doing it and the person receiving it. A lot of us don't know how to accept help, so it's a very humbling lesson to both help and be helped.



Simple Ways to Freshen Up Your Yard

Looking to give your yard a little refresh? You don't have to completely redesign your landscaping to make a noticeable difference. A few simple updates can help your yard look fresh while also making it easier to maintain in Florida's climate.

Start by taking a walk around your property and looking for areas that could use some attention. Trim overgrown plants, remove dead leaves and branches, and pull weeds before they get out of control. Adding a fresh layer of mulch can also give planting beds a clean, finished appearance while helping the soil retain moisture.

When adding new plants, consider choosing varieties that are well suited to Florida's heat and rainfall. Native and Florida-friendly plants can often require less water and maintenance once established. Grouping plants with similar watering needs can also make keeping everything healthy a little easier.

And don't forget the front of your home! A few colorful plants, a refreshed flower bed, or even a new front-door planter can make a big difference in your home's curb appeal.

You don't have to do everything at once. A little work here and there can go a long way toward making your home—and our neighborhood—look its best.

Happy planting!



northern races of Sandhill cranes, the diet is most varied especially among breeding birds. Northern cranes and their offspring may variously feed on berries, small mammals, insects, snails, reptiles and amphibians.

Sandhill cranes raise one brood per year. In non-migratory populations, egg-laying can begin as early as December or as late as August. In migratory populations, egg-laying usually begins between early April and late May. Both members of a breeding pair build the nest using plant material from the surrounding areas. Nest sites are usually in marshes, bogs, or swales, though cranes will occasionally nest on dry land. The female lays one to three (usually two) eggs that are oval-shaped and dull brown with reddish brown markings. Both parents participate in incubation, which lasts 29 to 32 (though usually 30) days. Incubation begins with the laying of the first egg and continues until the second egg has hatched. The chicks are precocial; they hatch covered in down, with their eyes open and are able to leave the nest within 24 hours of hatching. The parents brood the chicks for up to three weeks after hatching. They feed the young intensively for the first few weeks, and with decreasing frequency until they reach independence at nine or ten months old.

The chicks remain with their parents until one or two months before the parents begin laying the next clutch of eggs. After leaving their parents, the chicks form nomadic flocks with other subadults and non-breeders. They remain with these flocks until they form breeding pairs and begin breeding between the ages of two and seven years old. Sandhill Cranes provide extended biparental care to their young. Both members of a breeding pair build the nest, incubate the eggs and feed and protect the chicks for up to 10 months after hatching. Sandhill Cranes that reach independence are expected to live around seven years. Sandhill Cranes can live to at least twenty one years of age. Slow down when you see Sandhill Cranes.

Staying Cool in the Florida Heat

Summer in Florida means sunshine, afternoon storms, and plenty of heat! While we love living in beautiful community, the summer temperatures can make spending time outdoors a little challenging.

A few simple steps can help you and your family enjoy the summer while staying safe and comfortable. Try to plan outdoor activities during the cooler morning or evening hours, drink plenty of water throughout the day, and take breaks in the shade or air conditioning when needed. Don't forget about our four-legged family members' pets can overheat quickly, so make sure they have plenty of fresh water and avoid walking them on hot pavement during the hottest part of the day.

Our summer storms are another reminder to keep an eye on the weather. Afternoon thunderstorms can develop quickly, so it's a good idea to bring in outdoor decorations, secure loose items, and check your yard before a storm arrives.

And, of course, summer is a great time to slow down, wave to a neighbor, enjoy an evening outside, and appreciate what makes our community such a special place to live. Stay cool, stay safe, and enjoy your summer.

Sandhill Cranes

Sandhill cranes are fairly social birds that are usually encountered in pairs or family groups through the year. During migration and winter, non-related cranes come together to form "survival groups" which forage and roost together. Such groups often congregate at migration and winter sites, sometimes resulting in thousands of cranes being found together.

Sandhill Cranes are mainly herbivorous, often eating various types of food based on availability. They often feed with their bills down to the ground as they root around for seeds and other foods in shallow wetlands with vegetation or various upland habitats. Cultivated foods such as corn, wheat and sorghum are readily eaten and may support large numbers of cranes. For example, waste corn is useful to the cranes in preparing for their migrations, providing them with nutrients for the long journey. Among

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\$Energy- Efficiency Tips\$

The following tips are from Tampa Electric Company in an effort to help its customers save energy.

Heating and Cooling:

- Service heating and cooling systems annually and adjust for maximum efficiency.
- Turn thermostats off when home is unoccupied for four hours or more.
- Have duct system sealed.
- Replace central air conditioner with a more efficient unit.
- Set thermostats at 78 degrees Fahrenheit in the summer and 68 degrees Fahrenheit in the winter.
- Run ceiling fans at low speed, and set them to rotate clockwise in winter and counter-clockwise in summer.
- Change filters monthly and make sure they are installed facing the correct direction (look for directional arrows on the side of the filter).
- Close fireplace dampers.
- Close shades and drapes at night to keep heat inside during the winter.
- Close shades and drapes during the day to help keep heat outside during the summer.
- Ensure attic access door closes tightly when located within an air conditioned area.
- Ensure windows and doors are properly weather-stripped.

Water Heating:

- Install heat recovery water heating and save 35 percent to 55 percent on water heating cost with your central air conditioner.
- Install flow-restricting devices in showers and faucets.
- Lower water heater thermostat to 120 degrees, 140 degrees for a dishwasher.
- Install an insulated water-heater wrap.
- Replace your water heater with a heat pump system.
- Turn off your water heater when your home is vacant for two or more days.
- Drain your water heater and flush sediment out of the tank each year.
- Insulate exposed hot water lines.
- Limit shower length to five to seven minutes.
- Fix dripping faucets.

Laundry:

- Wash clothes in cold water.
- Do only full laundry loads or adjust water level accordingly.
- Clean your dryer's lint trap before each load.
- Make sure that the outdoor dryer exhaust door closes when the dryer is off.
- Verify dryer vent hose is tightly connected to the inside wall fitting.
- Make sure your dryer's vent hose is not kinked or clogged.

Kitchen:

- Fix damaged refrigerator door seals.
- Replace old appliances with high-efficiency models.

- Clean refrigerator coils.
- Set refrigerator temperature to 34 to 37 degrees Fahrenheit and freezer temperature to 0 to 5 degrees Fahrenheit.
- Use a microwave for cooking when possible.
- Let hot foods cool before storing them in a refrigerator.
- Only run the dishwasher when fully loaded.

Lighting:

- Replace standard incandescent bulbs with compact fluorescent bulbs (CFL's).
- Turn off unnecessary lighting
- Install automatic timers on indoor and outdoor lighting.

Miscellaneous:

- Seal leaks in your attic, fireplace and around electrical outlets.
- Caulk and/or weather-strip windows and doors.
- Turn computers, monitors, TVs radios and stereos when not in use.

TECO offers online energy audits online or you can even schedule in-home energy audits.

For additional information please feel free to contact Tampa Electric at 813-223-0800 or contact them via the internet at www.tampaelectric.com/saveenergy.

