

# Neighborhood News

## RIVERGLEN

Fall 2025

Riverglen and River Watch Homeowners' Associations

### Riverglen President's Update Ralph Brown, President

Hello neighbors!

In last year's column, I discussed a couple of recent developments, including the conversion to new software at Greenacre properties (GPI), and the South Hillsborough County Pipeline Project, which was scheduled to begin this year. So, I'll start this year's column with a couple of updates.

The new software, which has been in use for over a year now, continues to be "tweaked" to better serve the users, both GPI and the associations they manage. The software interface provides improved homeowner communications with the property management company as well as easy access to account information and HOA documents. However, not all homeowners have obtained access to the homeowner portal. If you have not done so, you should go to the new website - <https://home.greenacre.com> to sign up for access.

One of our biggest concerns in 2025 has been the construction schedule for the South Hillsborough County pipeline project. The pipeline route, as currently approved, will run along McMullen Road and Boyette Road. We were anticipating SIGNIFICANT traffic disruption with road closures originally scheduled to begin this fall. The construction in our area has been delayed somewhat, with McMullen road closure now scheduled for late spring of 2026. Boyette road is now scheduled for partial closure (only 2 lanes will be open) beginning in the fall of 2026. The Riverglen Board of Directors has met with the project team for Tampa Bay Water to voice our concerns and discuss some anticipated issues. But the traffic issues, which are unavoidable for a project of this magnitude, will need to be managed by Hillsborough County. It is likely that the construction will experience delays, and traffic will be disrupted for several months, particularly on Boyette road.

There have already been several public meetings and opportunities for public feedback to Tampa Bay Water, as well as articles in the local newspaper, community publications, and social media. But the scope of the project is probably not as widely understood as it should be. We will continue to publish updates as we receive them on the [Riverglenhoa.com](http://Riverglenhoa.com) website. If you are unfamiliar with the pipeline project, see the article in this newsletter. Also visit [SouthHillsboroughPipeline.com](http://SouthHillsboroughPipeline.com) for detailed information. You may also sign up to get project updates via email.

Another significant event late last year was Hurricane Milton. We were fortunate to be spared significantly from the catastrophic damage that so many other communities experienced. But like many communities, we expended a lot of association funds for hurricane cleanup efforts. However, like last year, we do not anticipate a dues increase for the upcoming year.

The annual budget meeting will be held with the regular board meeting in October. Written notice of that meeting, including the

*Continued on page 2*

### River Watch President's Message Kathy Hofstad, President

Greetings!

It is hard to believe that we are heading into fall already. Here is hoping that we have a quiet season relative to tropical storms for the rest of 2025!

As a reminder, the River Watch HOA board of directors continues to hold our monthly meetings via ZOOM. These meeting notices are posted on the [www.riverwatchhoa.com](http://www.riverwatchhoa.com) website as well as the message board near the outbound gate. We always encourage homeowners to attend board meetings, to be involved with an HOA committee(s), and to be active in our wonderful community. The meeting calendar is posted on the website. Please also note that the budget workshop and adoption meetings tend to be in the September/October timeframe. The annual meeting happens in January of each calendar year. Please do look for those notices as well.

I would like to acknowledge and say "Thank You!" to the other board members and the committee members/volunteers for their time and energy to help keep our community a wonderful place to live. The Board of Directors is sincerely appreciative and grateful for all you do for the association.

Current Other Board Members: Kelly Black (Vice President), Tim Tuttle (Treasurer), Rick Robson (Director At Large as well as ACC Chair), and Larry Ward (Secretary). Thank you to this dedicated group for all you do for the neighborhood! I would also like to thank Bill Edis, who retired from being on the board during 2025. Thank you for all that you did for our association!

- Current ACC Committee Members: Rick Robson (Chair), Bill Edis, Steven Tanski, and James Kasch. This team does a wonderful job of ensuring that requests are reviewed in a timely manner. Thank you for keeping our neighborhood looking its absolute best!
- Holiday Decorating Committee: Jenn and Rob Defreese. They do a phenomenal job of decorating the front entrance for the holidays every year! It always looks amazing!
- Flag Committee: Dawn and Carlos Callao. As retired Air Force members, they raise/lower the flag as appropriate and ensure that it is maintained and flying in good condition. Thank you for your service to our country!
- Yard Sale Chair: Kara Rutherford. She manages all the advertising and signage for the yard sale. Please note that the plan is to have only one yard sale event each year – generally in April.
- Welcome Committee Chair: Kelly Black. She welcomes each new resident and provides a packet of information about River Watch/Riverglen and the surrounding area.
- Cameras/Gate House: Becky Clements. She and her husband ensure that the camera system and gatehouse A/C unit are routinely checked and maintained. *Continued on page 4*

