

# Riverwood CDD

## Severn Trent Services Field Management Report Site Inspection – 12.08.2016

- 1. Lake Management:** Water levels are receding. Overall clarity is good. No algae issues. Exotic and nuisance vegetation issues are being kept under control.

Riverwood							
LAKE INSPECTION FIELD SHEET							
Date: 12.08.2016							
Basin	Lake #	Water Level	Clarity	Algae	Shoreline	Submerge	Other
B	1	L		N			
	2/1*	L		N			
	3	L		N			
	4	L		N			
	5	L		N			Erosion (Washout) increasing, behind residential side (Long Lake Ln, across from hole 5)
A (North)	6	L		N			
	7	L		N			
	8	L		N			
	9	L		N			
	10	L		N			
	11	L		N			
	12	L		N			
	13	L		N			
	14	L		N			
15	L		N			**Fountain -Pump Bad	
1	16	L		N			
	17	L		N			
	18	L		N			
2	19	L		N			
	20	L		N			
	21	L		N			
	22	L		N			
	24	L		N			
	25	L		N			
3	23	L		N			
	29	L		N			**Fountain Working
	30	L		N			***Landshore requested to sink black floating drain pipes
	34	L		N			
A (South)	26	L		N			
5	36	L		N			
6	37	L		N			

\*2/1 is a wetland

\*\* Maintenance performed 11.30.16, Fountain LK 15 is a Funnel, Lk 29 is a Geyser. There was heavy algae buildup on both at time of maintenance.

\*\*\*Landshore agreed to sinking s/b sometime week of 12.12.2016

2. Algae, Submerged, Grass Clippings, Fish, Trash in Lakes, Fish Barrier, Trees Along Lake Bank: No issues new issues found during this reporting period.
- a. **Littorals:** There is a large amount of bare bank and plantings should occur were practical.
  - b. **Bulkheads/Control Structures/Stormwater Basins:** No new issues.
  - c. **Fountains:** \*\* Maintenance performed 11.30.16, Fountain LK 15 is a Funnel, Lk 29 is a Geysier. There was heavy algae buildup on both at time of maintenance.

Note, routine maintenance is performed quarterly per service agreement.

- d. **Lake Masters, Aquatic Weed Report:** Received. Lake Masters continues to keep up with routine maintenance and sends treatment report and invoice on routine basis.
- e. **Lake 30:** Black floating drain pipe to be anchored down.



f. **Lake Bank Erosion:**

- Erosion (Washout) increasing, behind residential side (Long Lake Ln, across from golf course hole 5).
- Lake Management Study, October 2016, Completed by CPH placed on CDD Website—indicates current issues

g. **Trees/Shrubs Along Lake Bank:**

- Shrubs/Trees to be continued to be monitored—low water levels provide easier access for removal of large dead limbs and shrubs—exotic and nuisance.
- Lake 23-large branches—removed some, but additional need to be removed.



3. Preserves:

Preserve	New Issue or Ongoing Work
A	
B	
C	
D	
E	Minor work continues around edges. E on the schedule for remaining wetlands to be addressed—per the Boylan Report.
F	
G	Exotic Cleanup--Started and mostly completed Dec 2016—removal of huge Brazilian Pepper and nuisance—Bird life is becoming abundant as exotics are removed.
H	Exotic Cleanup--Started and mostly completed Dec 2016. Still need a clear defined boarder between residential properties on the backside of Palmetto Pt Ct.— <b><u>recommend</u></b> a very tight thick row of cordgrass. This will provide a win-win—the residents will know where they can go up to and the maintenance tech will know not to exceed the cordgrass. Cordgrass should be included in the preserve maintenance contract.
I	
J	
K	Storm Damage-Willow branches have been removed from prior storm damage—the majority removed—there are still some off of Village Ln needing to be removed.
L	
M	Scheduled for exotic clean up Dec 2016 will start after G&H completed.
N	
O	
P	Storm Damage-Willow branch snapped-tree needs to be removed, also a Willow stump left that has a branch just at the right height that could poke an eye out—still needs to be addressed.
Q	
R	
S	
T	
U	

<b>V</b>	Scheduled for exotic clean up Dec 2016—or 1 <sup>st</sup> of New Year 2017. Will start after M is completed.
<b>W</b>	
<b>AA</b>	
<b>BB</b>	

\*If there are no notes by the preserve no activity observed.

