

River Country ESTATES

NEWS COURIER

Thanksgiving is a wonderful time of the year when we gather with friends and family over delicious home-cooked meals. It's a day inspired by gratitude, to give thanks for all we have, and celebrate with the people who mean the most in our life.



NOVEMBER 2023
ISSUE 11 • VOL 22

**Featured Home for Sale in the Waters of Weeki Wachee
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Featured Listing in The Waters of Weeki Wachee - European-styled 4br/4.5ba home, 5,000+ total sq ft /2,500+sqft patio space. Formal living & entertaining rooms, gourmet kitchen, new roof with warranty, private river access, spectacular paver patio, play pool, waterfall, spa, stand-alone fireplace, outdoor kitchen & wooded preserve views. Contact me for a showing appointment to see this home or for any of your real estate needs including a complimentary market analysis.

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MESSAGE *from the* BOARD

Hello Neighbors,

Team Work - The board members are volunteers who spend a lot of time handing the business of the association, meeting with neighbors as well as working with the various contract vendors to ensure our community remains a nice, safe and a comfortable place to live. We want to thank those who assisted us with your time and especially the positive feedback. Teamwork is critical to success. Over the past year, a lot of work has been done but twice as much remains to be done. Within this newsletter, you will see the results of the Community Survey that was conducted. Unfortunately, there was one very negative/rude – unprofessional comment sent that cannot be relayed and was red-lined from the results. Yes, everyone has a voice however, we must remain professional. The constructive feedback that was received will be discussed and a way ahead will be put in place to execute some of the request. As you know, we are restricted by budget constraints when it comes to certain community projects, however if we work together, we can accomplish anything. Thanks again for providing your input to your community.

—RCEOA Board

UPCOMING COMMUNITY EVENTS:

- **Community Yard Sale** - November 3-5, 2023. Friday-Saturday-Sunday (No Permits needed)

RIVER COUNTRY CONTACT INFORMATION

River Country HOA.....352-596-0740
 e-mailrivercountry79@gmail.com
 River Country Estates has a new website
www.RiverCountryEstatesFL.com
 New Office Hours: Tuesday, Wednesday and Thursday 1:00 to 5:00 PM
 and Saturday 9:00 to 12:00 PM

RIVER COUNTRY ESTATES BOARD of DIRECTORS

President - Steve Reinhardt
 Vice-President -Cindy Dean
 Treasurer - Marissa White
 Secretary -Ginny Vanderkelen
 Director -Mike Kunz
 Director -Collin Nole

Board meetings are held the 2nd Monday of the month at 4 PM -
 5331 Commercial Way, Suite 106, Spring Hill FL 34606

IMPORTANT PHONE NUMBERS

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 (Emergency Only).....911
 Emergency Info/General Info.....352-754-4083

Withlacoochee River Electric.....352-596-4000
 Florida - Highway Patrol 352-754-6767
 Hernando County Fire Rescue.....352-540-4353
 Hernando County Animal Services.....352-796-5062
 Hernando County Health Department352-540-6800
 Hernando County Utilities Department352-754-4037
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Complete Survey results can be found on the community web site (rivercountryestatesfl.com).

SURVEY SAYS...

Here is the extract of two of the questioned posed:

Is there any recommendation you would like to make that will make our community better?