## Riverglen Management

**Greenacre Properties**  
4131 Gunn Highway  
Tampa, FL 33618  
813-600-1100

**Homeowner Portal**  
<https://home.greenacre.com>

**Community Association  
Manager**  
Samantha Morfa  
[smorfa@greenacre.com](mailto:smorfa@greenacre.com)  
813-936-4167

### **Riverglen Board of Directors**

**President**  
Ralph Brown – Unit 7  
[president@riverglenhoa.com](mailto:president@riverglenhoa.com)

**Vice President**  
Wrede Kirkpatrick – Unit 1  
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**Secretary**  
Larry Barroner – Unit 3  
[secretary@riverglenhoa.com](mailto:secretary@riverglenhoa.com)

**Treasurer**  
Kathy Hofstad – Unit 5  
[treasurer@riverglenhoa.com](mailto:treasurer@riverglenhoa.com)

**Directors**  
Cathy James – Unit 2  
[Dirunit2@riverglenhoa.com](mailto:Dirunit2@riverglenhoa.com)

Jennifer Kokinda - Unit 4 at large  
[Dirunit4@riverglenhoa.com](mailto:Dirunit4@riverglenhoa.com)

Crissy Kasch - Unit 4 at large  
[Dirunit5@riverglenhoa.com](mailto:Dirunit5@riverglenhoa.com)

### RIVERGLEN COMMITTEES

**ACC**  
Ali Houshmand  
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**Landscape**  
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**Newsletter**  
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**Parks**  
Rick Huber  
[parks@riverglenhoa.com](mailto:parks@riverglenhoa.com)

**Ponds**  
Trina Dooley  
[ponds@riverglenhoa.com](mailto:ponds@riverglenhoa.com)

**Website**  
Ralph Brown  
[website@riverglenhoa.com](http://website@riverglenhoa.com)

## **Riverglen President's Update**

proposed 2026 budget, will be mailed to you shortly after you receive this newsletter. That mailing will also include notice of the annual membership meeting in November and a proxy card. We kindly ask that you sign and return so that we can achieve a quorum for the first time in many years!

We recently filled a couple of vacancies on the Riverglen Board of Directors, and I'd like to introduce our two new board members. Crissy Kasch volunteered to fill the Unit 5 (River Watch) position that had been vacant for over a year. Another vacancy occurred when the Unit 4 at-large director, Chris Carter, recently moved out of state. Jennifer Kokinda, who had been serving on the ACC, volunteered for the Unit 4 position. Thanks to both for stepping forward!

As always, I would like to thank all the board members and committee chairs for their willingness to serve the community, and their work to maintain the amenities and appearance of Riverglen.

Last but not least, you are invited to attend the annual Saturday in the Park on October 18, 2025, hosted by the board and the parks committee. Enjoy food and beverages and meet a few neighbors you may not already know. Details are in this newsletter.

Have a great Fall season!

*Ralph Brown*

## **Pond Maintenance**

The HOA has a contract with Aquatic Weed Control (AWC) to treat the water in the 12 retention ponds within Riverglen. It is a pond management company whose representatives work directly with the pond chairman and the board to maintain the pond function of stormwater retention/detention.

Please do not interfere with the AWC technicians while they are servicing the ponds. Likewise, while they are on the property, it is very important to keep the easements to the ponds, and the areas around the ponds, accessible so they can perform the services they are contracted to do.

The temperatures, humidity and rain during this time of year cause our neighborhood ponds to increase in algae bloom. Lawn clippings/grass clippings also increase the level of algae bloom. To assist in reducing the amount of bloom, AWC has requested that residents who have property along the pond cut their grass with the clippings directed away from the water's edge. If a lawn service cuts your grass along the pond, please ask them to do the same.

If you have concerns or questions regarding the ponds, please email [smorfa@greenacre.com](mailto:smorfa@greenacre.com).

