

River Country

NEWS COURIER

ESTATES

JULY 2024
ISSUE 7 • VOL 23



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- WINE TASTINGS
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agenda THIS WEEK!

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MESSAGE *from the* BOARD

Hey Neighbors,

The grind continues; the work of the association is never ending. We just want to highlight a few things this month. First is the new Facebook page, we started our official FB page that will act as yet another means of communication between the board and the COMMUNITY. This page is for outgoing information/news only. We will post events and other important information for those that don't read the newsletter or visit the web page. The other community FB pages are not sanctioned by the board and therefore may not contain accurate information as it pertains to association governance and regulations. If you have a question for the board – contact the board.

Financial status of the association. We are operating well within budget, however the unpaid assessments are hindering our ability to complete some of the large projects we have planned. The tennis court and the park walking path, both are in need of repair. We need the remaining assessments to be paid in order to accomplish this. Thanks to the 21 owners who reached out over the last month to take care of their obligation/assessment. If you are not sure if you are behind, just call us and we will provide the information you need.

Lastly our park rules state that the park is closed after dark. There has been several incidents in which teenagers have been in the park, playing basketball at night. Due to the inconvenience this is causing our residents that homes are backed to the park, we will be locking the courts. The new locks will be installed soon. (Before printing of this article). For those who wish to use the courts please call the office for the combination codes. The codes will be changed regularly to prevent misuse by unauthorized persons.

Let's continue to work together to make RIVER COUNTRY a better place to live.

“How we all work together is critical to growth and happiness of our community”.

Collin Nole and RCEOA Board
RCEOA President

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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 - Collin Nole
 Vice-President -Mathew Wise
 Treasurer - Marissa White
 Secretary -Virginia (Ginny) VanDerKelen
 Director -Mike Kunz

*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

Hernando County Sheriff Police352-754-6830
 (Emergency Only).....911
 Emergency Info/General Info.....352-754-4083

Withlacoochee River Electric.....352-596-4000
 Florida – Highway Patrol352-754-6767
 Hernando County Fire Rescue352-540-4353
 Hernando County Animal Services.....352-796-5062
 Hernando County Health Department352-540-6800
 Hernando County Utilities Department352-754-4037
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COMMUNITY EVENTS & PARK NEWS



PARK RULES

The Park rules have been revised, approved and available on our website. Please take the time to read them. A paper copy can be printed for you, just stop by the office.

TENNIS COURTS



Our tennis court is not in the best condition. It has gone years without any maintenance and the asphalt is deteriorating. We are in the process of getting quotes for the repairs. This will not be an inexpensive repair. We are looking at the possibility of adding 2 pickle ball courts to replace one of the tennis courts. As we gather more information, we will share via board meeting and or newsletter.



POOL SAFETY

Its now that time of year when pools are open and the kiddos are out of school. Swim lessons may be needed now more than ever. Whether a toddler or an adult, pool education with regards to swim safety is a MUST. Quick internet search shows Aqua Minnie's (352) 942-3088 , Hernando County YMCA (352) 688-9622 and Deep Blue Swim School (813) 775-8446, These are not official endorsed by

RCEOA. Please make your own informational search. Let's keep everyone's pool safe. It just might save a life!

FALL FESTIVAL

September 28th • 12 – 4PM in the park.

We are planning a fall festival for September the 28th; this will be a family fun event in our park. We are looking for residents that would like to sell your crafts during this event. There will be food trucks and activities for the kids. If you would like to volunteer to help with set up or coordination, please call the office and we will be in touch. More information will be published on our web page, Facebook and future newsletters (see page 7).



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OUR FLAG POLE

As you see, we have replaced the flag pole that fell over last month.

MEETINGS

JULY 8TH
BOARD MEETING

VIA ZOOM. 4pm. Must log on between 3:30 and 3:45 to get verified. Zoom waiting room will be closed at 3:45

Meeting Link is posted on the River Country web site. WWW.RIVER-COUNTRYESTATESFL.COM

River Country HOA - BOARD MEETING ZOOM REQUIREMENTS are located on the web page.