\*\*Aquatic Weed Control starting routine maintenance of all wetland/preserve agreement. Note, there are still some ‘natural areas’ throughout the CDD areas that were not considered as part of the maintenance agreement. These ‘natural areas’ need to be determined and added, or other maintenance should be considered. At this time, a resident is looking into additional mapping that will help pinpoint these areas.

### 3. Facilities:

#### ➤ Activity Building 1

- Women’s Bathroom (1) Toilet not working
- Ice Machine is being serviced/maintained—inside clean, drain discharge pipe has minimal mold



- Front office still has high humidity
- Front parking lot near the walk way—straw is being added again to the landscape area. This will clog drains.



#### ➤ Activity Building 2

- Some of the Fascia and Soffit failing

- Weeds in bricks
- Pool House
- Shingle (Lifting)



- Hose left out creates a tripping hazard



- Pool Equipment, Pumps, Pool Restroom, 12 Pool Lights: No issues observed.

## 2. Sports Courts:

- **Bocce Courts, Croquet Field, Basketball Court:**  
Two holes in the area creating tripping hazards need to be filled.



3. **Tennis Courts:** No issues observed.
4. **Kids Playground:** No new issues.
5. **Dog Park:** No new issues.
6. **Perimeter Fence: Fencing (Perimeter Chain Link):** No new issues.
7. **Roadways including Asphalt:** No new issues.
8. **Landscaping:** Still areas were Brazilian Pepper is not being addressed.
9. **Gates:** No issues observed.
10. **Storm Drainage System:** No issues observed.
11. **Irrigation System:** No new issues.
12. **RV Parking Lot:** No issues observed.
13. **WWTP and Golf Course Maintenance:** No issues observed.
14. **Non CDD Issues Observed:**
  - Not an issue—County has cut the Back entrance area outside of RW--Brazilian Pepper and other vegetation has been cut back from roadways.



**15. Fish/Wildlife Observations:** No issues observed this month.

- |                                    |   |  |                                     |
|------------------------------------|---|--|-------------------------------------|
| <input type="checkbox"/> Bass      | <input type="checkbox"/> Bream          | <input type="checkbox"/> Catfish               | <input type="checkbox"/> Gambusia   |
| <input type="checkbox"/> Egrets    | <input type="checkbox"/> Herons         | <input type="checkbox"/> Coots                 | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga   | <input type="checkbox"/> Cormorant      | <input type="checkbox"/> Osprey                | <input type="checkbox"/> Ibis       |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter          | <input checked="" type="checkbox"/> Alligators | <input type="checkbox"/> Snakes     |
| <input type="checkbox"/> Turtles   | <input type="checkbox"/> Other Species: |  |                                     |

**16. Beach Club:** No new issues observed.

**17. Follow up summary:**

<b>Riverwood CDD</b>	
<b>Follow Up Tasks Summary</b>	
Follow Up Task	Action or Completed
<b>CDD Tasks</b>	
Playground equipment-bench dry and rotted and is safety issue	Work Order to be created
Drain Issue-Osprey Landing, 3343-3383	Proposal received.
Drain Issue-Near Dog Park--Yard drain on the NE landscape area, immediately on the outside of the dog park needs vegetation cleared away.	
Mechanical Room door's vent has plywood in front of it. To check to see, if this hinders the room from drying out properly.	
Roof leaking. Activity Center 1 over receptions desk.	Completed
Broken timer control should be fixed/removed. This is in the flower bed. Main walk way to AC1.	
Fascia and/or Eaves on the pavilion needs to be fixed. Reported on the 09.08.2016 FMR.	
Maintenance Road Pothole repair needed.	
Carrotwood in the CDD Common Area at the intersection of Eagle Trace and Penny Royal needs to be removed.	
Beach Club. Large ficus needs to have large and dead limbs cut off.	
Beach Club. Microwave was not working, however, it may be the nearby electrical plug outlet, which is the issue and needs to be checked.	Microwave was not working, however, it may be the nearby electrical plug outlet, which is the issue and needs to be checked.
Drain top between golf course and 14061 Willow Glen Ct needs to be cleaned. Address approximate.	
Willow Glen and the cart path there is a large amount of exposed soil, which is washing away into the nearby street drains during rain events. This area should have more mulch added.	Completed. Mulch added.
Keep off grass signs need to be reinstalled.	