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## **Riverglen HOA Upcoming Events**

**Riverglen BOD Meetings**  
Board of Directors (BOD)  
meetings are normally held on the third Thursday of each month (except December) at 6:30 PM at the Riverview Public Library. Meeting notices are posted on the sign boards at the community entrances 48 hours prior to the meeting. The agenda is posted on the HOA website, [www.riverglenhoa.com](http://www.riverglenhoa.com) and on the GPI homeowner portal, <https://home.greenacre.com>. The upcoming meeting dates are as follows:

2025  
September 18  
October 16 (budget meeting)  
November 20  
December (no meeting)

**Riverglen ACC Meetings**  
ACC meetings are normally held on the third Monday (or the Monday before the Board of Directors meeting), at 7 PM via Zoom. Meeting notices are posted on the sign boards at the community entrances 48 hours prior to the meeting. For Zoom info, send an email to [acc@riverglenhoa.com](mailto:acc@riverglenhoa.com) or [smorfa@greenacre.com](mailto:smorfa@greenacre.com).

2025  
September 15  
October 13  
November 17

**December Annual Homeowner  
Meeting**  
November 5, 2025, 6:30pm,  
Riverview Public Library



October 18, 2025  
11am - 2pm  
Riverglen Large Park

## Parks Newsletter for 2025

Hello Riverglen and River Watch residents! I'm Rick Huber, the Community Parks chairperson. In addition to myself, there are 7 other residents who assist the community. The park duties rotate weekly and consist of opening and closing the Large Park gate and reporting any safety concerns. New members are always welcome, so if you're interested, send me an email at [parks@riverglenhoa.com](mailto:parks@riverglenhoa.com).

This year the community completed the maintenance and upgrades for the tennis and basketball courts. The tennis courts are lined for both tennis and pickleball and they have new nets that can be adjusted for pickleball. These courts are available on a first come first served basis (pun intended). We ask that if there is anyone waiting, please limit your play to share the courts. As expected, early mornings and evenings are the busiest times.

The basketball keys are lined and painted based on National Basketball (NBA) court measurements, with a free throw and 3-point line, but due to the width and length of the pad, the size of the court is restricted. The great news is the backboards and rims have been replaced. The projects for the 2026 budget year will be focused on the Small Park. If you have recommendations, please send them to me.

The annual Riverglen Saturday in the Large Park will be held on October 18, 2025, from 11 AM until 2 PM. Food and beverages will be provided by the Riverglen HOA. The event will also feature Bouncy Houses for the younger kids. Hope to see you there.

Thank you, Volunteers, for your continued support. Comments and recommendations are always welcome.



## Maintaining the Beauty and Integrity of Our Riverglen Community

Dear Homeowners,

Last October's severe storms left a lasting impact on our neighborhood, with many homes sustaining damage to roofs and fences. We would like to extend a heartfelt **thank you** to those who acted promptly to make repairs. Your efforts have been instrumental in restoring both the safety and visual appeal of our community.

At the same time, a few homes still show signs of disrepair. We understand that finding contractors and materials can be challenging, but we encourage all residents to prioritize any outstanding repairs. Timely action not only complies with our **HOA Bylaws and Architectural Control Committee (ACC) Standards**, but it also helps maintain property values and strengthens neighborhood pride.

Beyond storm-related repairs, **ongoing maintenance** is a key part of responsible homeownership. Whether it's a small fix or regular lawn care, staying proactive helps prevent minor issues from becoming costly problems. Consistent upkeep protects your investment and keeps your home looking its best.

Recently, we've noticed that yard work is often done monthly. While this may seem sufficient, vegetation grows quickly during the warmer months. To keep your property looking tidy and well-manicured, tasks such as **mowing, edging, weeding, and clearing leaves** should be done more frequently.

A neat yard is more than just attractive; it reflects pride and consideration for the entire neighborhood. When each of us takes care of our outdoor spaces, we all benefit from a more welcoming and cohesive environment.

Another detail that makes a big difference is the **placement of trash containers**. Leaving bins in plain view — along curbs, driveways, or beside garages detracts from the overall appearance of the neighborhood. Please make it a habit to store your containers **out of sight** as soon as possible after collection day. This small action helps maintain the clean and polished look we all value.

We also ask homeowners to take a moment to address these common maintenance items:

- Remove mold or mildew from exterior walls and driveways.
- Repair broken fence slats, panels, or gates to ensure both safety and aesthetics.
- Repaint exterior surfaces if paint is faded, peeling, or weather-damaged.



We truly appreciate those of you who consistently maintain your homes and yards. Your care and dedication help preserve the charm, cleanliness, and property value of our neighborhood. Let's continue working together to keep our community looking its best.

