



# Riverton Review

July 2021 – Happy Independence Day

## July 4<sup>th</sup> Cookout & Pool Party

You are invited to the July 4<sup>th</sup> Celebration:

Poolside Café 12:00 to ??? Bring a covered dish to share and your own meat to grill, charcoal & clean-up. Organizer: Sharon Mills. Fireworks over the Stadium – 9:00pm.

## Independence Day

The office will be closed July 5<sup>th</sup> in celebration of Independence day. Have a safe holiday.

## Pool, Maintenance & Condensation Matters

by Alan Abel

Last week I met with Ken Jones, Director of Physical Facilities, poolside for an update and the first topic for discussion was the **pool**. Ken said there have been some calls to the office regarding the pool. Ken admitted that at times the pool “can look like hell” especially after a storm. Ken said that the cycle of maintaining a good water balance is never ending as rain, debris, sunlight, temperature and people all contribute to the change in chemical balance. “We are doing the right thing” in cleaning and servicing the pool. Ken Jones and James Camuso are both on staff and are Certified Pool Operators (CPOs). Additionally, RTSC has contracted with Jo Mo Pool Service to provide such service twice a week. This bolsters staff and frees up Maintenance people to attend to maintaining the building. “The pool operates within regulatory standards at all times. Our pool is clean and safe and certified as such”. The License for the pool is posted on windows by the pool. Also, you might have noticed the new cushions on the pool chairs, recently purchased new. Speaking of **maintenance people**, I inquired into the current vacancies. Ken said RTSC is looking for two more Maintenance Technicians. “We are advertising and conducting interviews currently”.

### Best Tips for Reducing Water Condensation:

1. Keep balcony door closed.
2. Set thermostat appropriately and let air conditioning flow.
3. If needed Maintenance may have to do some tweaking in some apartments.

Personally, I have had this problem in years past and now I adhere to 1 & 2 and my condensation problem disappeared.

Ken concluded our regular update by saying, “We are really working hard to do everything to maintain the property and keep our costs low so we can keep the rental rates low and reach our Management Goal/Mandate: Affordable housing for seniors (62+)”.

## Laundry Room

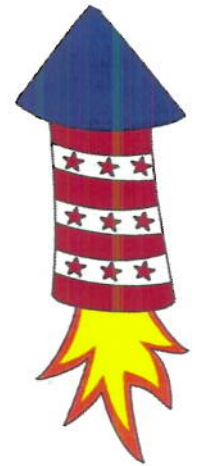
Once again, we have undue expenses involved with the laundry room. Recently, the repairman was here and called me out to the room along with Kathy Dane. One washer is broken and no replacements are available until DECEMBER, so we now have to pay over \$700 to rebuild this machine. The repairman opened the washer next to the one mentioned above only to discover that the machine was so overloaded that it was not even going to clean the clothing properly. He told us that this is what is causing our problems and that, eventually they will break down completely. We only charge a \$1 for a load of laundry. We make no money on these machines; they are here strictly for the convenience of our tenants. IF this doesn't stop, we will have no choice but to raise the cost to \$3.25 a load. Please stop overloading now. Loads should be small so the machine can agitate properly. DO NOT LOAD RUGS, clothing, bedding, comforters in one load!

## Resident of the Month

This month the lucky winner is Bill Mitchell who gets the front door parking space.

## Rev. Allen Rogers, Guest Speaker

Our resident, Al Rogers, will be the Guest Speaker on Sunday, July 4<sup>th</sup>, at 10AM at Arlington Congregational Church located at 431 University Blvd North (right around the corner from here). All are welcome to attend. Coffee and conversation will follow in the fellowship hall.



### Beach Road Fish House & Fried Chicken

4132 Atlantic Blvd (just a 10 min drive) Open 7 days a week Monday thru Friday  
11:00am-10:00pm, Saturday & Sunday brunch  
available 9:30am-3:00pm. Featuring fresh, locally sourced fish and seafood, as well  
Southern fried chicken with traditional fixins. Fish tacos are great says Sherry Jones.



### Knit Cro Pro Club News

by Dorothy Jones

Summer is upon us and the club is working to meet last year's donation totals. From May 18<sup>th</sup> to June 15<sup>th</sup>, the following donations have been received: Grace Winter 3 scarves; Yvette Hardy, hat and scarf set; Sherry Jones, 2 hats; Fred Hoener, 2 baby blankets and a hat/scarf set and Kathy Faryon, a former resident, several skeins of yarn. My sincere thanks to all. The club donated to First Fruits Ministry 3 adult/teen blankets, 5 baby blankets and 1 cloth blanket donated by Fred Hoener and 20 hat/scarf sets. It also donated 10 items to Riverton Tower for their Christmas drawing. With everyone's help, we should meet last year's figures.

### BINGO

American Care will be here July 22<sup>nd</sup> at 1:00 pm in the Poolside Café, ready to play some BINGO. There will be prizes and refreshments. Come join in the fun.

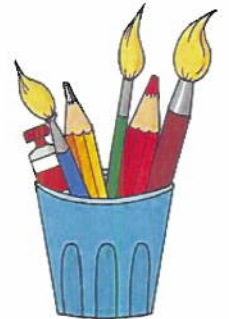


### Shopping Find per Leisla Sansom

I visited **Shoe Warehouse** (6525 Beach Blvd, Jax, 32216 - phone 904-805-8800) for the first time recently and found an astonishing array of athletic shoes, sorted by size for both men and women. Shoes are priced \$30-\$40. Named brands include New Balance, Reebok & Nike.

Need to loosen up these muscles a bit? **Chair exercises offered**, amended age appropriately, in the Exercise Room Tuesday's, Thursday's and Sunday's at 6:00pm. This class has been going for a while and we have a lot of fun. Info, please contact Monika, 8M.

**Art's and Craft's** has moved to Sunday afternoon due to scheduling conflicts. We are meeting in the Pool Side Café Sunday's from 2-4pm. More info, contact Monika, 8M.



Mr. Bob Wunderlich (apt 12M) will be starting a new bible study at Terry Parker Baptist Church on Merrill Road. This bible study will be on an exciting subject known as **End Time Bible Prophecy**. We are going to discuss the bible as it relates to current events. Mr. Bob is a Jewish Christian who has studied this subject for over 40 years. He thinks that you will be shocked to find out that scriptures written over 3000 years ago accurately relate to what is happening right now. Could we be the final generation? He invites you come to the class and find out more. It is scheduled to begin on Sunday July 11th at 6:30pm. Transportation and refreshments will be provided. Call him with any questions. (904 683-8363)

Some of our residents also know Mr. Bob in apt 12M has his own **Web Design** business. Perhaps you have seen his blue car with the magnetic sign. Mr. Bob has been in business for 20 years with over 700 web designs for small businesses. Check out his web page at [bobthewebguy.com](http://bobthewebguy.com).



He will give you a great discount if you live here in RTSC.

If you refer a customer you could make a \$100 for yourself. Mr. Bob is very friendly and would love to meet you and talk business or anything else. OK? Call him at 904 683-8363.

### Welcome New Residents

Randall Hall  
Larry Hagadorn



### Riverton Review

Contributions are welcome to include news, items of interest, tid-bits, and activity information.

Email info to Alan Abel by the 25th of the month for inclusion in the next Riverton Review. Please type RIVERTON REVIEW into your email's Subject.

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