

TODAY'S NEWS

RIVERWALK NEWSLETTER



May 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



May is Resident Survey Month for Riverwalk. Please watch your mailbox for the survey coming from a third-party address. Your opinion matters – We want to hear what you have to say. All returned surveys will be entered in a drawing to win a FREE month's lot

The office will be closed Monday May 27th and Trash pickup will be on TUESDAY May 28th.



WELCOME

Lot 72 – Shelby Brichetto & Alexandra Doe

Lot 57 – Roberto Henriquez & Sherry Barker



STAY IN THE KNOW
WHEN YOU'RE ON-THE-GO
with rmResident

Make payments quickly and easily
with the **rmResident mobile app!**
With rmResident you can:

Make Payments — View transactions,
pay rent, and set up auto-pay to
streamline future payments.

Access Your Account — Review your
account information quickly and
easily from the app, and call or email
the leasing office using your
Android™ or iOS™ devices.

Download rmResident and enter!

Company Code:
steiner
Community Code:
RWLLC

Get started today!

** Park Place accounts use community code
Park Place**

COMMUNITY

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!

Home for Sale by Owner

Lot 76 2 Bedroom/ 2 Bathroom Singlewide

Newly remodeled, lots of upgrades

\$50,000 – contact the office for more details



Thursday May 9th @ 5 pm

FRONT FIELD

For more information :

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

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.





Thank you to everyone you joined in our Riverwalk Easter Egg Hunt & Party. I appreciate everyone's assistance with making the day so much fun!



RIVERFEST SCHEDULE



FRIDAY, MAY 3

CURTIS HIXON PARK

LIVE MUSIC: 5PM-10PM

BEER TENTS: 5PM-10PM

FOOD TRUCKS: 5PM-10PM

MARKETING/PROMO TENTS: 5PM-10PM

CLOSING HEADLINER BAND: 8:30PM-10PM

HOT AIR BALLOON GLOW: 8:30PM-9PM

*TASTE OF THE RIVERWALK: 5:30PM-9PM

*VIP TENT: 5PM-10PM

SATURDAY, MAY 4

CURTIS HIXON PARK

LIVE MUSIC: 11AM-10PM

FOOD TRUCKS: 11AM-10PM

BEER TENTS: 11AM-10PM

MARKETING/PROMO TENTS: 11AM-10PM

WIENER DOG DERBY: 11AM-5PM

*TACO FEST: 11AM-9:30PM

*VIP TENT: 5PM-10PM

HOT AIR BALLOON GLOW: 8:30PM-9PM

CLOSING HEADLINER BAND: 8:30PM-10PM

WATER WORKS PARK

YOGA ON THE LAWN (ARMATURE WORKS): 9:30AM-10AM

*PADDLE INVASION: 8:30AM (SHORT) & 8:45 (LONG)

BEER TENTS: 11AM-9PM

FOOD TRUCKS: 11AM-9PM

RIVERFEST MARKET: 11AM-4PM

MUSIC PERFORMANCES: 11AM-8PM

WATER SKI SHOW: 4PM-5PM

*LANTERN MAKING WORKSHOP: 6PM-8PM

LANTERN PARADE: 8:30PM-9:30PM

*REQUIRES TICKETS

TICKETS: CLICK THE TABS ON OUR WEBSITE TO PURCHASE



13th Annual Ford International Cuban Sandwich Festival Sunday May 26th, 2024 12pm-6pm

**Ybor City Centennial Park
1800 E 8th Ave
Tampa, FL 33605**

VIP AREA: ENJOY SMOODGING WITH VIP CELEBRITIES, RED CARPET PICNICS, LIVE MUSIC, DANCING, CONTEST SAMPLES, BEVERAGES, SEATING, PRIVATE REST ROOMS

VIP IS AT THE YBOR CITY MUSEUM GARDEN info at www.CubanSandwichFestival.com or Jubel@HispanicCRF.org

**CHILDREN 13 & UNDER FREE
VETERANS FREE • FREE PARKING
MAY 4TH, 2024 || 12PM - 7PM**

VENDORS • FOODTRUCKS • TACOS • MUSIC • PETTING FARM • & MANY MORE

MANATEE FAIRGROUNDS
1402 14TH AVE W, PALMETTO FL
CONTACT MILLIE (813) 841-1000 OR (941) 999-7100 | MANATEEANNUALTACOFEST@GMAIL.COM