Thank you,  
Riverglen Architectural Control Committee (ACC)

## From the Riverglen HOA Treasurer's Desk...

As the treasurer for the Riverglen HOA, I wanted to provide a brief update. Our all-volunteer HOA board members and the various committees continue to do an excellent job in their fiduciary responsibilities, always keeping compliance as well as the best interest of the associations and residents in mind.

We continue to operate within budget parameters for the normal expenditures and currently have adequate reserves. We did budget some special project dollars for 2025 - new basketball hoops and backboards, which were installed in July. This is in line with our efforts to continue to invest in our wonderful park assets.

As a reminder, please pay your association dues on time to avoid being charged late fees. The association fees are due quarterly (Jan 1, Apr 1, July 1, October 1).



Best Regards, *Kathy*

## River Watch President's Message Continued...

Every resident needs to remember that River Watch is a deed restricted community. You must adhere to the documents. That means that before exterior alterations are made to your property, you must submit an ACC application. This includes roofs, paint, major landscaping, window replacements, fencing, etc. If you have questions as to whether you need to file an ACC request, please call or email McNeil Management for clarification.

Currently, about 77% of River Watch residents are signed up and have access to the Association's Portal. That is a significant improvement from the previous year's 50% participation. I would encourage all our residents to sign up for Portal access. Please contact McNeil Management with any questions.

As you are aware, the South Hillsborough Pipeline project will impact our overall association. Information regarding the current plans and timing, including the road closures and detour routes, is on both the River Watch ([riverwatchhoa.com](http://riverwatchhoa.com)) and the Riverglen ([riverglenhoa.com](http://riverglenhoa.com)) HOA websites. Please be sure to check periodically for updates. You can also stay informed about the project on the [SouthHillsboroughPipeline.com](http://SouthHillsboroughPipeline.com) website. You can also request email updates from [shpinfo@tampabaywater.org](mailto:shpinfo@tampabaywater.org); they send out periodic updates about the pipeline project.

I would also like to take the opportunity to highlight another important topic once again for River Watch homeowners and residents – oak trees and the infrastructure damage caused by the oak tree roots. Since 2018, the HOA has spent more than \$275,000 on sidewalk and street gutter maintenance, including what is anticipated for the remainder of 2025. We have been prioritizing areas based on levels of damage. We will be addressing multiple areas (both gutter pans and sidewalks) throughout the next couple of years. It is the goal of the board to get as many of these drainage issues remediated – as feasible, prior to resurfacing the roads in a few years as well as address the ongoing sidewalk maintenance.

As the oak tree roots continue to grow, these costs will continue to increase, which directly affects your annual association dues. The oak tree roots in the easement areas are the significant contributor to these infrastructure issues. While we have a beautiful tree canopy around our neighborhood, it is unfortunate that the tree roots contribute

to the lifting of some sidewalk panels as well as adversely affecting the curb/gutter drainage system.

Our current HOA documents require at least one oak tree to be maintained in each lot's easement area between the sidewalk and the street. We need a majority of homeowners to ratify any change to HOA restrictions relative to the requirement for an oak tree in the easement area of each property. In recent years, there have been two unsuccessful attempts to pass an Oak Tree Amendment, which would have eliminated the requirement for the mandatory oak tree. The amendment would have allowed homeowners to remove their easement oak trees and replace them with other specific Florida friendly trees, such as Crepe Myrtles, which would not create the same level of costly tree root damage to the association infrastructure. In both instances, the board was unable to collect enough signatures to allow the amendment to pass. The board will likely make one more attempt, starting later this fall, to pass an Oak Tree amendment.

The board encourages all residents to participate in the committees and activities within River Watch. We encourage residents to attend monthly board meetings, the annual meetings, and join committees. You have a voice in what happens within the River Watch Community.

Thank you,

*Kathy*

## Message from the Treasurer

Hello, my name is Tim Tuttle. My wife, Diane, and I are 13 year community residents. Having a year of experience as Treasurer for the River Watch HOA has made my second year more manageable, although the time commitment remains substantial. I am continually impressed by the dedication and hard work of our HOA Board and the various committees that support our community.

I'm pleased to report that the HOA remains in strong financial position. Once again, our financial statements were prepared by an independent CPA, ensuring transparency and accuracy. These statements reflect our solid cash position and the implementation of appropriate financial controls.

Over the past two years, our expenditures have either met or fallen slightly below budget. In 2025, I expect our normal operating cost to be within budget. However, for our Reserve Account, it may be necessary for expenditures to exceed collections because of our continuing problem of tree root damage to our sidewalks and gutters. Clearly, this is the most significant financial challenge we face. I expect this trend to continue into 2026.

