Community Connection

your River Wilderness community newsletter

January 2020

River Wilderness
Homeowners Association

River Wilderness of Bradenton Foundation Board of Directors rwboard@rwhoa.org		
Jan Kaufman	President	info@rwhoa.org
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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	
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Jim Andries	Architectural Review	arc@rwhoa.org
Pam O'Neill	Asst. Treasurer/Collections	finance@rwhoa.org
Jan Kaufman	Landscaping	land@rwhoa.org
Peter DiGirolamo	Property/Infrastructure	roads@rwhoa.org
Gregor Mehaffey	Access & Safety	access@rwhoa.org
Dan Salisbury	Lakes	lakes@rwhoa.org
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	Community Standards	csc@rwhoa.org
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David Kelley, Board Rep	Peggy Caltabiano	Lori Miller
Jill McGarry	Pam O'Neill	

Greetings from your HOA

We hope you all had a great holiday season filled with family, friends and fun. There seemed to be far more Christmas lights this year which made driving through our community a joy. We even had an indoor snowball fight in the Community Center one night before everyone went out to check out all the lights. The New Year celebrations were wide-spread and tons of fun. It was a great way to say good-bye to 2019 and welcome a fresh New Year! We wish you all a wonderful New Year here in River Wilderness.

Our HOA has been very busy with ongoing and upcoming projects that touch just about every part of the community. Some of our upcoming projects include roads, lakes, Front Gate updates and more. There is another article in this newsletter looking for volunteers. If you are interested in helping please reach out to any Board Member.

Jan Kaufman,

River Wilderness HOA President

RW Community Center

Did you miss the email from the HOA regarding the golf cart parade to enjoy the holiday lights of RW? The HOA emails communications to the community. If you haven't done so or if you have had a change in email, please send updates to: webmaster@rwhoa.org. Please include your name and your RW address in the email.

Want to Use the Community Center?

Community Center usage rules and regulations are posted on the RW web page at: http://rwhoa.org/RW_2014/hoa_policy/policy_pdf/CC_RulesAndRegs-190917.pdf . If you would like to use the center, contact Merry at Merry@argusmgmt.com or phone 941-981-5520.

After Hours Drop Box

There is a drop box 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.

RW Updates and Reminders

Details of The Islands Secession Request

Here are the facts -

1. The developer did reach out to the HOA Board in late 2019 to share that The Islands residents want to secede. He sent the HOA Board a copy of a draft of notes shared with The Islands residents with a proposed date of January 1, 2020.
2. The HOA Board took a proactive stance by reaching out to the HOA Attorney to discuss the possibility of a secession and the HOA Attorney has contacted the Developer's attorney.
3. As of the date this article is being written (January 14, 2020), the HOA Board and the HOA Attorney have not received any proposal nor a date to sit down together to negotiate details of a secession.

There are many rumors that the secession has already happened. The Board has heard from residents as well as realtors who have been told or heard rumors indicating the secession is completed. That is not true. It has not even started. If, or when, the developer reaches out to the HOA Board to discuss any details we will provide updates.

Looking for Volunteers

Do you have a few hours a month that you would be willing to help the Board with some upcoming projects? We have a bunch of projects coming and we need some extra help and expertise. Even if you don't know much about one project it's a great opportunity to learn new things while helping to keep our community thriving. We have a roads project coming up, some tidying up of some of the signage and fencing, checking the creeks and lakes for issues and more. We also have some book work, filing and computer work as well that needs to be done.

If you have a bit of spare time and you'd like to learn a bit of what goes on within your HOA Board then please contact Jan Kaufman at JanKaufmanHOA@gmail.com or info@rwhoa.org.

Storage of Trash Cans

Lately we have noticed a number of residents who leave their trash cans out front or along the side of the house. Please be sure to stash your trash cans out of sight either in the garage or behind a barrier on the side of the house so it is out of sight of your neighbors and other residents.

RW Updates and Reminders

Access to HOA Communications

Do you know there is a link where you can view all the communications the HOA Board sends out to the community? If you ever want to check to see what they've sent out go to this link in the www.rwhoa.org site - http://www.rwhoa.org/RW_2014/hoa_comm/comm_pagerw.htm .

This link has all communications dating back to 2014 and there is an email where you can reach the webmaster directly. Note: The HOA does not share your email address with anyone. They maintain a list with information provided by you - the residents - to use for Board and community information. If a neighbor tells you they are not getting communications from the HOA please have them contact the HOA directly so we can update our email roster. And if for any reason you no longer want to receive information from the HOA there is an "unsubscribe" button at the bottom of our emails where you can opt-out of receiving email. You can still look at the communications via the link above if you want to check anything or, when in doubt, just hit the delete key.

Update on the RSS System at Both Gates

The new RSS system installed at both our gates is completed. RSS was initially unable to bring over all the data. We will be holding classes to demonstrate how to get access profiles and provide updates and/or schedule a meeting at the Community Center. Watch for updates coming soon.

