

TODAY'S NEWS

RIVERWALK NEWSLETTER



April 2024



OFFICE HOURS

M-F 8:30 - 5:30

SALES ONLY

SAT. 12:00 - 4:00

SUN. CLOSED

POOL HOURS

10:00 - 7:00

Important Numbers

Spectrum Bulk Package

Customer Service:

1-833-697-7328 OR 1-855-326-5115

Zego by Pay lease (online portal payments) 24/7

Customer Service:

(866) 729-5327

Online Portal:

<https://steiner.twa.rentmanager.com>

Riverwalk Office:

813-677-6782 or

Riverwalk@steinercommunities.com

Riverwalk after hours -

Emergency:

813-333-3206

Hillsborough non-emergency:

813-247-8000

8518 Gibsonton Drive # 185

Gibsonton FL 33534



Riverwalk's
Easter Egg Hunt
Sunday March 24th @ 1PM
Pool Pavilion



Games
Crafts
Snacks
Visit from the Easter Bunny

We are getting Weekly deliveries from Street Angel Ministries now on Monday & Wednesday. I will send out a Dial my call when it arrives. Each delivery varies with the offerings. If you are in need but cannot make it to the office, please call me and we will bring you a box of food.





SPRING YARD CHECKLIST

- RAKE LEAVES
- PRESSURE WASH EXTERIOR
- CLEAN WINDOWS
- CLEAN UP TRASH
- AMEND SOIL
- PULL WEEDS/SPRAY WEEDS
- CLEAN GUTTERS
- SEED BARE SPOTS IN GRASS
- REPLACE LIGHTBULBS
- TUNE UP LAWN MOWER

WWW.TORYSTENDER.COM

ANNOUNCEMENT

Riverwalk has just signed a contract with **Autopros Towing and Recovery LLC**. They will be patrolling the community on a regular basis for cars that are in violation of our community rules. Depending on the violation you will be immediately towed or stickered with a warning of a date/time that it will be towed by. Your vehicle can be towed for various reason – flat tire, no plates, expired registration, parked on the grass, blocking the roadway, three vehicles parked at a lot, non-working condition.... They have permission after office hours to tow vehicles that are parked at street level without warning or a courtesy knock.

Thank you!

Call the office for Leaf Cans - Please do not remove from lots we dropped them at; residents coordinated them for their use. **Please use them within 72 hours of dropping them off** so we can keep them rotating thru out the community. Please do not make them too heavy for us to lift and dump. We have a limited number of cans available some days so please be patient. Thanks, and keep up the magnificent work! *No need to bag them.*



Plan – we do not deliver the cans on the weekends!



PRESSURE WASHING SPECIAL FOR RIVERWALK RESIDENTS

\$150 for singlewide house wash (mold removal)

\$200 for doublewide

\$100 for roof cleaning (mold removal) (single or double)

\$50 for driveway and sidewalk cleaning



Thursday April 11th @ 5 pm

FRONT FIELD

For more information :