There was no increase in homeowner assessments over the past two years. But with a continuing tree root issue and normal cost growth, an assessment increase may be prudent in 2026. To manage the situation, the board has adopted a phased approach, prioritizing repairs in the most affected areas based on available funds.

Thank you for your continued support and involvement in our community.

*Tim Tuttle*

River Watch Treasurer

## Topic: Security Cameras and Respecting Privacy in our Neighborhood

As part of our continued commitment to safety and community harmony, I would like to address an important and timely topic: The use of home security cameras on private properties.

Many residents have recently installed security cameras for added protection, peace of mind, and to help deter suspicious activity. The Board fully understands and supports every homeowner's right to take measures that ensure the safety of their property and loved ones. However, I want to remind everyone of the importance of balancing security with respect for our neighbor's privacy.

To help maintain a respectful and secure community, please follow these best practices.

Cameras should face your own property. Aim your cameras toward your yard, driveway or entryways. Avoid pointing them toward neighbors' windows, backyards, or private living areas.

Avoid audio recording in shared spaces. Many devices record audio by default. If your camera captures audio in areas beyond your property (sidewalks or shared spaces), consider disabling that feature.

Do not post footage without consent. Please refrain from sharing footage of neighbors, their children, or guests on social media or public forums without permission. Privacy is a shared right.

Check HOA and local ordinances. While our HOA currently allows private camera installations, local laws may impose certain restrictions. It's your responsibility to stay informed.

As always, our goal is to foster a safe, respectful, and welcoming environment. If you believe a camera is invading your privacy, we encourage you to first speak directly with your neighbor. Often, a polite conversation can resolve concerns quickly and amicably.

Let's continue looking out for one another while respecting the boundaries that make our neighborhood feel like home.

*Kelly Black*

River Watch Vice President

## River Watch HOA Upcoming Events

River Watch Board of Directors  
Monthly Meetings (generally 3rd  
Wednesday of each month):

September 17, 2025 – Budget  
Workshop

October 15, 2025 – Budget Adoption

November 19, 2025

December – No meeting

January 21, 2026

February 18, 2026

March 18, 2026

April 15, 2026

May 20, 2026

June 17, 2026

July 15, 2026

August 19, 2026

September 16, 2026

October 21, 2026

November 18, 2026

ACC Meetings (generally 3rd Tuesday  
of each month or the day prior to  
the board meetings):

September 16, 2025

October 14, 2025

November 18, 2025

December – No meeting

January 20, 2026

February 17, 2026

March 17, 2026

April 14, 2026

May 19, 2026

June 16, 2026

July 14, 2026

August 18, 2026

September 15, 2026

October 20, 2026

November 17, 2026

River Watch Board of Directors  
Resident Annual Meeting:  
January 21, 2026  
Venue TBD  
likely the Riverview Library



### Here are some friendly reminders for River Watch residents:

- **Speeding.** The speed limit within River Watch is 25 MPH. That speed limit applies to everyone – residents, vendors, visitors, etc. Please be advised that the board will re-install the speed bumps if excessive, recurring issues with speeding are observed again.
- **Parking.** River Watch is a gated community, and as such, our streets are private. As a reminder, vehicles are not allowed to be parked on the street from 1am – 6am. Any vehicle parked on the street during this time will be subject to towing at the owner's expense. Our contracted towing service has access to River Watch and is allowed to tow any vehicle parked on the street during those hours. There are no exceptions for holidays or weekends.
- **Blocking Sidewalks.** Please be courteous to your neighbors and avoid blocking the sidewalk when your vehicles are in your driveway. There are many pedestrians who frequently use the sidewalks. This includes families who use strollers for young children, residents who utilize wheelchairs or walkers for mobility, as well as those with vision or hearing impairments. Pedestrians are forced to walk on the streets when sidewalks are blocked by vehicles that should be parked on driveways. This can be particularly dangerous during busy commuting times as well as when it is dark outside.
- **Yard Waste.**
  - √ Storm Drains. As residents of Hillsborough County, yard waste disposal is included in the annual Solid Waste assessment for residential properties, along with the curbside garbage and recycling. Please ensure that you put your yard waste and leaves in an appropriate bag or container for the weekly pickup. Please do not pile yard waste, including leaves, in front of or on top of the storm drains. Also, please do not let leaves pile up in the street gutter pan area. The leaves and yard waste will end up in the storm drains, resulting in costly repairs for River Watch as well as adversely affecting the health of the retention ponds. Both situations result in additional HOA expenses that contribute to driving up the costs of your HOA dues. It costs River Watch more than \$2,000 per instance to get excessive yard waste and leaves removed from each clogged storm drain. If the drains do not stay clear, the water will not flow as designed, resulting in water flooding in the streets, especially during periods of heavy rain. As a reminder, a portion of our Riverglen HOA assessments pays for the maintenance of the dozen neighborhood ponds.