Thank you for your patience as the guards transitioned from one system to the other. They often had to log into one system and then check the older system to verify some information. This need has settled down quite a bit now that RSS was able to extract more data from our old system.

RW Sunday/Holiday Policy-2020

River Wilderness observes "Quiet Times" which are defined as before 8 AM and after 6 PM Mondays through Saturdays, and all day on Sundays and Holidays. Our Gate Officers have been instructed to not allow vendor admittance during these times except for real emergencies. The 2020 Holidays are:

New Year's Day—Wednesday, January 1
President's Day—Monday, February 17
Memorial Day—Monday, May 25
Independence Day—Saturday, July 4
Labor Day—Monday, September 7
Veterans Day—Wednesday, November 11
Thanksgiving Day—Thursday, November 26
Christmas Day—Friday, December 25

For more information, see the Sunday and Holiday Schedule: http://rwhoa.org/RW_2014/hoa_policy/policy_page.htm.

RW Updates and Reminders

RDI Campaign Ended

The RW Recreational District Initiative ended in December with the volunteer committee ultimately deciding not to proceed with pursuing the Recreational District. The question remains - What is happening with the Club, the golf course and the Fitness Center? The answer is that we do not know. There are lots of rumors but we all need to be patient and wait for updates from the Club.

Vehicular Accidents Within

River Wilderness

This is just a reminder — if there is an accident with a car, truck or other vehicle, you should call 911. Do not contact the RW Gate guards. The guards may not leave their stations and the time you spent reaching out to them just delays emergency response to the situation. The HOA is not the right contact either. An accident within our gates should be dealt with in the same manner you would handle it anywhere else - Dial 911.

A deputy will be dispatched to the scene to take a report and help those affected. They will bring in any Emergency Services needed - i.e. Fire, Rescue, Ambulances, Tow Trucks, etc. The HOA may need to provide some details later but the HOA is not the right group to contact immediately. Just dial 911. Explain where the incident happened, if anyone is injured, what you saw and then let the dispatcher ask you questions so they can determine exactly what other response may be needed. Keep in mind, even if they put you on hold, they are still working on it. They probably already have a deputy dispatched and are coordinating other emergency vehicles.

HOA DUES REMINDER

The due date for our annual HOA dues of $1850 was January 1, 2020. If the dues are not paid by January 31, 2020, accounts will be assessed interest and late fees.

RW Updates and Reminders

RW Refuse & Recycling Collection Days

Refuse - Tuesday & Friday

Recyclables - Tuesday

Yard Waste - Wednesday

It is permissible to place covered trash cans, recyclable containers and yard waste items after 5 pm 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 2020 holidays, observed by Manatee County are:

NEW YEAR'S DAY - Wednesday, January 1

PRESIDENTS' DAY - Monday, February 17

MEMORIAL DAY - Monday, May 25

INDEPENDENCE DAY - - Saturday, July 4

LABOR DAY - Monday, September 7

THANKSGIVING DAY - Thursday, November 26

CHRISTMAS DAY - Thursday, December 25

For more information, click here: https://www.mymanatee.org/departments/utilities/trash_and_recycling

Pets Allowed to Roam Loose

The HOA has received a number of complaints regarding people allowing their dogs to run around without being on a leash and the owner is not monitoring their dog. We were also made aware of several complaints of people allowing their dogs to defecate on neighbor's property and the owner did not clean up. If the dog is out they should be on a leash or closely monitored either with the owner close by or an electronic fence around your own yard. It is the pet owner's responsibility to clean up after their pets and dispose of the "goodie-bag" in their own trash can.

Cats are an issue also causing quite a few complaints. If you own a cat, the same rules apply to cats which apply to dogs. The cats must be kept in a fenced-in area or on a leash so they do not wander to a neighbor's home to leave a mess. Cats should be brought in at night so they are not wandering the neighborhood causing problems at your neighbors' homes. This is also for the safety of the cats who could be in danger if they are left out to deal with the wild animals living in our beautiful wilderness.

EXTERIOR MAINTENANCE

How does your driveway, curb and sidewalk look? Do they need to be cleaned? There have been quite a number spotted throughout the community which are in need of cleaning. Now that the holidays are over it would be a good time to schedule the cleaning and hopefully avoid a violation letter.

HOA Board Meetings & Updates:

Future RW of Bradenton Foundation, Inc. HOA Board Meetings

February 18, 2:00 pm

March 17, 2:00 pm

April 21, 7:00 pm - **Annual Members Meeting**

(location to be announced)

May 19, 2:00 pm

Meetings are held at the RW Community Center, unless otherwise stated. As the Community Center parking is limited, carpooling is appreciated.

REMINDER:

April 21, 7:00 pm

Annual Members Meeting

Location to be announced

JANUARY 2020 HOA MEETING UPDATE

General News:

The Ft. Hamer gate is no longer available to non-residents, employees of the club or vendors not working on Islands properties. It is available to ALL River Wilderness and Islands residents. This raises the question of increased traffic on River Wilderness West and Little Country Road. The Board has promised to review the situation.