- Oct 6 A clubhouse or gatherings for greet & meets so everyone could get to know everyone and help foster a more neighborly vibe. Everyone has such a large parcel people don't even know their nextdoor neighbors it seems.
- Sep 28 Getting together as a community, not the same people that show up all the time. I understand that at 5 o'clock the last thing you want to do is socialize. You just want to go home. We can get a lot of entertainment ideas and implement them on the weekends. Maybe get the police to talk to children about bike safety. I like movie night in the park. Organize a card playing night. A casino night.
*****UNPROFESSIONAL RESPONSE
- Sep 24 No recommendations because I know that they will get ignored.
- Sep 21 Stay focused on keeping River Country Estates a premier community.
- Sep 19 Raise HOA fee to help maintain the community. Can we build a community center in the park that residence can rent out for discounted price and offer to outside for a fee? That could help raise money for River Country.
- Sep 19 No. I think it's going in a good direction.
- Sep 16 Less negative people, be more neighborly. Don't be a hammer.
- Sep 13 More community events at the park.
- Sep 13 I would like the budget to include installing a walking trail/path in our neighborhood since we do not have sidewalks and it's unsafe with the speeding traffic.
- Sep 12 I hope that people realize that the new board is not sue happy at all. That being said, the deed restrictions have to be followed and enforced. That's part of an HOA. There is no favoritism any longer and I'm glad about that. I hope people will ask the board members if they have a question, not go on social media and ask someone that is not even a member of the HOA. We have a great community and I like the changes.
- Sep 11 Congrats on neighborhood Facebook page!
- Sep 11 No
- Sep 11 I believe detached garages would bring a lot of money into the community. People that have money want these things and that is why woodland waters does so well. I think it would create room for toys and trailers and make the community look cleaner. We all have large lots for this so why it's not an option makes no sense to me. I specialize in land development and been a land broker since 1999 Lots of buyers with a lot of money opted to go other places because of the restrictions on detached buildings.
- Sep 11 No
- Sep 3 Events to get the kids involved and meeting each other. Craft, drawing, painting activities. Have the kids dress up for a Halloween contest and another for dogs for a costume contest. Have prizes donated. Christmas party in the park with cookie exchange. Everyone brings a cookie and everyone goes home with one of each cookie and new recipes? Maybe Santa could hand out gifts that the parents brought ahead of time and if there are parents struggling some can be donated by others in the community. The parents could make a wish list for the kids and we'd just make sure at least one gift was donated for that child. Something for seniors in the community who don't have family to help them with fixing something around their place that they can't afford to get fixed. If there was a sign-up sheet for those type of things. Talent show? Something the seniors would enjoy, I'm sure. When its cooler though LOL

- Sep 3 Greater responsibility of the owners of undeveloped lots. On Floral Drive, my neighbor (a senior with limited income) lives next to an overgrown lot. Over the years she has been unsuccessful in having owners take care of the overgrown trees and bushes, both dead and live. Perhaps this should also include rentals where the landlords are not maintaining the same. All of this, of course, is a greater concern hurricane season.
- Aug 16 We love our community. Neighbors helping neighbors is alive and well on Floral Drive.
- Aug 14 First thought is finding a way to shut off ***** on Facebook, she really just can't help herself and sucks in innocent victims while sucking the life out of the community. Love the community outings, nice to see everyone coming together, hope to see more of that in the future.
- Aug 14 Have 1 Facebook page that an HOA official is admin
- Aug 13 Picnic table in pavilion
- Aug 13 Fire the lawyers
- Aug 13 Wish we had sidewalks traffic too crazy on main streets going too fast and running over lawns
- Aug 13 Let people do what they want. As long as there is no trash the place isn't a pig pen, leave people alone. Remove your opinions from making decisions on someone else's property. Does it meet guidelines? If so, approved. Your opinion should not be factored into the decision.
- Aug 13 I would like to see the golf cart issue resolved.' Also, how about a game morning or afternoon in the park... chess, checkers, cards, board games etc.?
- Aug 13 Committee is doing good considering they have spent the time cleaning up other committees crap.
- Aug 13 Yes. Turtles have the right of way on our streets. Thank you for all you do Steve and team. Outstanding job.
- Aug 13 It would be cool if 1 night a month we could get a food truck to come to the park
- Aug 13 Allow sheds. Leave people alone. Try communicating with facts and stop favoritism.
- Aug 12 I think communication is key. I feel the communication has gotten better in recent months and the new Facebook groups are great. Continuing to have positive communication and community events/meet-n-greets are awesome! Maybe setting up community projects where we come together as a group to help someone. Maybe help a resident who is struggling, maybe helping differently abled community members feel more integrated. I think helping someone else is always a great way to bring people together.
- Aug 12 Just some get togethers so I can meet my neighbors. I have met one person in the community.
- Aug 12 Resolving the shed issue.
- Aug 12 When it comes to fireworks, only allow in a couple of areas, away from pets and put a time limit...say no later than 10 pm. This is just a suggestion, as there are many dogs in our HOA
- Aug 12 Fourth of July fireworks in the park would be nice. I'd support a fundraiser for that.
- Aug 12 Clearness...