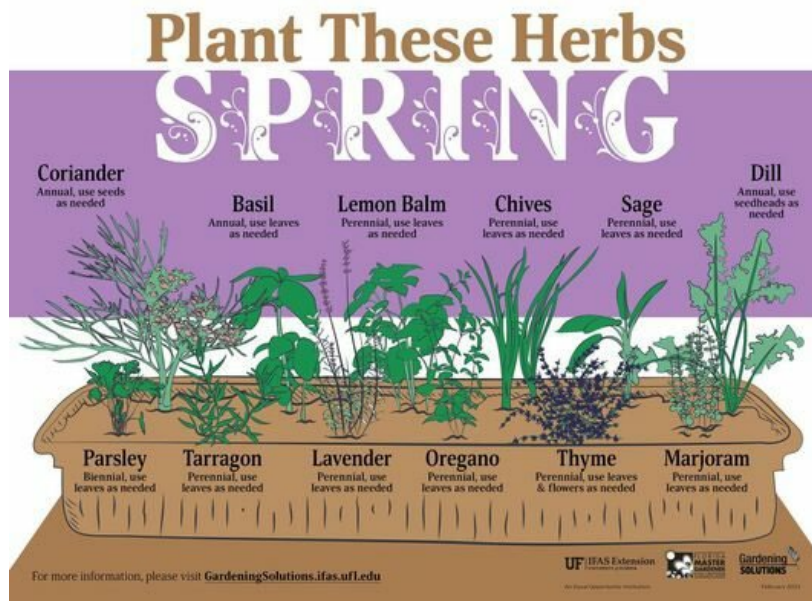
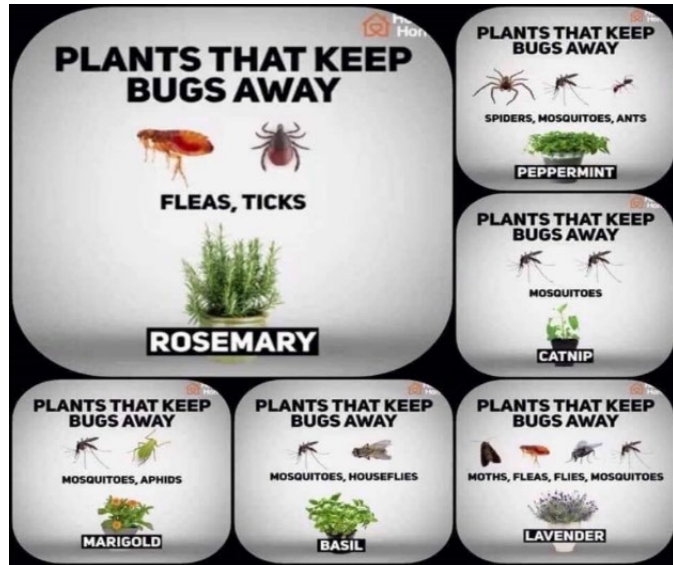
<https://www.streetangelsministry.org/gallery-street-angels-ministry-tampa/>



FAIRGROUNDS FLEA Saturday, April 6 · 11am - 6pm EDT

Get ready for The Fairgrounds Flea located at the **Florida State Fairgrounds** in sunny Tampa, FL, USA. This in-person event is a must-visit for all the fashion lovers out there. With an array of vendors selling everything from vintage clothes to handmade crafts, you are bound to find something unique. So, mark your calendars and join us for a day of shopping, exploring, and enjoying the lively atmosphere. Do not miss out on **The Fairgrounds Flea** – it's a market experience like no other!





How to Control Mosquito Populations

Tips on how to make your home mosquito-free



KITCHEN + BAKING conversions

www.kitchenfunwithmy3sons.com



CUPS	TABLESPOONS	TEASPOONS	OUNCES
1 c.	16 tbsp	48 tsp	8 oz
3/4 c.	12 tbsp	36 tsp	6 oz
2/3 c.	10-2/3 tbsp	32 tsp	5 oz
1/2 c.	8 tbsp	24 tsp	4 oz
1/3 c.	5-1/3 tbsp	16 tsp	3 oz
1/4 c.	4 tbsp	12 tsp	2 oz
1/8 c.	2 tbsp	6 tsp	1 oz

BEST DIY FRUIT FLY TRAP

APPLE CIDER VINEGAR DAWN DISH SOAP

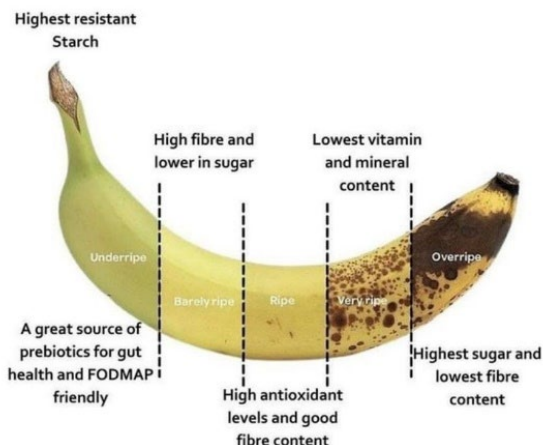
you will need 6 items!

FIND FULL DETAILS AT >>> CRAFTYMORNING.COM

CLEAN YOUR HOUSE in 22 minutes a day

<p>MON Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>KITCHEN</p> <p>Wipe down/polish all kitchen appliances and kitchen sink.</p>	<p>TUES Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>BATHROOM</p> <p>Clean toilets, sinks & mirrors in every bathroom.</p>
<p>WED Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>BATHROOM</p> <p>Clean all showers and shower doors in every bathroom.</p>	<p>THURS Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>DUST</p> <p>Get your dusting supplies and dust in every room. Work your way through the house from top to bottom.</p>
<p>FRI Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>VACUUM</p> <p>Vacuum every room of the house. Work your way through the house from top to bottom.</p>	<p>SAT Quickly walk through the house and pick up/put away anything out of place. If you are short on time, focus on the kitchen & family room.</p> <p>FLOORS</p> <p>Clean any hardwood or linoleum floors with your preferred method (steam mop, hand wash, swiffer, etc).</p>

When you should eat banana...!!!