CINCO DE MAYO

HOME BREW BEER FEST

Brought to you by:

A celebration of Mexican inspired Home Brews
Sunday, May 5th, 2-5pm
Tickets: \$20 in Advance / \$25 at Door
A portion of all proceeds to benefit Feeding Tampa Bay

10 THOUGHTFUL THINGS TO DO FOR

Mother's Day

1. Make her breakfast
2. Clean her car
3. Finish a project for her
4. Recreate a childhood photo or memory
5. Make a calendar of important dates to remember
6. Give her time to finish a project herself
7. Teach her how to use a new technology
8. Reconnect her with a long lost friend
9. Leave a note in her purse, wallet, or car
10. Prepare dinner for a week for her

www.thedailyhostess.com



Celebrated annually on the second Sunday of May. **Mother's Day in 2024** is on Sunday, the 12th of May. Don't forget to give your mother a gift, send a card, take her out for dinner or buy her some nice flowers to show her how special she is. Mother's Day is not a federal holiday, but it is a day to celebrate motherhood and show appreciation for mothers, including (great-) grandmothers, stepmothers, foster mothers, and other mother figures. **History** goes back: the modern holiday was first celebrated in 1908. Anna Marie Jarvis was the founder of this holiday in the United States

Thoughts About Mothers

"Life doesn't come with a manual. It comes with a mother." ~*Unknown*

"If you're a mom, you're a superhero. Period."

MOM, I LOVE YOU!

AGE 10: I love you, mom!

AGE 14: My mom is so annoying!

AGE 18: I wanna leave this house.

AGE 25: Mom, you were right.

AGE 30: Mom, forgive me?

AGE 50: I don't wanna lose my mom!

AGE 70: Mom, I love you so much...



Riverwalk is SO incredibly lucky to have a mailman like Dimitri taking care of our community day in and day out. Most of you don't realize how much he does extra for the residents. He is always in communication with me with any issues or packages. He KNOWS most of your names and what lots you live at just by hearing me say your first names. So please be kind – Here are a few helpful tips to make Dee's job a little easier.

- Make sure you collect your mail on a weekly basis. Once you haven't picked up your mail for 4 weeks straight, your mailbox will be marked VACANT and your mail will be return to sender. How can Dee keep track of this you ask??? He measures this by the number of weekly flyers you have in your mailbox.
- Lost your key, please do not ask Dee to give you the mail in your box when he is at the boxes. Riverwalk does not have keys to your mailboxes. You will need to take your Riverwalk lot lease to the Gibsonton Post Office on US 41, pay \$35 to have your box re-keyed.
- Have you never received mail at Riverwalk? Same goes for you – Submit your change of address form. Take your lease to the Gibsonton Post Office on US 41, Pay \$35 to have your mailbox registered and keyed. Then you can start receiving mail in the community.
- Receiving someone else's mail or previous tenants still? Mark the envelope "Return to sender" or "No Longer lives here" and push it all the way to the front of your mailbox so Dee can see it when he opens it from his side
- Do you have outgoing mail? We do not have an outgoing mailbox onsite, however if you would like to drop it at the office, I can place it with Dee for pickup.
- Make sure your box is locked at all times, if your mailbox no longer locks properly, you will need to go to the post office to get a new lock installed.
- Garbage cans at the mailboxes are for mail trash ONLY! Do not clean out your cars and dump the trash in these cans please.

Gibsonton USPS
11126 US Hwy 41 South
Gibsonton, FL 33534
M-F 8:30 - 4:30
Closed Sat & Sun





If you witness ANYONE not following the rules or displaying unfavorable family friendly behavior, please contact us immediately @ 813-333-3206.

2024
Riverwalk Village
POOL RULES & REGULATIONS
POOL HOURS 10 a.m. to 7 p.m.
Maximum Load: 20

- Rules apply to all Residents and their Guests.
- All Bathers swim at their own risk.
- **All guests and children must be accompanied by a resident host at least 21 years of age.**
- Children 16 years or older may swim unsupervised. With one guest only
- If you have guests & the pool is at capacity and park residents want to use it, residents have first rights to it.
- A maximum of 3 guests are allowed at any one time.
- No Street clothes (Cotton or Denim) to be worn in pool, bathing suits only.
- Babies 2 years and younger must have swim diaper on while in pool.
- Parent of young children must supervise their child(ren) 's use of the restroom by either accompanying them or checking after use.
- All bathers must shower before entering the pool.
- No horseplay, such as dunking, shoving, front or back flips, running, jumping or cannonballs allowed.
- No alcoholic beverages, glass, Styrofoam, band aids, chewing gum, food, or animals in pool or on pool deck.
- Pool equipment and life preserver are not toys.
- No sports equipment in the pool.
- If you cut through lots to get to the pool you will not be allowed on that day. If you do it again you will not be allowed for 1 week.
- Do not leave trash behind.
- NO SMOKING in pool area. Ashtray in pavilion building

Anyone not following the pool rules will be banned from the pool for a time to be determined by the management.