√ Leaf blowers. We have many trees in our association that drop their leaves annually. Please be considerate of your neighbors when you are cleaning up leaf debris. Be mindful about the time of day and duration that you are using your gas-powered leaf blowers.

## River Watch Board of Directors and Chairpersons:

President  
Kathy Hofstad

Vice President  
Kelly Black

Secretary  
Larry Ward

Treasurer  
Tim Tuttle

Director at Large  
Rick Robson

ACC Chairperson  
Rick Robson

Welcome Chairperson  
Kelly Black

Landscape Chairperson  
Open

Yard Sale Chairperson  
Kara Rutherford

River Watch Property Management:  
McNeil Management Services Inc.  
Jennifer Conti- Property Manager  
[Jennifer@mcneil.com](mailto:Jennifer@mcneil.com)  
P.O. Box 6235  
Brandon, Florida 33508-6004  
813-571-7100

### Sidewalks and Potholes

Hello neighbors. If you have walked or driven on Donneymoor Drive, then you know that our sidewalks are uneven, cracking, and need repair. On the road itself, there are numerous potholes that have been repaired at least once and others repaired more than once over the years.

Hillsborough County is responsible for repairs to the road and to the sidewalks. We have been informed in the past that the wait list for sidewalk repairs is massive. Still, as noted on the Riverglen HOA website, we encourage all who want repairs to report the sidewalk and pothole issues to Hillsborough County through their website – <https://hcfclgov.service-now.com/cs>.

We are hopeful that if enough of us make reports, the County will expedite the repairs and perhaps repave Donneymoor at some point. Thank you.

## River Watch ACC

**Hello neighbors! I am Rick Robson, the new chairman of your River Watch ACC Committee, and at-large board member.** I would like to start by thanking Mr. Bill Edis for the number of years he spent as the chair of the ACC. Under Bill's watch, your ACC worked with the Board of Directors to better automate and streamline the process for a quick turn-around of your requests. Bill will remain on the ACC for the near future along with Steve Tanski and James Kasch. Thank you, gentlemen, for your commitment to making our community beautiful.

To submit an ACC request, it must be processed through the River Watch Portal. Since our last newsletter, we have processed 80 applications and after working with homeowners were able to approve 95% of these requests.

When submitting your applications, please make sure the following information is available to help us expedite the process. Please provide:

- An accurate description of the work that is being done,
- A lot survey indicating exact location and dimensions of the alteration in relation to property boundaries and existing structures on the lot,
- A contractor Specification Sheet (if contracted) OR a listing of materials, styles, colors, dimensions, locations, etc.,
- A color Picture, Photo, or Manufacturer Brochure, illustrating the style/color of primary materials to be used, and
- Any/All additional drawings, documentation or information as needed to fully describe the alteration and its location on the lot.

I would also recommend that homeowners review the ACC restriction guidelines prior to submissions to ensure that their requests are compliant and approvable.

I look forward to working with you during the next year. Our meetings are generally held via Zoom on the third Tuesday of every month with no scheduled meeting during the month of December. A link to the meeting can be found on the River Watch HOA website under "Upcoming Events." I invite you to join us as we always appreciate the input from our neighbors.

If you are looking to get more involved in the community and want to become part of the ACC team, please contact me.

Regards,

*Rick*

## Energy Rebates for Florida Homeowners: What You Need to Know

From: Larry Ward, Secretary

As we aim to make our homes more energy-efficient and cost-effective, you'll be glad to know that Florida homeowners have access to several impactful rebate programs and tax incentives. Here's a breakdown of the key opportunities:

### 1. Home Energy Rebate Programs – HOMES and HEAR

**Funded through the Inflation Reduction Act (IRA) via state administration**, Florida will offer two main rebate streams:

#### ■ Whole Home Rebate (HOMES):

√ For upgrades that deliver 20–35% energy savings, homeowners may receive up to \$2,000 (or up to \$4,000 for savings exceeding 35%).