Speeding continues to be an issue. Violators reported to the Board or Gates that have adequate documentation (witness collaboration, license # information, etc.) will have their bar codes turned off for one week. A second violation will result in the bar code being turned off for one month and it will increase with every infraction. There have been several violations in the past month resulting in bar codes being turned off.

HOA Board Meetings & Updates:

There is currently a waiting list of 13 for the Boat Storage lot. If you are interested in getting on the wait list, contact Merry or Justin at Argus. Up to 25' is $690 per year, 40' spots are $1055.

Islands Developer Update:

Fourth quarter 2019 sales were slow, first quarter 2020 sales are picking up. Last phase of brick pavers to start this week. Gate repairs and landscaping work will be done over the next few weeks.

Finance Committee News:

150 lots remain unpaid totaling $250k. **The deadline for payment is 1/31/20**. Late fees and interest will be added to all account balances on 2/1/20.

2019 Revenue was $5k over budget, Expenses were $1.8k over budget.

Lake Committee News:

Overall, according to Solitude Management (prior Aquatic Systems), our lakes are in very good condition based on their age. The Board is reviewing a proposal for Lake #16 that is an in-depth engineering and remediation proposal.

Maintenance and Repair Update:

95% of the sidewalk repairs have been completed

The Old Tampa gate was recently damaged…again. A proposal was made to order 5 large baffle post cones to deter lane changing. This proposal was approved by the Board.

Various landscaping projects at the front gate and throughout community will be occurring over the next month.

The dimpling and cracking that occurred after the 2018 paving project is still under review. A county representative was on-site to provide information on how the county is dealing with similar issues. The issues are mostly due to the water table and water leeching from under the asphalt. Most remedies are only band-aids and will not solve the problem. A French drain could help but would be extremely expensive and disruptive to residents.

Parrish News & Events

Cocktail Party and Author Luncheon Sponsored by the Friends of the Rocky Bluff Library & the Literary Divas of River Wilderness

Ward Larsen author of *The Assassin Series*

January 30: Cocktail Party, 5:00 pm to 7:00 pm

January 31: Luncheon, 11:30 pm to 2:30 pm

Tickets: $45 lunch only or $75 lunch and cocktail party

For more information or tickets, contact Cookie Jordan at: RJo2344@aol.com

Parrish Under the Stars Presented by the Rotary Club of Parrish

February 1, 6:00 pm to 10:00 pm at the Florida Railroad Museum in Parrish

For more information check http://parrishrotary.org/

Day Out With Thomas

March 13-15 and 21-22— http://www.frrm.org/DOWT2020/

Murder Mystery Dinner Train

Select Dates in February and March at the Florida Railroad Museum—http://www.frrm.org/Months/murder-mystery-train.html

2020 Parrish Heritage Day Festival and Chili Cook Off

March 7—a parade, festival with vendors, activities for the children, and live music along with the Chili Cook Off . For more information, check parrishchili.com

CONGRATULATIONS JAN!

For her dedication and countless hours of service to Manatee County Sheriff's Office, Jan Kaufman was named the
2019 Robert & Dan E. Molter Memorial Volunteer of the Year!

RW Fun Facts!

River Wilderness Lakes

(Information gathered through interviews with past and present Board members with knowledge of the RW Lake systems)

The River Wilderness HOA website has a lake location map: http://rwhoa.org/RW_2014/hoa_policy/policy_pdf/rw_maplakes.jpg . All the lakes in RW connect to the Manatee River, either directly, via wetlands or via other lakes. Some of the water that flows through our community comes from outside of River Wilderness because RW is between those areas and the Manatee River.

There are 53 lakes in our community:

Foundation—29
(2 partially owned with the Club, 1 partially owned with the Developer)
Club—13
Brookridge—1
Hammocks—8
Villas—1 (partially owned with the club)
Developer 1

The Islands and Cypress Glen are not included in these totals. Of the 53 lakes, only one is a natural spring-fed lake, which is #16, located inside Lakeside Circle. The HOA handles ALL lakes as to water quality but if the lakes are HOA-owned, the HOA also controls the inflows and outflows (weirs – concrete exits for water).

One quarter of the lakes (10-12) are treated weekly by Solitude Systems (formerly Aquatic Systems), such that all lakes are treated monthly. Lake structures (inflows and weirs are inspected once a year.

RW Fun Facts!

The natural life cycle of a lake is 25-30 years. Two rules of thumb are used when determining if a lake is ready to be repaired: Is the lake affecting a lot owner's property? Is the lake disappearing? To date, the HOA has repaired 3 lakes using rip rap to curtail erosion. Partial rip rap is being planned for one other lake.

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 for possible inclusion in a future edition of the newsletter. Thank you!