

# *Community Connection*

*your River Wilderness community newsletter*

*October 2019*





## River Wilderness of Bradenton Foundation

### Board of Directors

rwboard@rwhoa.org

Jan Kaufman	President	info@rwhoa.org
Peter DiGirolamo	Vice President	info@rwhoa.org
David Kelley	Secretary	arc@rwhoa.org
Dan Salisbury	Treasurer	lakes@rwhoa.org
Jim Andries	Director	arc@rwhoa.org
Gregor Mehaffey	Director	access@rwhoa.org
Michael Longobardi	Developer Director	

### HOA Committees

Jim Andries	Architectural Review	arc@rwhoa.org
	Assistant Treasurer	finance@rwhoa.org
Jan Kaufman	Landscaping	land@rwhoa.org
Pam O'Neill	Collections	finance@rwhoa.org
Peter DiGirolamo	Property/Infrastructure	roads@rwhoa.org
Gregor Mehaffey	Access & Safety	access@rwhoa.org
Dan Salisbury	Lakes	lakes@rwhoa.org
JoAnne Allen	Welcome Committee	welcome@rwhoa.org
	Community Standards	csc@rwhoa.org

### Argus Property Management

Justin Gonzales	Property Manager	propertymgr@rwhoa.org
Becky LaRue	Assessments/Accounts	Becky@ArgusMgmt.com
Merry Porter	On-Site Community Manager	Merry@ArgusMgmt.com

### RW Community Connection Team

communityconnection@rwhoa.org

David Kelley, Board Rep	Peggy Caltabiano	Lori Miller
Jill McGarry		Pam O'Neill



# *Greetings from your HOA*

I hope you enjoyed the first newsletter as much as we did. The newsletter crew is doing an awesome job of sending out interesting and helpful information for our community.

As you know, the truck amendment did not pass. This means the board is obligated to enforce the covenants as is. If you have not already done so, please ensure your garage is clear enough to park two automobiles/trucks within your garage. We are setting a date when the parking covenants will be addressed so you have some time now to get your garage cleared. Please take the time to read the covenants so you are aware of the particulars. ([http://rwhoa.org/RW\\_2014/hoa\\_docs/coven\\_page.htm](http://rwhoa.org/RW_2014/hoa_docs/coven_page.htm))

The Community Center is in full swing with lots of events scheduled from gardening clubs to community information events.

Our maintenance team has been hard at work trying to catch up after all the rains which postponed regular maintenance and some large projects. Thank you Paul Jones and team for all your hard work.

If you find a neighbor who has not received an email update, for example this newsletter, please have them contact us. Maybe their email has changed or possibly they never provided it to us. We would appreciate being able to update our information to reach even more of our residents.

I hope you all have a lovely Fall season here in our beautiful community. It will be lovely to get out for a walk when there is a nice gentle breeze and reduced humidity. I hope I see you out in the community.

Enjoy Livin'

Jan Kaufman,  
River Wilderness HOA President 2019



# RW Community Center

## Want to Use the Community Center?

Community Center usage rules and regulations will be forwarded to all homeowners in the budget mailing to be sent out in November. If you would like to use the center, contact Merry at [Merry@argusmgmt.com](mailto:Merry@argusmgmt.com) or 941-981-5520.

## Furniture Donations

The Community Center is still accepting donations of gently used furniture and appliances—in particular, we still need a full-size refrigerator, card tables and file cabinets. If you have any of these items to donate, please email [communityconnection@rwhoa.org](mailto:communityconnection@rwhoa.org). Please **do not** drop off items at the Community Center. An HOA member will contact you to arrange pickup of the items.

## After Hours Drop Box

A Drop Box is being installed by the front door of the of the Community Center. The drop box may be used to leave Architectural Review Committee forms, responses to Violation Notices and communications for the on-site property manager.