The very first *Earth Day* was celebrated on April 22, 1970. This day was created by American Senator, Gaylord Nelson, to make people aware of the importance of keeping our planet healthy and clean. On that day, people made promises to help the environment and make positive changes in their community.

The Community will have an Earth Day Give Away.

We will celebrate Earth Day and promote the curb appeal of the community by purchasing flowers for resident lots. If you are interested, complete the sign-up sheet (below), and turn it into the office by April 12, 2024

We will have the items available for pick up Wednesday, April 24th between 10:00 a.m. – 5:00 p.m. The amount we purchase per resident will be determined by the number of residents we have sign up!

Earth Day Give Away Sign Up! **



Name: _____

Lot: _____

Phone# _____

My flowers need to be:

Full Sun Part Sun Full Shade

Turn this form into the office by April 12, 2024, to participate!

(Available to residents in good standing)**



STRESS AWARENESS

SIGNS OF STRESS

Emotional: Feeling Irritable, over-burdened, anxious and lonely

Behavioural: Constant worrying, restlessness, being tearful. Also unable to concentrate, change in diet and increase in smoking/drinking

Physical: Feeling tired all the time, having frequent headaches, chest pains or indigestion and problem with normal sleep pattern

STEPS TO FOLLOW

- **Talk** about Stress and it's effects openly and freely with friends, family and colleagues.
- **Share** your coping mechanisms, it might help you take your focus off your own challenges.
- **Be compassionate and empathetic** to those who are stressed and anxious
- **Look after yourself** – we all need to think more about self-care. Take time out of your day to relax or do something that you enjoy. Don't forget to exercise and eat well, even when you feel too stressed.

DEALING WITH PRESSURE

Identify triggers
Organize your time
Address some of the causes
Accept the things you cannot change

BUILDING RESILIENCE

Making lifestyle changes
Look after your physical health
Give yourself a break
Build your support network

STRESS RELIEVING ACTIVITIES

Exercise, meditate or just stretch your body
Follow hobbies like dancing/knitting etc
Engaging brain by solving puzzle/reading

NUTRITION

Foods that help during stress:
Tea, avocado, banana, fatty fish (omega-3), carrots, milk, dark chocolate, nuts, yoghurt, oatmeal.

Learn more about children's Mental Health at www.mygoodbrain.org

TIPS FOR STRESS MANAGEMENT

- Manage Time
- Meditation
- Spending Time With Nature
- Think Positive
- Listen To Music
- Exercise
- Talk With Friends
- Read Book

KEYS to STRESS

- Positive Attitude:** Looking at things in a positive way, thinking of the glass half full.
- Accept your mistakes:** Allowing for things to go wrong, making mistakes, and not being afraid to fail. Forgiving yourself for not being perfect.
- Seek Support:** Talk to a trusted person, asking for help from an adult.
- Relaxation Techniques:** Slow focused breathing, yoga/meditation, exercise, visualizing a calm place.
- Time Management:** Using your time effectively and setting limits on overextending yourself.
- Make time for fun:** Spend time doing a hobby, fun activity, or something that brings you joy.



TWICE-BAKED POTATOES WITH HAM RECIPE

INGREDIENTS

- 4 large baking potatoes, unpeeled and baked.
- 2 cups shredded cheddar cheese, divided (about 8 oz.)
- 1/2 cup Hellmann's® or Best Foods® Real Mayonnaise
- 1/2 cup sour cream
- 4 ounces diced cooked ham (optional)

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******Please be mindful on how special the mangroves are to our ecosystem and do not climb or play in our mangroves in the community. This includes the mud when we are at low tides******

What are Mangroves?

Mangroves are one of Florida's true natives. They thrive in salty environments because they can obtain freshwater from saltwater. Some secrete excess salt through their leaves; others block absorption of salt at their roots. Florida's estimated 469,000 acres of mangrove forests contribute to the overall health of the state's southern coastal zone. This ecosystem traps and cycles various organic materials, chemical elements, and important nutrients. Mangrove roots act not only as physical traps but provide attachment surfaces for various marine organisms. Many of these attached organisms filter water through their bodies and, in turn, trap and cycle nutrients.