POOL REMINDERS

We are strict about swimming attire because we want to keep our pools in as pristine state as possible for your enjoyment and good health.

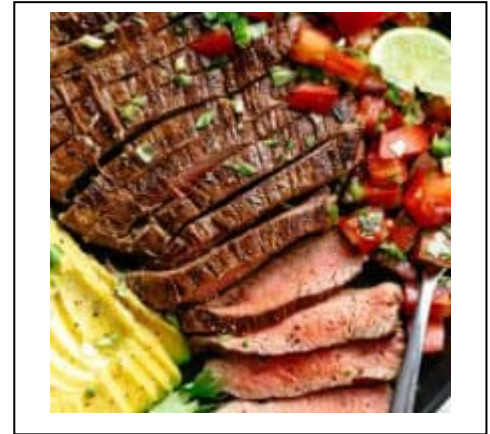
 NO COTTON GARMENTS, COLORED T-SHIRTS, OR CUT OFF JEANS	 YES SPANDEX, RAYON, NYLON, BOARD SHORTS, AND RASHGUARDS
---	--

Carne Asada Recipe

Carne Asada prepared with a deliciously easy and authentic marinade just in time for your Cinco De Mayo menu planning! Juicy and tender grilled flank or skirt steak full of incredible Mexican flavours makes this homemade Carne Asada recipe better than any restaurant! Perfect for tacos, burritos, nachos...

Ingredients

- 1/4 cup fresh squeezed lime juice (about 3 limes)
- 2 tablespoons olive oil
- 4 cloves garlic, minced.
- 2 teaspoons ground cumin
- 1 teaspoon ground oregano
- 1 teaspoon garlic powder
- 1 1/2 teaspoons salt
- 1/2 teaspoon cracked black pepper.
- 1 pound (500g) skirt or flank steak*



Instructions

1. Whisk all the ingredients together in a large shallow bowl or plastic container. Add the meat, rotating to evenly coat, and cover with plastic wrap (or lid if using container).
2. Refrigerate for 2 hours or overnight.
3. Heat barbecue (or grill) on high heat. Note that lean flank steak is best cooked rare, while skirt steak can be cooked well without losing moisture or flavor because it has more fat marbling. Remove the flank steak from the marinade and discard excess marinade. Grill for 5-7 minutes per side, or until desired doneness is reached.
4. Transfer to a plate and allow to rest for 5-10 minutes.
5. To serve, slice against the grain into thin strips.

Cinco de Mayo, or May 5, is a holiday that celebrates the date of the Mexican army's May 5, 1862, victory over France at the Battle of Puebla during the Franco-Mexican War. The day, which falls on Sunday, May 5 in 2024, is also known as Battle of Puebla Day. While it is a relatively minor holiday in Mexico, in the United States, Cinco de Mayo has evolved into a commemoration of Mexican culture and heritage, particularly in areas with large Mexican American populations



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!



If you would like real time messages on events, announcements, and maintenance issues in the community - don't forget to sign up for Dial My Calls. Forms available at the office



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!



My Good Neighbour Recipe

Ingredients

- a sprinkling of happiness
- a pinch of kindness
- a teaspoonful of understanding
- 2 spoonfuls of sharing
- 50g of smiles
- 1 handful of helpfulness
- 3 heaped tablespoons of love
- 1 litre of cheerfulness
- 100g of respect
- a dusting of good listening

Method

- Mix all of the ingredients together and you will have a good neighbour.



May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
						
5	6	7	8	9	10	11
	 			 		
12	13	14	15	16	17	18
						
19	20	21	22	23	24	25
		June Statements Posted				
26	27 Office Closed	28 	29	30 	31	

IF YOU DON'T LIKE
the weather in FLORIDA
just wait 15 minutes.

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**