Please list at least two fundraiser ideas that you would host and or attend to support our community projects that may require additional funding?

- Oct 6 A cookout, holiday party, a raffle, a carwash
- Sep 28 I am at a loss here. I can't think of a way to make money. Somehow we would need donations. In the schools they have car washes and candy sales.
- Sep 24 No
- Sep 22 None, I do not support the HOA in any way shape or form. the board consists of biased; hypocrites and they are not thinking of the betterment of the community.
- Sep 21 ???

(see Survey_continued on page 9)

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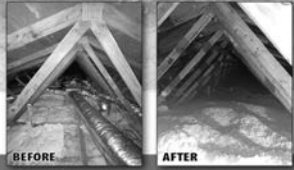
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NEWSLETTER UPDATE:

Electronic versions (previous months only) of the newsletter are now posted on the community website. This is a more efficient way to share vice using email as previous discussed.

NEW LANDSCAPING COMPANY

As of 1 Oct, the new contract with MG Lawn Care took effect. The contract has been written to provide better service and upkeep of all the common areas within our community. You will see a big improvement.

OPEN INFRA INTERNET - UPDATE

Work has begun, Fiber lines are being run. House installation has started as well. If you have not set up an appointment for the house mounted service boxes, please contact customerservice.us@openinfra.com or (855) 910-6050. Additional information/ open infra updates will be posted to the River Country website. – rivercountryestatesfl.com



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(Survey_ continued from page 4)

- Sep 19 Donations, 50/50 raffles, raffle nice items with minimum bid, (BBQ, TV, plants, shrubbery) fishing tournament (at Hernando Beach not the park lol), community kickball game in the park & have neighbors make teams & win a trophy, or another sporting event. During these games, sell drinks & food
- Sep 18 Community cookbook or pet calendar
- Sep 18 We just moved here from Plantation (near Ft. Lauderdale)! Unloaded our stuff on 8/31. I haven't been here long enough to answer most of the survey questions, including this one. I'd be willing to proofread the newsletter before printing/dissemination to clean up grammar and typos. :-)
- Sep 16 Annual Picnic and Holiday Party
- Sep 13 Park festival with purchases and 50/50. I'm an entertainer and would be happy to donate time.
- Sep 12 Any of them I would attend. Bingo in the park (when it's cooler), BBQ in the park, yard sale with proceeds going to help on any of these ideas.
- Sep 11 Garage sale Bake sale
- Sep 11 Restaurant nights
- Sep 11 Maybe we could hold a bingo or game night. Some sort of raffle
- Sep 11 None
- Sep 3 Bake sale- Everyone loves good food lol and Silent auction. Baskets could be made or businesses could offer a service.
- Sep 3 Florida Native Plant Sale (Could have support from our local Florida Native Association) It may serve two purposes: 1) have people learn about what thrives best in Florida conditions 2) see first-hand what the plants look like. The Master Gardeners have to have so many volunteer hours per year.
- Aug 16 Raffle, bbq
- Aug 14 Bake sale, photo contest, give aways for silent auction... Link of ideas: <https://www.classy.org/blog/fundraising-event-ideas-raise-money-cause>
- Aug 13 HOA Yard Sale. Whatever is left over donate to the Sheriff's thrift store. Potlucks. Bingo. Lawnmower races. HAHA
- Aug 13 Would support bake sale
- Aug 13 None, not a fan of the neighborhood nor community
- Aug 13 I won't support any. Stop trying to sue our own neighbors and wasting money on a lawyer over petty BS and we would have more than enough money.
- Aug 13 A project needs to benefit the majority of the community and not just a particular group.
- Aug 13 If I was doing in FL I would attend a casino type fundraiser like they do at churches if it's allowed. Money wheel makes money etc. Not sure where they would have it but my husband has experience for the security of carnival at church in NY in the past.
- Aug 13 Restaurant night (where they give a percentage of the money earned to us)
- Aug 13 Just ask
- Aug 13 I would attend anything really. Car wash, bake sale.
- Aug 12 I would donate money toward projects. I think raffles at community events would be good.
- Aug 12 I'm open to any ideas
- Aug 12 Community wide garage sale where half the money made goes to the project. Pickle ball tournament - everyone pays to play and winner gets a prize but all other proceeds go to the project.
- Aug 12 Contractor recommendations list. So many residents use various companies, rather than asking all the time, have a list handy for neighbors to refer to.