#### ■ Home Electrification and Appliance Rebates (HEAR):

√ Covers high-efficiency upgrades (like heat pumps, water heaters, insulation, air sealing).

√ **Rebates can reach \$14,000 per household or 50%** for moderate incomes. Together, these programs collectively provide approximately **\$346 million in funding** to support homeowners across Florida.

### 2. Federal Tax Credits Available Now

Even if you don't qualify for or choose not to use state rebates, federal tax credits offer significant savings:

#### ■ Energy Efficient Home Improvement Credit:

√ Allows a **30% tax credit** on qualifying improvements made from **2023 to 2032**, up to a maximum of **\$1,200 per year**.

√ Higher caps of **\$2,000** apply for energy-efficient heat pumps, water heaters, and biomass stoves.

√ Includes credits for items like ENERGY STAR windows, doors, insulation, air sealing, and home energy audits (up to \$150).

#### Residential Clean Energy Property Credit:

√ Another 30% credit, with no cap for solar panels, battery storage, and other clean energy systems.

#### ■ Rebate & Tax Credit Coordination:

√ If you receive a cash rebate, the amount generally reduces the eligible cost basis for the tax credit. In practical terms, you subtract the rebate from your total project cost before applying the credit.

For more information, check out the following websites.

[www.irs.gov/credits-deductions](http://www.irs.gov/credits-deductions)

[www.skfinancial.com](http://www.skfinancial.com)

[www.floridafa.com](http://www.floridafa.com)

[www.millianaire.com](http://www.millianaire.com)

[www.floridafa.com](http://www.floridafa.com)

[www.environmentamerica.org](http://www.environmentamerica.org)

[www.kiplinger.com/realestate](http://www.kiplinger.com/realestate)

With temperatures soaring, there's no better time to consider energy-saving upgrades to your home. Just remember, make sure to follow the HOA approval process for any exterior improvements!

## Florida Native Plants

(Information partially from [gardeningsolutions.ifas.ufl.edu](https://gardeningsolutions.ifas.ufl.edu))

If you are thinking about modifying or enhancing your landscaping, please consider native plants which are bird, butterfly, and pollinator friendly. Native plants are often a good bet for the Florida gardener. A wide range of varieties could work in your landscape, from vines to groundcovers to shrubs, trees, and palms. Many can serve as good sources of food for wildlife. Remember that native plants, like all plants, are more likely to thrive when they are planted in the right place. Use them correctly and your garden will flourish. Additionally, it is important to limit the use of pesticides and other chemicals in and around the plants used for wildlife food sources. There is a list of native trees, shrubs, ornamentals, etc., on the following site: <https://gardeningsolutions.ifas.ufl.edu/>.

Urban areas are rapidly increasing, resulting in loss of habitat. Decisions made by homeowners can impact the environment positively or negatively. Native pollinators and honeybees are in decline around the world (habitat loss and colony collapse disorder). Populations of Monarch butterflies, bats, and some birds have also seen dramatic losses.

It is easy to create a habitat to help wildlife.

- Plant a variety of flowering and fruiting plants,
- use plants of varying height to create layers for shelter,
- and diversify areas to attract a wider variety of animals.

Habitats include food, water, shelter/cover, and space. To attract pollinators (butterflies, bees, hummingbirds, etc.), include

- three or more flowering plant species that bloom each season,
- ensure that you plant both nectar and host plants for butterflies,
- provide places for bees to nest,
- and avoid pesticides when possible. (Do not use any pesticides on or near Milkweed and other host plants as it will kill the caterpillars.)

### Hummingbirds:

Hummingbirds are brightly colored birds that are always a wonder to see, and it is easy to attract them to your garden. These remarkable creatures have striking plumage and a high energy lifestyle. Three species of hummingbirds live in Florida through much of the year and another two can occasionally be seen during the winter months. To support all their high-speed activity, hummingbirds need to consume large amounts of nectar. To attract hummingbirds to your garden, choose plants with brightly colored or tubular flowers, like Hibiscus or the native Coral Honeysuckle. Hummingbirds prefer red, orange, and pink flowers, and use their long tongues to sip nectar found within. Following are examples of some Florida native plants which can be used to attract hummingbirds: Bottlebrush (tree or shrubs), Cigar Flower, Columbine, Coral Bean, Coral Honeysuckle, Fire Brush, Shrimp Plant, and Salvia.