# Welcome to the Neighborhood!

## Please welcome the following new RW residents:

**Dana & Charles Apple:** Dana works for Nokia and Chas is a retired chef. They moved here from Colorado.

**Mary & Robert Blackmer:** Looking forward to playing golf!

**Kim & Joe Campos**

**Susan & Jonathan Hill:** Both still travel for work, members of RWCC and enjoy golf.

**Sandy and Ricky Kreider**

**Bonnie Kudrick & Christopher Mulcahy:** Bonnie is retired from the Federal government and Christopher is a retired software engineer. They have two children and three grandchildren.

**Kelly & Daniel Llewellyn**

**Karen & Pat Salemi:** Retired and moved from Bergen county, New Jersey. Very happy to be here!

**Ivy & Andrew Semple:** They have five children.

**Stephanie & William Trowbridge:** Moved here from Clearwater.

**Jill & Josh Williams**





# RW Updates and Reminders

**5th Annual River Wilderness Dog Club HOWL-O-WEEN Party & Parade**

**Saturday, October 19th**

**10:00 am—12:00 pm**

**RW Golf & Country Club Fitness Center Parking Lot**



- Open to RW residents, their extended families and friends.
- Pet Costume Contest. (\$5.00 entry fee)
- Cash prize to winner of Overall Best Costume; \$50 Pets Plus gift cards for Best Small Dog and Best Large Dog costumes.
- Registration begins at 10:00 am; Contest begins at 10:30 am.
- \* The fun includes a Silent Auction and kissing booth with Southeastern puppies.
- Proceeds from the event benefit Southeastern Guide Dogs.



# RW Updates and Reminders



The Werewolves will howl,  
The Monsters will mash,  
Come Join Us for a Halloween Bash!



- The Little Goblins will meet at the Fitness Center by 5:30 pm for photos and a trunk or treat with any neighbors who would like to participate.
- RWCC will be selling a to-go meal of hot dogs, chips, and a water for \$5.00 from 5:30-6:00. **Cash Only.** If you would like to reserve a meal for your family please email reception@riverwildernesscc.com or call 941-776-2691 by 10/28.
- Our Trick or Treat trek will start at 6:00.
- We will travel by golf cart, bike, car, or feet to trick or treat.
- In the dark our candy we hope not to drop, so please turn your lights ON if you want us to stop!
- Monsters, princesses, and characters oh my, please turn your lights OFF if you prefer we pass you by!

All little Goblins and their families THANK YOU for participating in such a fun filled time here in our wonderful RW community!



# RW Updates and Reminders

## Roofs

How does your roof look? Does it need to be cleaned? There have been quite a number of roofs spotted throughout the community which are in need of cleaning. Now that the rains have started to ease up it would be a good time to get the cleaning scheduled and hopefully avoid a violation letter.

## Visitors and Contractors Entrance to RW

Expecting visitors or contractors? Remember to notify the gate at 914-776-2243 or email at [rwmaingate@rwhoa.org](mailto:rwmaingate@rwhoa.org).

Access to our community is controlled through our two gates located at either the Ft. Hamer Road or Old Tampa Road. Without prior notification, visitor and vendor access to RW will be denied. No vendor or commercial vehicles (including moving vans) are permitted on Sundays or designated Holidays which are quiet times for the community. (Commercial vehicles will be permitted in the case of an emergency.)

For the RW Holiday Schedule, please go to: [http://rwhoa.org/RW\\_2014/hoa\\_policy/policy\\_page.htm](http://rwhoa.org/RW_2014/hoa_policy/policy_page.htm) and select the 2019 Sunday and Holiday Schedule under Guides and Policies.

## Soliciting

Soliciting is not permitted within the gates of RW. Should someone come to your door, residents may inform vendors soliciting is prohibited. If a vehicle can be identified with a sign or license plate, please report that information to Merry at [Merry@argusmgmt.com](mailto:Merry@argusmgmt.com) so the HOA will be able to contact the company directly. However, if the person makes you feel uncomfortable or is suspicious, please notify the Manatee County Sheriff's Office.

