



BEHIND THE GATES

APRIL 2019

From our President:

To our friends and neighbors,

Spring has arrived and with it comes rain and warmer weather. Flowers will bloom and create the magic of spring. Hopefully the lawns will begin to show deep green colors before the 'testy' summer weather.

On that subject, I would like to speak to those who have experienced irrigation as well as landscape problems. We all must remember that the community is now over 20 years old and due to normal wear and tear and in some cases less than perfect workmanship, there are problems. We have 194 units in this community and as a board, we have to address the problems according to the level of urgency. We are doing our very best to solve these problems and I will not accept criticism of the board for lack of effort. This board is donating a great deal of personal time for the benefit of this community and should be praised, not badgered, by caustic remarks that are degrading.

Through social media, I heard that the Links at River Ridge has signed an agreement with the 'seal swim club' to provide swimming lessons for whoever wants to learn to swim. We have been negotiating a contract for semi exclusive use of the pool, but that is apparently a dead issue. I have emailed the manager of the club, but have not received a reply. We should have more information at our monthly meeting.

We are looking for volunteers for our fining committee. Basically, the committee would consist of three members and would listen to rebuttals from the resident who has been fined by the board. No fine could be enforced without the approval of the committee. Residents have been reporting speeders and those driving over the grass to avoid the 'bumps'. If we cannot get a committee, we plan to turn license plates over to the Sheriff's Department.

Why don't you all come out to our monthly meeting Tuesday, April 15 at 6:00 PM and listen to discussion of these items in person.

Frank Lannon

From your Secretary

For those of you who didn't make it to last month's meeting, here is a recap of the March minutes:

Motion was made and seconded to accept All Haul as our new garbage service. They will duplicate the services we now have with pick up twice a week and recyclables 1st and 3rd Wednesday of the month.

Larry Chubbuck let everyone know we will be removing a percentage of the speed bumps shortly. Please get license plate number if possible on anyone violating the speed limit and email to Frank Lannon.

Pool - Contract was given to our attorney and a copy was delivered to the owner of the club. We are waiting on further instructions from our attorney and answer from owner.

Motion was made and seconded to purchase a replacement street sign for Short Court.

Cash balance for beginning of March was \$117,383. We are still experiencing problems with homeowners paying their maintenance fees late.

Everton Gordon, our LSI Chair, said the iron abatement system was serviced one month ago. We are looking to purchase an iron abatement system.

Resident at 11444 Dampier Court has 4 dogs that got loose and caused havoc in the neighborhood. A letter from our attorney is being sent to the landlord and to 11444 Dampier stating they have 10 days to remedy the situation. Our HOA documents state only two pets allowed per home.



Yes, it's Spring and not only is it time to give your house a "spring cleaning", many of us need to direct some attention to the outside of our homes. Many driveways need pressure washed along with your sidewalks, mailboxes need painted or washed, along with replacing new numbers on the box, dead bushes need replaced, and there are many palm trees in our neighborhood that need trimmed and some dead ones need to be removed. Let's keep our neighborhood looking nice.

Stop focusing on how
STRESSED you are
and remember how
BLESSED you are!

Board members Frank, Jill, Larry and Jerry, along with Everton Gordon, LSI Chair and Dominick from Waterside, met at the clubhouse at 10 AM this past Friday morning. We met to address the problem with pump #5 and also discuss lawn mowing.

Eight (8) houses on Dampier Court now have water. The rest of the homes should have water by the week of April 22. Tracking and digging for broken wires has been the problem. Our system is extremely antiquated. Looking to rewire pump 5 will cost an estimated \$60,000. The type of connectors used never should have been buried underground. Another problem - wire junctions underground are not in boxes.

Lawn maintenance - Turf weed application was done in February. A new type of weed has exploded this spring. Another turf weed application will be done in 2 weeks. Mower blades are cleaned and sharpened at least twice a week.

Dominick suggested next year we start our once a week mowing April 1, 2020. The board is considering this.

Dominick then left the meeting to check the yards. We all expressed our concern with the weed situation.

From our Treasurer

Cashing Operating Funds	\$119,610.00
Delinquent Accts, down from \$6,383.00	\$ 4,794.00
Reserve Funds	\$208,982.00

Jerry Crawford

ITS NOT TOO LATE.....to participate in the Volunteer Way food drive. Please consider dropping off canned goods, pastas, cereals, and anything else that is non-perishable at the clubhouse. There is a designated box inside the clubhouse front doors. I understand Volunteer Way went to different stores last month asking them for any foods they could donate as the pantry was almost empty. The canned goods are picked up each day by Barb Lucas or myself. Anyone who has not visited the "soup kitchen" on Moon Lake Road can't imagine what it is like to walk in and see, especially, these little kids sitting at the tables eating. You might also consider making homemade soups or baking cakes or cookies and personally taking them to the kitchen. Thank you all for your support!!!!



RRCC REAL ESTATE ACTIVITY - MARCH 7, 2019-APRIL 12, 2019

Active on Market:

Dawson Creek New Villas - 2 unsold in MLS

7537 Moorgate Ct - 3/3/2 Reduced \$199,574

**11443 Tee Time Circle 3/2/2 One Story Reduced \$214,900 Conservation
with pond**

7621 Emery Drive 3/2/2 One Story Reduced \$223,900

11518 Tee Time Circle 2/2/2 w/Den and Pool \$235,000

Under Contract:

Dawson Creek - 2/2/2 - 2 Under Contract

11817 Tee Time - 3/2/2 One Story \$244,000 Golf Course

Sold:

7545 Moorgate Court 2/2/2 Sold \$178,000

11324 Tee Time Circle Sold \$206,000

11335 Tee Time Circle Sold \$225,000 Pool

Compiled on 4/12/2019 Using MFR/MLS data by Lori Salzman

IMPORTANT PHONE NUMBERS AND E-MAIL ADDRESSES

W.S.I. Waste Services	727-847-9100
Withlacoochee Electric	727-868-9465
Pasco City Sheriff, non-emergency	727-844-7711
Fire Station #14	727-834-3362
Ameritech Property Management	727-726-8000

RIVER RIDGE COUNTRY CLUB'S HOA BOARD OF DIRECTORS

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Jill Samu, Editor