The relationship between mangroves and their associated marine life cannot be overemphasized. Mangroves provide protected nursery areas for fishes, crustaceans, and shellfish. They also provide food for a multitude of marine species such as snook, snapper, tarpon, jack, sheepshead, red drum, oyster, and shrimp. Florida's important recreational and commercial fisheries will drastically decline without healthy mangrove forests. Many animals find shelter either in the roots or branches of mangroves. Mangrove branches are rookeries, or nesting areas, for beautiful coastal birds such as brown pelicans and roseate spoonbills.



A Guide to Florida's Weather

Average Temp

City	High	Low
Jacksonville	59	79
Orlando	62	83
Miami	69	83
Key West	73	83

- Florida is the thunderstorm capital of the United States
- Lightning is the state's leading cause of weather-related death

Avg. Rainfall

59"

Weather

- April, May, & the summer months are peak periods for tornadoes
- Hurricane season runs from June 1 to November 30

Help Us Be A Good Neighbor

Park in Legal Spaces
Refrain From Honking Horn
Throw Trash in Trash Cans
Respect Other
People's Property



Thank you!

- Cars parked in the community whether it be at your homesite OR in the overflow parking area must have valid tags and in working condition at all times. Any vehicles in violation will be towed at the owners expense
- Do not park street level at your homesite for any amount of time
- Only park on the gravel parking area in the overflow parking
- All dogs must be leashed at all times
- Children **under 18** should be in their homes by 10 PM on Weekdays and 11 PM on Weekends
- Please turn your music down in your cars when entering the community
- Speed Limit 10 MPH
- Watch – Children at Play
- Blinds and curtains are the only acceptable window coverings – please remove any blankets, sheets, tinfoil, wood, etc.
- Do not pour grease down the drains of your sink or toilets, it clogs up our sewer lines
- Do not flush Paper Towels, Flushable wipes, feminine hygiene products in the toilets

FIVE REASONS TO LIST

YOUR HOME WITH PARK PLACE

We know your community . . . your Community Manager is the Park Place Housing Sales Consultant – and is familiar with your community. Your Community Manager lives in your community and can talk about it as a resident, a manager, and a salesperson!

We know the market . . . Park Place Housing sells homes throughout the West Coast of Florida. We know what homes are selling for and what buyers are willing to pay.

We know home sales . . . we are in the business of selling homes – it is an art and a science, and we are good at both! We know how to capture a serious buyer's interest and how to turn a "looker" into a buyer.

We know people... We know how to talk with "lookers" and serious buyers – and we know how to tell the difference. We are skilled in pointing out the features of the homes we sell as well as the benefits of the communities in which they are located. We know how to find out what buyers are looking for and match to the home that meets their needs and wants!

We advertise...we feature homes for sale on our web site, in newspaper ads and on our signs. If it is listed with Park Place Housing...people will know about it!



April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
						
7	8	9	10	11	12	13
				 	 Turn in your Earth Day Flower Forms	
14	15	16	17	18	19	20
		 Water Meters Read				
21	22	23	24	25	26	27
		May Statements Posted	 Pick Up Flowers 10 - 5			
28	29	30				
						

Pick Your Neighbor

Want to earn some extra CASH?
Refer a friend, co-worker, family member,
ANYONE to our community, and when they
move in, **YOU** get \$500 when they buy a
home that is being sold by Park Place!!**



How? Refer someone who....

- Purchases a new home and moves it into a vacant lot in Riverwalk.
- Purchase a Park Place model home already in Riverwalk.
- Purchase a pre-owned Park Place home already in Riverwalk (does not apply to listings of homes sold under \$10,000)
- New Resident must give us the name of the referral source prior to signing. Please contact the Riverwalk Office (813-677-6782) or Park Place (813-985-8820) before purchase is made. If all cash deal (cash for full price plus sales tax, tag, and title) or an outside-financed (not Park Place) deal, the \$500 check will be mailed to you within 30 days after closing. If it is a Park Place lease option, you will receive \$250 within 30 days of closing and the balance of \$250 after 6 months, subject to your referral paying monthly charges on time and in full for this period.
- **Refer someone who RENTS from Park Place housing, you will receive a \$50 referral bonus.**

THANK YOU FOR CHOOSING RIVERWALK!



Your Source for High Value, Low Cost Florida Homes.

**** Only applies to homes being sold by Park Place**