### - Butterflies:

Florida has over 200 species of butterflies, some of which cannot be found anywhere else on Earth. To attract these delicate creatures, your landscape much provide food for both the adult butterflies and their caterpillars. Though many butterflies will drink nectar from a variety of flowering plants, their caterpillars are often limited to which plants they can feed on. Butterflies are attracted to brightly colored, simple flowers with good places to perch. To make sure that nectar is always available, choose your flowers so that something is always in bloom. Following are examples of some Florida native plants which can be used to attract butterflies: Black-Eyed Susan, Bottlebrush, Butterfly Bush, Coral Bean, Coral Honeysuckle, Dill, Fire Brush, Jatropha, Lantana, Milkweed, Penta, Porter Weed, Passionflower, Purple Coneflower, and Saltbush. Below is a table with some of the host plants for caterpillars common to this part of Florida.



### Caterpillar (Butterfly)

Monarch  
Zebra Heliconian  
Queen  
Viceroy  
Gulf Fritillary  
Zebra Swallowtail  
Giant Swallowtail  
Pipevine Swallowtail  
Eastern Tiger Swallowtail  
Black Swallowtail  
Polydamas Swallowtail  
Spicebush Swallowtail

### Host Plants

Milkweeds (avoid tropical Milkweed – use native varieties)  
Passionvines  
Milkweeds (avoid tropical Milkweed), Swallowwort, Whitevine  
Carolina Willow  
Passionvines  
Pawpaws  
Citrus, Wild Lime  
Pipevines  
Sweetbay  
Water Dropwort, Dill, Fennel, Parsley  
Pipevines  
Red Bay, Swamp Bay, Sassafras, Camphortree

### Bees:

Bees are also a very critical component of our environment. It is important to maintain landscaping which is friendly to these pollinators as well. A yard that attracts native bees will include a mix of annuals, perennials, herbs, shrubs, and trees. Most bee species prefer yellow, white, blue, and purple flowers. They can't see the color red. They prefer flowers with broad petals that offer a large landing pad. Plants which often attract native bees include Anise Hyssop, Coral Honeysuckle, Gaillardia, Nasturtiums, Passionflower, Penta, and Purple Coneflower.

There are some herbs which also attract pollinators (butterflies and bees). This includes Basil, Cilantro, Mint, Oregano, and Rosemary.

When you use native plants in your landscaping, and avoid most use of pesticides, your yard will be alive with wonderful pollinators.

Here is a list of websites to find additional resources to help create a Florida Friendly Landscape.

Florida-Friendly Landscaping <https://ffl.ifas.ufl.edu/>  
Gardening Solutions <https://gardeningsolutions.ifas.ufl.edu/>  
Florida Association of Native Nurseries <https://www.fann.org/>

Enjoy!

*Kathy*



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## What to Know: Florida New Dangerous Dog Law

Hillsborough County Animal Control shares what residents need to know under the Pam Rock Act.

A new Florida law aimed at preventing dog attacks took effect July 1, 2025. The Pam Rock Act strengthens the way dangerous dogs are defined, reported, and regulated across the state.

Hillsborough County Animal Control wants residents to understand how the new law works and what steps they can take if they encounter or own a dog that may fall under this classification.

The law focuses entirely on behavior and severity of injuries. A dog may be classified as dangerous if it:

- Severely injures or kills a person,
- Aggressively chases or threatens someone unprovoked,
- Attacks another domestic animal more than once.

In the most serious bite cases, such as those involving multiple deep wounds or fatal injuries, dogs must be confiscated immediately without requiring multiple prior incidents.

Once a dog is officially classified as dangerous, the owner must:

- Keep the dog in a secure, locked enclosure,
- Post visible warning signs on the property,
- Microchip and sterilize the dog,
- Carry at least \$100,000 in liability insurance,
- Register the dog annually with Animal Control (\$500 fee),
- Complete obedience training,
- Obtain an annual veterinarian health certificate,
- Muzzle the dog in public spaces.

Violations can result in fines, criminal charges, and mandatory removal or euthanasia of the animal.

Residents can report dangerous or aggressive dog behavior to Hillsborough County Animal Control. An investigation will follow, and owners have the right to a hearing if they wish to appeal a dangerous dog designation.

This law also requires shelters and rescue groups to clearly label dangerous dogs if transferred or adopted out.

Hillsborough County Animal Control encourages residents to:

- Report unprovoked aggressive dog behavior early - don't wait for a serious injury,
- Keep pets secured and in compliance with leash laws,
- Contact Animal Control with any questions about the new law or how to file a report.

For information, visit Hillsborough County Animal Control or call (813) 744-5660.