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Saturday
Sept 28

12:00-4:00
pm

River Country Estates

FALL

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Community Park

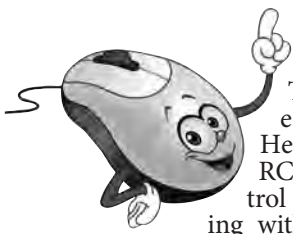
For MORE information, please visit
the River Country Estates HOA website
OR the River Country Estates HOA Board FB page

Food trucks,
Vendors,
Face painting



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WOW – INTERNET (COMING SOON)



Yes, it's true, another fiber company is coming to River Country. They are planning to start in September. They will be digging in the 8 foot easement right away. This is a Hernando County initiative not RCEOA This install is out of the control of the board, however we are working with the contractor to ensure better communications with our residents. If you have

any issues, please contact WOW CUSTOMER SERVICE @ 833- 531- 2800 or email gsc.construction@wowinc.com

PAYMENT OF PAST DUES - UPDATE

Hello homeowners! We wanted to quickly remind you all that the dues deadline was October 1, 2023. According to our records, many of you have forgotten to send in the \$125 dues. Reminder letters have been sent to those who may have forgotten. For those that are multiple years in the rears, Certified -30 day - Notice of Late Assessment letters were mailed on Tuesday, 28TH of May. In total there is approximately, \$29, 000.00 owed in back dues. It is imperative that this money is collected

The Association has been advised by its legal counsel, while the River Country Estates Owners' Association, Inc. deed restrictions may not have lien rights for the assessments, the corporate Association continues to exist and has obligations to maintain the common areas. As such, as a member/shareholder, the owners of property within the Association remains obligated to pay their share of the common expenses of the corporation as would the shareholders of any other corporation. That is general corporate law. Moreover, under the law of contracts, the Declaration is a contract to which the parties remain obligated regardless of whether same is an encumbrance on the real property. Contract law does not require a real covenant or equitable servitude for a contract to be enforceable against the parties to the contract. Finally, under a common law theory of unjust enrichment, you are receiving the benefit of the actions of the Association, and you cannot do so without paying your fair share of the expenses.

Please follow by the instructions in the letters to prevent further actions and additional cost to the association. If you have specific questions about your account, please stop by the office to schedule an appointment with the President and Treasure.

Thanks to the owners who have made the effort to get caught up with their assessments, however there are still over 80 homes that still have an outstanding balance. Per Florida Statute 720.305 (4), An association may suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent. This will occur at the July board meeting for those who have not complied. The suspension ends upon full payment of all obligations currently due or over due to the association.

DEED RESTRICTIONS REMINDER

G. MAINTENANCE

All dwellings, structures, driveways, fences and parts thereof shall be maintained in a condition as near to new as reasonably possible. Painting, repairs and replacements shall be made as they become necessary or when the dwelling, structure or fence is no longer in harmony with River Country Estates community. When repainting in a different color, an official RCEOA Application for Architectural Approval shall be submitted to the DRAC for approval.

3. Maintenance

- a. Lot owners are required to maintain the appearance of their landscaping. Lawns, beds or islands shall have no area of dead plant material visible. All landscaping shall be kept in harmony with the River Country Estates community. No front lawn shall have bare areas, and shall be maintained and moved to the street.
- b. On developed lots, grass higher than 10" or weeds higher than 12" shall be considered unacceptable. If the property owner does not respond within seven (7) days of receipt of written notification, the RCEOA will have the option to have the lawn cut and the owner billed for the cost plus any other expenses incurred and deemed proper by the RCEOA.
- c. Trees and limbs on vacant lots determined by the DRAC to be an eyesore or hazard, will be brought to the attention of the lot owner. Should the lot owner fail to take action within seven (7) days of receipt of notification, the RCEOA will have the option of correcting the problem and billing the owner for the expense.

3. Maintenance

Maintenance of all structures shall be required in Section 3 paragraph G, and grounds shall be kept clear of dead limbs, vines, trash and rubbish, with palnts, grass and other growing features trimmed neatly to conform to the general high standards of River Country Estates.

Let's keep the yards up to our standards.



