



## BEHIND THE GATES

JUNE 2019

### *From our President*

We can all now sit back and take a deep breath. The pool contract with the Links at River Ridge LLC has been signed and notarized. Although some might have issues with portions of the contract, we should all work to make this work as a mechanism to unite the community as one. Hopefully I can find a Social Director who can make the club the center for an upscale social agenda throughout the year.

After the contract was signed, a resident raised the question of 'what happened to the extra \$25 that was paid at the end of the old contract with no access to the pool that month'. You may recall the board voted to set up an irrigation reserve for our aging system and that money (\$4850) was the seed money for that reserve.

We have had a good response to our canvassing for committee members in the rental, document writing and fining committees. Within the next two weeks we will be contacting the volunteers to schedule meetings in order to establish goals for each. If you have the time, positions are still open. Email me and you can be in on the 'ground floor' on one of the committees.

At our meeting to conduct the 'straw pole' for the pool, the representative from Ameri-tech (who incidentally was a great help) announced that our property manager, Eric Boland, had decided to retire from the company to attend to personal problems. Since then we have met with the new property manager, Ashley Moore. She can be reached at Ameri-Tech's number, 727-726-8000, at extension 356. We will ask her to make a little presentation to the members at our next board meeting, June 18, 2019. (Another good reason to attend the monthly meeting).

Though we have crossed a large hurdle with the pool, there are many issues that must be addressed in the next few months. Our only opportunity addressing these problems is our monthly meetings, so I ask one and all to come with a constructive attitude not a destructive one. Hopefully we can all begin to act like the ladies and gentlemen I know we are.

*From your Secretary*

For those of you who couldn't make last month's meeting, here is a recap of items discussed: The pool - only new questions were taken since we have been discussing and rehashing for the last few months. A mailing and voting summary going out to each resident.

Short Ct sign was installed and is not correct. The company admitted their mistake and will replace it.

A motion was made and seconded to hire H2o at a price of \$5,000 to clean our sidewalks and gutters. All in favor. Not a scheduled date as yet.

Frank asked for volunteers to consider being on a rental or document committee.

Our cash balance is \$123,365, delinquent accounts are down to \$2982 and our reserves are \$216,144.

Our Property Manager reported 55 violations were mailed out.

Dominick from Waterside said he is working on our weed problems. All residential yards are being watered. Right now pumps 1 & 2, and 4 & 5 are tied together. Maintenance check on gates will be next week.

Rich Foster gave us an update on reclaimed water. There is a possibility we can get a \$250,000 grant to do a tie in to our community.

Adjournment at 7:15 pm.



Water aerobics have begun. Come to the pool for the 10 AM classes, Monday thru Saturday!

"Blowing out someone else's candle  
doesn't make yours shine any brighter"



Here's my sales pitch for the month....**S N O W C A P** . It is a wonderful cleaner for removing rust stains on your mailbox, house, lamppost and driveway. I got this cleaner at Ace Hardware 4411 Grand Boulevard, New Port Richey, 34652. It comes in a 1 lb. box, makes 2 gallons and covers 400 sq feet. The top of the box says it is also good on pool decks, showers, sinks, tubs and others. I want to say I paid about \$7.00 for it. Please don't e-mail me if I am wrong about the cost...it has been a good while since I purchased it (and I have a lot left for future use). You simply spray it on (I used a sponge on my mailbox). It will not harm lawn, plants or flowers.

Our LSI committee is working hard to resolve our iron issues. I want to thank all of the committee for the research and work they are doing. Meanwhile, I have my SnowCap I can use!

I've got a little job for anyone and everyone in our community. When dusk arrives and the street lights go on in your court or Tee Time or Emery, or Hampton Loop, and you see that one of those street lights is out, please call Withlacoochee River Electric and report it. There is an eight digit number on each street light. All you have to do is call and report the number and someone will come out and replace the bulb. The number to call is 813-972-9233. If you would rather report the outage on line go to [www.wrec.net](http://www.wrec.net), click on Withlacoochee River Electric Coop, Inc. On their tool bar click Outage Center, then click on Street Light Repair. Unbeknown to me, our Director Larry Chubbuck, just finished reporting the lights that were out to Withlacoochee so we are all lit up at night!



*Smile!*

The River Ridge Women's Club held its last meeting on May 7th. President Susan Moore conducted the meeting.

Our next fund-raising activity is planned for Wednesday, May 29th @ 7:30 p.m. A reservation is required to join us at Hamburger Mary's in Clearwater and play drag queen Bingo. The cost is \$10 for ten games with lots of laughs and prizes. A large group is expected to attend, having fun while they support our local charities.

Summer activity plans are in the works for a visit to the White Heron Tea Room in New Port Richey for lunch or tea and gift shopping. Also being planned is a group adventure of mystery and problem-solving at the Rock Avenue Escape Room in Trinity.

Looking ahead, how about a fun girls' night out? Why not join us in September for Painting With a Twist in nearby Trinity. Make your own creation and have it framed for you. More about that later.

The River Ridge Women's Club meets the first Tuesday of the month at 7 p.m. Refreshments are served and ALL women in the many River Ridge communities are invited to attend. A year's membership of \$15 secures participation in some activities reserved for our members only. You can look for the River Ridge Women's Club on Facebook. Memberships may be accessed on its Facebook page by requesting to be added to the page.

We invite you to join us for our next meetings on Tuesday, June 4th or July 7th at the River Ridge Country Club clubhouse located at 11022 Tee Time Circle and DeCubellis Road. Visitors are always welcome. Come and check us out.

Larry Chubbuck, our HOA Director writes.....

On Friday May 31st, I spent about three hours of the day working with a support tech from our iron abatement company. We discovered a number of issues above and beyond the issues he was called out for to address. Over this next week they will be back to replace a leaking tank at pump station #1. We discussed a routine maintenance program of these tanks. He agreed that a better job of maintenance of these tanks could have been done and vowed to correct that. Once the tank is replaced and the other issues taken care of, I think we will have a much better working system moving forward. It is my hope to purchase a professional grade test kit for iron and make routine tests of all our pumping stations. Unfortunately, by the time we see staining on our homes and sidewalks, it is already too late. Things we are considering for the long term are the possibility of purchasing our own equipment. Unfortunately, this equipment is very costly and the payback recovery time would be over years, but having said that, eventually we would own the equipment. (the cost of our system rental today is \$1,980.00 per month) As you have probably heard, we are also looking at the feasibility of the use of reclaimed water. We are very early-on with this aspect of irrigation. There is the possibility of a grant being available to help offset the cost of installation which as you can only imagine, is very costly as well. Stay tuned!

**RRCC REAL ESTATE ACTIVITY**

**May 8 - June 2, 2019**

**Active on Market:**

7635 Dawson Creek - \$181,900

7537 Emery Drive 3/2/2 \$223,900

11439 Dorian Court 4/2/2 \$265,000

**Under Contract:**

7537 Moorgate Court 3/3/2 \$199,574

**Sold:**

11443 Tee Time Circle 3/2/2 \$200,000

11500 Tee Time Circle 3/3/3 \$250,000

**Compiled on 6/2/2019 by Lori Salzman, Future Home Realty, Inc.**

### 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