

Hammocks Happenings

The Hammocks: The Nicest Community on the Sun Coast

February 5, 2018

Below please find a number of 'Items of Interest' regarding River Wilderness and the Hammocks.

Upcoming Meetings & Events

- Hammock's **March** HOA board meeting: Thursday, March 22nd, at 5:00 PM in the RWGCC Private Function Room. In 2018 the Hammocks HOA board will hold meetings on the fourth Thursday every other month.
- RW Master HOA's **February** meeting will be Tuesday, February 20th, at 2:00 PM in the RWGCC Private Function Room.
- RW Master HOA **Annual** meeting will be Tuesday, April 17th, at 7:00 PM in the RW main dining room.

River Wilderness Road Maintenance Project - 2018

Please note that the Master HOA will be milling and paving several roads throughout River Wilderness beginning on Monday, February 19th and is scheduled to last two + weeks. Not all roads within RW will be affected but most likely all residents will be. This Hammocks Happenings is just to let Hammocks residents know it is coming. You will receive Master HOA communications shortly describing the project for the entire community.

Within the Hammocks, Woodland Fern Drive and portions of the Maple Ridge stub, about 400 feet, will be directly impacted. The Woodland Fern Drive portion of the project is scheduled to start on Tuesday, 2/20 and last through Wednesday, 2/28. All schedules can be affected by various factors, including rain, and are subject to change.

The Project The project involves four basic steps.

- Mill or remove the existing asphalt from the road. When this step has been completed it will be OK to drive on the just milled road. (One side of the road or the other is usually open during the milling process for automobile traffic.)
- Clean, for air and sweep the just milled surface.
- Apply Primer/Tac oil. This material must cure before the road is paved. Do NOT drive on the road when this material is down until given the OK by the contractor.
- Pave the road. After the paving material has cooled, and not before, it will be OK to drive on the new surface.

What does this mean to you? In all likelihood you will be inconvenienced to some degree. Some things that might impact you are:

- Parking – at various time throughout the project you will not be able to drive on the affected roads. This means you will have to park your car snugly in the garage 'for the duration' or find a spot on a road away from the project site, most likely Little Country Road. 'On the road parking' will be permitted during this project along Little Country Road. Please stay off the grass.
- Gates – there will be times when you will be directed to use the rear gate. There will be 'flagmen' stationed at different points to direct you to the appropriate gate.
- Irrigation systems – The roads can not get wet during the project so all irrigation systems, both residential and common areas, **must be turned off along the affected routes**. Arrangements will be made with Bright View to turn off all irrigation along the project route. Bright View will be notified when it is OK to turn the irrigation systems back on. It will be OK to 'hand water' your planting beds during the project as long as the water does NOT find it's way to the curb/gutters.
- Power Washing – For similar reasons you should not plan on doing any 'power washing' around your home during the project or for 30-45 days after project completion. Again, this applies to residents along Woodland Fern Drive.
- Noise/Dust – It will be very noisy and dusty during the project. Make sure all windows are closed and secure. When the project is completed it might be a good time to take a hose to the old lanai too! Do not let the water reach the street or gutters.
- Over spray – If you are at all concerned about 'product' getting on your driveway you could place a tarp on the concrete leading to your garage.
- Vendors – It is suggested that you cancel vendor visits or, depending on circumstances, alert them to the impact this project will have on any service call. This includes Fed-Ex and UPS. Heavier vehicles will not be permitted for at least 7 days after project completion.
- Other service providers - Mail/Garbage/Lawn maintenance – 'The Mail must go through' although the schedule might change. Arrangements are being made to maintain a USPS delivery schedule, but specific details are not available at this time. Garbage pick-up and Bright View lawn service schedules will be affected. There will probably NOT be garbage pick-up between February 20 and February 28 maybe until March 9. Likewise, the Bright View lawn mowing schedule will have to be adjusted.
- Emergency Vehicles – It goes without saying that any/all emergency vehicles will have access regardless of project status.

Resources There will certainly be a lot going on during the project. If you have questions or concerns, there are several resources that you can look to for assistance.

- An invaluable resource is the River Wilderness Homeowner Association website. Before the project begins check out this site for street-by-street schedules, maps, do's and don'ts and an overview of the project. Then during the project, check out the website daily for the latest in status updates.
Website: www.rwhoa.org (click on RW Road Maintenance Status 2018)
or http://www.rwhoa.org/RW_2014/roads.htm
- Connie Lorenz of Asphalt Restoration – RW HOA/Construction Staff Liaison. Ms. Lorenz will be on site every day of the project shuttling from area to area in a red and black golf cart. Her email is connie.lorenz@asphaltnews.com and her cell number is 407-466-1896. If you have a concern you can give Connie a call, but she will be a very busy person so be considerate when you think about picking up the phone or keying an email message.
- Bob Seaton – The Hammock's Road Project Committee Liaison. Bob's email address is: rseaton1@tampabay.rr.com , his phone is 941-776-8551.

To be honest - - -

Very few of the above words are my own. I received detailed emails, hand-written notes and spectacularly drawn maps from a variety of folks concerning this project. As a result, I plagiarized just about everything. So, thanks to Bob Seaton, John Callaghan, Marilyn Vida, Peter DiGirolamo and many HOA board members who supplied information for this edition of the Asphalt Happenings.

See it / Hear it / Report it