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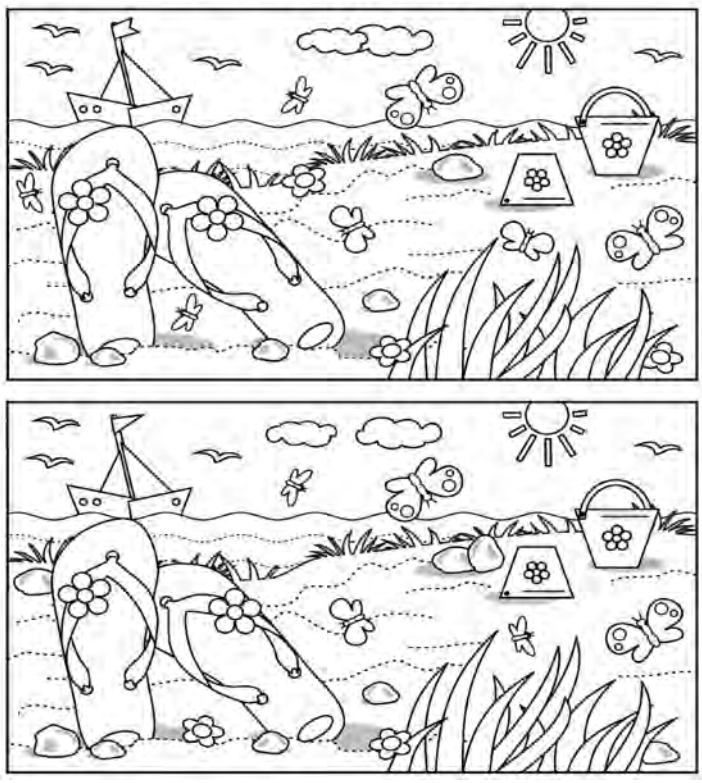
July 4th

Word Search Puzzle



- | | | |
|-----------|--------------|------------|
| FIREWORKS | LIBERTY | NATION |
| HISTORY | DECLARATION | SUMMER |
| JULY | FAMILY | PATRIOTISM |
| PRIDE | INDEPENDENCE | FREEDOM |

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CRIME WATCH MONTHLY

by Mike Lutman

Summer is upon us and despite that we have had a month of no reported crimes. As summer progresses be on the alert for suspicious individuals in the neighborhood as this is the time when we have trouble with groups coming up from Pinellas County and as far away as Orlando. Usually these groups are breaking into cars and on occasion stealing them. So as a reminder lock your car doors and remove all valuables especially weapons.



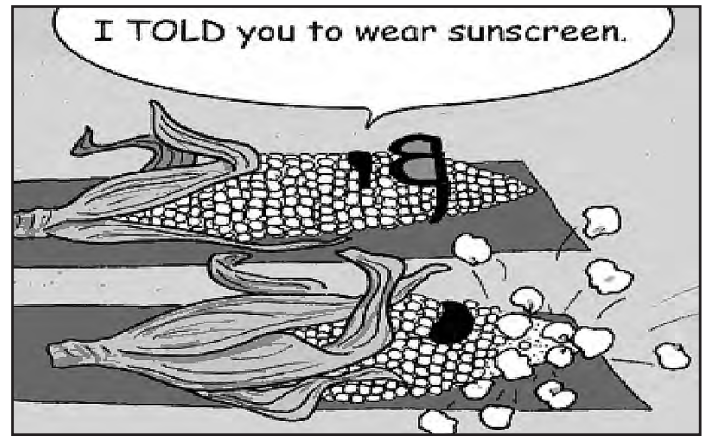
Spring Hill has a population that is exploding. Numerous apartment complexes are being built in our area. These are very large and will house four to five hundred occupants each. This will pose a logistical challenge as far as traffic is concerned as well as a possible increase in crime. The Sheriff reports that they are underway to realign districts, request new deputies, and generally look at the overall scope of operation to respond to this dramatic increase in population. More and more people are having to turn to renting as the price of housing increases, so this trend is not likely to go away anytime soon.

The main complaint from our residents is speeding on River Country Dr., Floral, and Delaware. It is unlikely that you will be able to get a license number, so please note the time of day, description of vehicle and occupants and get that info to me so we can request extra patrol. Do not confront or follow these vehicles for your own safety. Currently we have reports on a small silver or gray vehicle speeding on River Country as well as Floral. If you have info on this vehicle call me.

Keeping a community safe is the responsibility of all residents. I consider all of you part of Crime Watch and you have been doing a phenomenal job reporting incidents, and putting info on the Facebook page. I especially want to give a shout out to Simone Wright for posting the video and related info on prowlers kicking on a door at 3:55am. Although this occurred in Berkeley Manor we need to be updated on incidents involving surrounding communities.

Keep up the good work, have a safe month and call with any concerns.

Mike Lutman • 352-200-5262



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