



## BEHIND THE GATE - RIVER RIDGE COUNTRY CLUB

JAN.-FEB. 2017 ISSUE

### **President's Report January 2017**

Let me start by wishing you all a very Happy New Year full of good health, happiness and much success.

Looking back on 2016, I would like to recognize and thank many of our residents that help to keep our community a wonderful place to live.

We started the new year by establishing six different committees. Each person on each committee volunteers their time and expertise to help maintain our community.

Our Welcoming Committee, consisting of Lori Salzman and Julie Ormsby, has put together a wonderful welcome packet for our new residents. They have welcomed over 20 people to our neighborhood.

Our Gardening Committee run by Denice Piszczek and Everton Gordon have done a wonderful job with new plantings, mulching and general

beautification in our neighborhood.

Our Architectural Committee consists of Jackie Marengi and Denice Piszczek. They put together a new Architectural Form and have added the Home Landscaping Application to their list of duties. During this past year, they received and reviewed over 20 applications.

Our largest committee, the LSI (Landscape, Security and Irrigation) consists of John Mihalic, Ed Blomme, John Samu, Rich Foster, Sal Fiordilino, Rick Hantson, and Bruce Bathurst. This committee has been very busy. These men have spent countless hours maintaining and performing minor repairs on our irrigation system. When possible, they have fixed the front and back gate so we did not have to call Overhead Door. In addition, they have viewed our security videos when necessary.

Our Social Media Committee consists of Brenda DeBellonia and Babara Lucas. They brought us into the 21st century by putting together a Facebook Page for River Ridge Country Club. On this page they have posted our Yard Sale, Golf Cart Parade, and other social events.

Our Financial Committee, consisting of Jerry Crawford, Jim Phipps and Frank Lannon, worked hard on reviewing our monthly financials and preparing our Annual Budget.

In 2016, we reinstated our Newsletter which is put together by Lori Salzman and Jill Samu.

Our Christmas Decorating was done this year by Jim Rice, Barb and Fred Schneider, Sandi and Bob Nelson, Gloria Jones, Jane Mumm, Catherine Blomme, Jill Samu and Jackie Pavlich.

Our Board of Directors consists of Jackie Pavlich, Catherine Blomme, Jill Samu, Frank Lannon and Jim Cataldo.

As you can see, it takes hours of community involvement to make our community a great place to live. So please, when you see any of these folks, thank them for their hard work and dedication.

I am looking forward to working with all of you in 2017!

Enthusiastically,

Jackie Pavlich, President



#### **TREASURER'S REPORT**

Well, another year has passed and we are a stronger Association as of December 31, 2016. However, during 2016 we experienced a \$25,000 overrun on irrigation expenses, due to the age and configuration of some of the equipment. The board was able to negotiate new contracts for landscape, irrigation and fertilization and ended the year under budget for total lawn care. Overall, income from maintenance fees exceeded expense by \$10,000. The reserve accounts were increased by \$60,000. In addition, during the latter part of 2016, the membership voted to amend four sections of our covenants as follows:

1. Changes to the foreclosed properties to allow us to follow Florida Statute 720 so our covenants do not have to be changed when and if the law changes.

2. Change to limit the number of rental properties to 20 and

require ownership for one full year before rental.

3. Change of grace period for payment of monthly assessments from 30 days to 10 days.

4. Gave the Board permission to negotiate with the Club for a new contract.

Please be sure to get copies of these amendments to add to your copy of the covenants. For 2017 we look forward to another year that we can remain on budget and increase reserves. We all must remember that monthly assessments are due by the 10th of the month. By the second week in February, we should have the outstanding receivable down to approximately one half of one percent of maintenance fees billed, due to summary judgements we have received from the Pasco County court.

Have a great 2017 and try to attend some monthly meetings. They are fun!!!!

Frank Lannon, Treasurer



## **REMINDERS!!!**

Please watch your speed limit (20 MPH) in our community. We are getting more families moving in with children and they often play outside. Ignoring the speed limit in the neighborhood isn't going to

get you to where you are going any faster. We don't want to have to install speed bumps!



We have several nice benches around the community and when walking you can stop, sit, and enjoy the view, especially the bench around the pond. There is nothing worse than sitting there and smelling the remnants of dog dirt. There have been several complaints about this. Because the common ground is not your property **doesn't mean you do not** have to pick up that poop! It is not fair to anyone in the neighborhood. Also, make sure you clean up after your dog on your own property. The irrigation committee enters your yard to check sprinklers and our mowing company doesn't want to step in doggie doo when mowing or trimming your yard.



We are pleased to announce our community garage sale Saturday, April 8, 2017. Gates will open at 9 AM and close at 3 PM. Fliers are being distributed to all 194 homes. We invite all to participate. Barb Lucas has posted the announcement on facebook and also on Craig's List. Signs will be posted outside the gate the week of the sale and there will be signs on the street corners. So start now and organize all items you want to sell.



### REAL ESTATE UPDATE

11731 Tee Time Circle	3/3/2	\$215,000	Available
7505 Moorgate Court	3/2+/2	\$205,000	Available
7609 Emery Drive	2/2/2	\$144,900	Contract
11530 Tee Time Circle	3/2/2+	\$192,000	Sold
11330 Tee Time Circle	3/2+/2	\$190,000	Sold
11411 Isleworth Court	3/2+/2	\$201,000	Sold
11436 Dorian Court	3/2/2	\$219,000	Sold
7417 Moorgate Court	2/2/2	\$164,900	Sold
7457 Moorgate Court	2/2/2	\$179,000	Sold

*Compiled on 02/01/2017 by Lori Salzman, using Current MLS date: presumed accurate, but not guaranteed.*



## **IN THE KITCHEN**

### **CHERRY CRISP**

3 CANS tart cherries in water (save 2 cans of the juice)

1 white or yellow cake mix

1 cup chopped nuts (optional)

1-1/2 sticks melted margarine or butter

Grease 9 x 13 pan. Dump cherries and juice in pan. Sprinkle cake mix over the top of cherries. Pour melted margarine or butter all over the cake mix. Top with chopped nuts. Bake 50 minutes at 350 degrees.

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**\*\*\*Let us know if you have any news or recipes you would like to share!**