The Manatee County Sheriff's Office website has many important safety reminders and tips. Please take a moment to review them at:

<http://www.manateesheriff.com/Public/PersonalSafety>



# RW Updates and Reminders

The below article first appeared in NextDoor and is republished with the permission of the author, Elizabeth Lane:

## IRS SCAM

Today, the Internal Revenue Service and its Security Summit partners warned taxpayers, accountants, and tax professionals about a new IRS impersonation email scam spreading across the nation.

This week the IRS became aware of this new scam as taxpayers began notifying [phishing@irs.gov](mailto:phishing@irs.gov) about unsolicited emails from IRS imposters. The email subject line may vary, but recent examples use the phrase "Automatic Income Tax Reminder" or "Electronic Tax Return Reminder." The emails have links that show an IRS.gov-like website with details purported to be about the taxpayer's refund, electronic return or tax account. These scam emails contain a "temporary password" or "one-time password" to "access" the files to submit the refund. However, when taxpayers try to access these, they turn out to be a malicious file.

Tax professionals and their clients should be aware that the IRS:

- 1.) Does not send unsolicited emails
- 2.) Does not email taxpayers about the status of their returns
- 3.) Does not initiate contact via text messages or social media channels
- 4.) Does not call to demand immediate payment using prepaid debit cards, gift cards, or wire transfers. The IRS will usually send a bill to a taxpayer who owes taxes.

You can go to the IRS website, [IRS.gov](https://www.irs.gov) to learn more about phishing and other scams.

## RW Refuse & Recycling Collection Days

Refuse - Tuesday and Friday

Recyclables - Tuesday

Yard Waste - Wednesday

HOA rules require that refuse, recyclable and yard waste items not be placed at curbside until sundown of the day preceding collection day.

**Holiday collections:** When a holiday falls within the workweek, **trash will be collected one day later** than our scheduled pickup day for the remainder of that week. Regular collection days resume the following Monday. The remaining holidays for 2019, observed by Manatee County are:

- **THANKSGIVING DAY** - Thursday, November 28
- **CHRISTMAS DAY** - Wednesday, December 25



For more information, click here: [https://www.mymanatee.org/departments/utilities/trash\\_and\\_recycling](https://www.mymanatee.org/departments/utilities/trash_and_recycling)



# HOA Board Meetings & Updates:

## Future RW of Bradenton Foundation, Inc. HOA Board Meetings

October 15, 2:00 pm

November 19, 2:00 pm

December – No Meeting

Meetings are held at the Community Center. Parking is limited so please carpool if possible.

## RECENT HOA MEETING UPDATES

**CYPRESS GLEN:** The developer is building a new model home. To date, 3 lots have sold signs on them. The HOA is continuing to work with SwiftMUD regarding ongoing drainage issues.

**GATE SECURITY:** Security software will be upgraded and includes infrared camera recording of license plates. Vendors and contractors will have their Driver's License scanned. Regular contractors will receive special bar codes. Residents will have access to their own security profile and will be able to add/delete/modify guest and contractor information. New video cameras will be added at the bus stop and inside and outside of the community center.

**VENDOR/CONTRACTOR SIGNAGE:** Please inform your vendors and contractors that they must have signage on their vehicle in order to work in River Wilderness. If they do not have signage, they will be required to use magnetic signs provided at both gates. These signs must be prominently displayed on both sides of the vehicle.

**HOA VIOLATIONS:** In October, there will be a concentrated effort to send out violations for dirty roofs. If you aren't sure if your roof needs cleaning, contact Merry Porter and she will arrange to come out to your home and make an assessment.

**FIOS CONTRACT:** A group of volunteers tasked by the board is working on the options available once the FIOS Bulk Contract expires next year. All homeowners will receive a survey in mid-October asking for their input. The results of this survey will be tabulated and recommendations will then be sent to the HOA board for a final decision.