Thanks again for your feedback.

Tasty Temptations

CREAMY TUSCAN CHICKEN SOUP

INGREDIENTS:

- 1 lb chicken thighs, skinless boneless
- 1/2 tsp each salt and pepper

SOUP:

- 1 onion, finely chopped
- 2 garlic cloves, minced
- 2 large celery stems, finely sliced (sub 2 carrots)
- 1/2 cup chardonnay or other dry white wine, optional
- 4 cups chicken stock/broth, low sodium
- 3 cups water
- 1 tsp cooking/kosher salt
- 1/2 tsp black pepper
- 8 oz small pasta shells (or other small pasta, rice, potato etc.)
- 1 cup (tightly packed) parmesan, finely grated or store • bought pre-grated
- 1 cup thickened/heavy cream
- 2 packed cups baby spinach, chopped kale or similar
- 1/2 cup sun dried tomato strips, chopped into 1cm pieces, plus bit of oil drizzling

SOUP THICKENER (CORNFLOUR SLURRY):

- 2 tsp corn flour/cornstarch mixed with 2 tsp water

DIRECTIONS:

Cook outside of chicken – Sprinkle each side with the salt and pepper. Melt butter in a large pot over medium high heat. Once foamy, place the chicken in and cook the first side for 3 minutes or until light golden, then the other side for 2 minutes – it's fine if the inside is still raw, it cooks more later. Remove onto a plate.

Soup flavor base – Turn the stove down to medium low. Add garlic, onion and celery into the same pot then cook for 3 minutes or until the onion is softened.

Deglaze – Turn up to high, add wine, stir, then let it simmer until the wine reduces by half.

Broth & pasta – Add stock/broth, water, salt and pepper. Bring to a boil then add the pasta. Cook for the time per the pasta packet directions (~10 minutes), stirring every now and then so the pasta doesn't stick to the base of the pot.

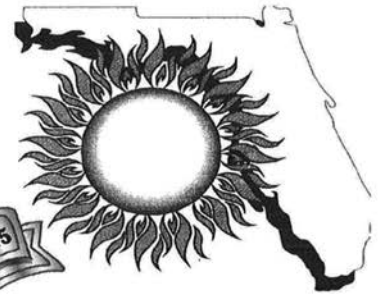
Add chicken partway – While the pasta is cooking, chop the chicken into 1.5cm / 1/2" pieces then add into the pot to finish cooking.

Finish soup – Once the pasta is cooked, turn heat down to low. Stir in parmesan until melted. Stir in the corn flour-water mixture, cream and spinach. Stir for a minute until spinach is wilted and soup thickens slightly.

Serve – Ladle into bowls. Sprinkle with sun dried tomato strips (and a bit of oil looks nice for finishing). Eat!

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