

RIVER RIDGE

COMMUNITY DEVELOPMENT DISTRICT

February 2022

In This Issue

Five Year Infrastructure Plan That Includes

- Community Irrigation Pump Station
- Irrigation Filtration System
- Irrigation Injection Treatment Systems
- Phase II Paver Project
- Golf Irrigation System
- Community Master Landscape Plan
- Gatehouse & Monuments Renovation
- Community Fence Line

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for meeting schedules, agendas, meeting minutes, budgets, etc.

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DEAR PELICAN SOUND RESIDENT,

You are receiving this newsletter, as our records indicate that you own property or live within the boundaries of the River Ridge Community Development District (CDD).



Five Year Infrastructure Plan

The cost to operate the CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which may consist of two parts - an annual assessment for operations and maintenance, which can fluctuate up and down from year-to-year based on the budget adopted for that fiscal year and an annual capital or debt service assessment to repay financing on community infrastructure and facilities.

Over the years, River Ridge CDD has made many infrastructure improvements. For example, River Ridge replaced the Golf Course irrigation pump station back in 2015. Other improvements within the last 5 years include asphalt resurfacing on all roadways, stormwater management basins and the Phase I Paver Project.

As the community is aging and now over 20 years old, it is critical to start reviewing and evaluating the long-range planning of our infrastructure. This Long-Range Plan identifies projects for the next five years that are critical to maintaining and enhancing the infrastructure of the community, which is

Did You Know?

- The CDD encompasses approximately 629.46 acres.
- The CDD owns and operates 14 stormwater lakes encompassing 70 acres, 16 wetlands encompassing 46 acres and a dry detention system encompassing 18 acres.
- The CDD owns and maintains the roads, gutters and sidewalks within Pelican Sound. (*Paid for solely by Pelican Sound residents*)
- The CDD also owns roadside landscaping and street lighting along Pelican Sound Drive from US 41 to the gatehouse. (*Paid for by all residents of the CDD*)
- The CDD owns the roadside landscaping and street lighting and residential irrigation supply within Pelican Sound, however, these facilities are maintained by the Pelican Sound Golf and River Club by agreement with the CDD.

managed by the CDD. Other projects may become necessary and reviewed within the next few years to be evaluated after the current projects are approved and completed. The projects will be reviewed and approved for on a fiscal year by year basis.

The CDD responsibilities within our community include storm water management, streets, sidewalks, community /golf irrigation systems, lake and wetland management, and also includes other items. The Plan is a guide intended for planning purposes only. Funding for projects will be evaluated and may be accelerated or delayed based upon available funding. If there are significant changes involving scope, cost, and/or schedule to a recommended project, the River Ridge Board of Supervisors will re-evaluate it. All projects require approval by the River Ridge Community Development District Board of Supervisors.

2021 Accomplishments

The District was able to accomplish a lot in 2021 despite significant challenges involving the pandemic and supply chain delays, these accomplishments include the following:

COMMUNITY IRRIGATION PUMP STATION

The upgrade to the irrigation pump station included the technology to allow the operator to adjust the times and flow rate (gallons per minute) from a remote location. The digital display also allows the operator to evaluate exactly how many gallons of irrigation water is being used at any given moment. As we all know the weather in Florida can change quickly, being able to shut down the pump after a summertime monsoon will save water, electricity and is a positive step forward in being good stewards of the environment.



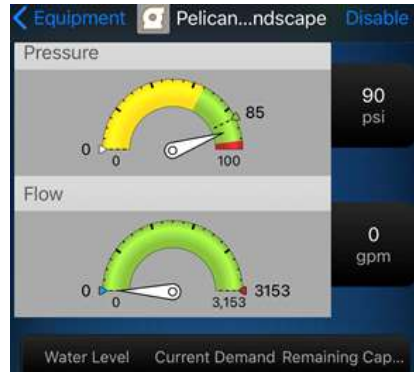
THE NEW PUMP SKID

This and That

We frequently receive complaints regarding the right of way, roadside trees, trash, signage and walls along the road south of Pelican Sound Drive that serves the business commercial strip. Though these properties are within the CDD, the road and associated facilities are privately owned and are not the responsibility of the CDD.



Example of Remote App Control Screens



The screenshot shows a table titled 'Pumps' with three columns: a pump icon, a pump ID, and a status column. The status column is divided into two sub-columns: 'Enabled' and 'Auto'. All pumps listed are in the 'Enabled' state.

Pump	Enabled	Auto
S	Enabled	Auto
01	Enabled	Auto
02	Enabled	Auto
03	Enabled	Auto

At the bottom of the screen, there is a navigation bar with icons for a menu, location, warning, settings, and help.

COMMUNITY FILTRATION SYSTEM

Due to ongoing maintenance issues and the equipment approaching its end-of-life use, the Board determined to move forward with the replacement of the irrigation filtration system.

The design of the V-Series filter incorporates the latest self-cleaning screen technology available. The filter's bi-directional drive mechanism is the simplest and most efficient design resulting in:

- fewer moving parts
- simpler controls
- lowest flush flow
- greater cleaning efficiency
- lower maintenance requirements



The V-Series filter's 12 to 15 second flush cycle is automatically initiated when a pressure differential across the screen increases to 7 psi. The filter remains on-line and the filtration process is uninterrupted during the brief cleaning process. The flush discharge is among the lowest available resulting in minimal waste.

PHASE II PAVER PROJECT

Phase II of the Paver Project was completed and caution strips and signs were added at various locations for safety. The District's Engineer continues to inspect and evaluate the community's road system for safety and sustainability on an ongoing basis.



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Pavers at the entrance to Hammock Green



Future Projects

IRRIGATION INJECTION TREATMENT SYSTEMS (3)

FISCAL YEAR 2022 FUNDING

The system will supply a chemical injection treatment to the irrigation lines to reduce the number of microorganisms within the irrigation lines. Locations include: (1) Corner of Southern Hills, (2) Pelican Sound Blvd, (3) Corner of Palmetto Dunes

GOLF IRRIGATION SYSTEM

FISCAL YEAR 2023 FUNDING

The Revolutionary Diagnostics of the IC (Irrigation Control) System allows the golf course to monitor status and proactively resolve issues. The Rain Bird® IC System™ connects central control directly to every rotor and includes replacing all irrigation heads 1,371 and irrigation stations throughout the golf courses. The Golf Irrigation System includes the same type of filtration system as the Community Irrigation System which can be seen above.

COMMUNITY MASTER LANDSCAPE PLAN

FISCAL YEAR 2024 FUNDING

In large part, the aesthetic beauty of Pelican Sound is due to its landscaping. As most of our current landscaping is now twenty years old, it is imperative that the landscape materials are updated and modernized to retain the viability of our community. This project includes updating the main roadways throughout the community including entrances to all neighborhoods.

GATEHOUSE & MONUMENTS RENOVATION

FISCAL YEAR 2024 FUNDING

ESTIMATED COST \$464,000.00

The gate houses at Corkscrew Rd and Main Gate entrances require improvements to exterior and interior finishes and furnishings. The design theme would be updated to provide continuity with the Golf Club. With the capital improvements to Pelican Sound amenities, it is important to update the monuments at the Corkscrew Rd entrance, Williams Rd entrance, and US41/Main Gate entrance to provide the same look and feel of our new amenities.

COMMUNITY FENCE LINE

FISCAL YEAR 2025 FUNDING

The focus area will be along the current fence line boundary near Williams Rd. Other areas will be evaluated and reviewed to determine if additional fencing needs to be considered.