**TRAFFIC:** Two new stop signs are being added on Little Country Road and one on Wilderness West. The signs should arrive around October 15th and be installed shortly thereafter. PLEASE follow the speed limits as posted. Watch for walkers and bikers. Because of the moldy slime buildup on many sidewalks, more people are in the street. Please drive cautiously

# Local Parrish News:

## Two New Parrish Schools Opened In August

Barbara A. Harvey Elementary School - Home of the 'Sharks'

<https://www.manateeschools.net/harvey>

Parrish Community High School (PCHS) - Home of the 'Bulls'

<https://www.manateeschools.net/parrish>

PCHS Sports Schedules: <https://www.manateeschools.net/domain/3841>

All games are \$5 for adults. You can buy season tickets good through May 2020 for all sports all games.

## Gateway Commons Shopping Center Opening

Publix opened in September

Also coming: Mikado Hibachi and Sushi; Boutique Nail Salon; Jet's Pizza

## Upcoming Parrish Events

Florida Rail Road Museum (for information on events/tickets go to:

<http://www.frrm.org/Months/events.php>



- ◆ **Pumpkin Patch Express: October 19 & 20 and 26 & 27**

Board the Pumpkin Patch Express for a two hour train ride stopping at the pumpkin patch where children pick their own pumpkin to take home. Includes a hayride, log building and crafts. Trains depart at 10:00 am, 1:00 pm and 4:00 pm.

- ◆ **World War II Re-Enactment Adventure: November 9 & 10**
- ◆ **North Pole Express December 3 - 22**

## Small Business Expo

October 19 & 20, 11:00 am—6:00 pm, Browns Farm, 12255 US 301, Parrish: Food trucks, beer, music, raffles kids activities, petting zoo, corn hole tournament and pumpkin painting contest.

## Parrish Hometown Christmas Event

- ◆ December 14, 3-7 pm; Location: Center State Bank, 12215 U S Hwy 301 N, Parrish

# RW Fun Facts!

## River Wilderness Trivia

1. How many homeowner associations are there in River Wilderness?
2. How many swimming pools are there in River Wilderness?
3. How many Lakes are there in River Wilderness (excluding The Islands and Cypress Glen)?
4. When and where were the first homes built in River Wilderness?
5. How many homeowners have not built on their River Wilderness lot?



Answers are on page 10.

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## **Do You Have Any Fun Facts About River Wilderness?**

Do you have photographs from when RW first began or even before the development started? Do you have a fun story or photos relating to RW? If so, share the info with the Community Connection Team at [communityconnection@rwhoa.org](mailto:communityconnection@rwhoa.org) for possible inclusion in a future edition of the newsletter. Thank you!



Answers—River Wilderness Trivia

**1. How many homeowner associations are there in River Wilderness?**

Answer: 6

1 River Wilderness of Bradenton Foundation (Master HOA 1984)

2 River Wilderness Villas Association (1985)

3 Brookridge HOA (1986)

4 The Hammocks at River Wilderness HOA (1996)

5 Rive Isle Association (aka The Islands 2007)

6 Cypress Glen at River Wilderness (2017)

**2. How many swimming pools are there in River Wilderness?**

(Based on Manatee County Property Appraiser records)

Answer:

1 community pool in the Villas

1 community pool in Brookridge

1 community pool in the Hammocks

1 pool at the Golf and Country Club

593 homeowner pools

**3. How many Lakes are there in River Wilderness?**

(Not including The Islands and Cypress Glen)

Answer: 53 Lakes

**4. When and where were the first homes built in River Wilderness?**

(Based on Manatee County Property Appraiser records)

Answer: One home on Lakeside Circle and one home on Wilderness Blvd. West, both in 1985.

**5. How many homeowners have not built on their River Wilderness lot?**

(Not including The Islands and Cypress Glen)

Answer: Four empty homeowner lots remain.

