

River Country

NEWS COURIER

ESTATES

APRIL 2026

ISSUE 4 • VOL 25



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Basil Hume

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RIVER COUNTRY ESTATES OWNERS ASSOCIATION (RCEOA)

BOARD OF DIRECTORS

President	Cliff Moody
Vice President	Chuck Buzzy
Secretary	Mary Weigly
Treasurer	Marissa White
Directors	Andrea Fusco
.....	Nancy Jones
.....	Marybeth Ulsaker
.....	DJ Zerwekh

RCEOA OFFICE

5331 Commercial Way, Suite 106, Spring Hill, FL 34606
 Phone: 352-596-0740
 Email: rivercountry79@gmail.com

Office Hours: Monday – Thursday 12:30 – 4:30

Board meetings are held on the 2nd Tuesday of each month at 4:00pm in the Board office.

IMPORTANT PHONE NUMBERS

Hernando County Sheriff Department	352-754-6830
Emergency	911
Emergency/General Info	352-754-4083
Florida Highway Patrol	352-754-6767
Hernando County Fire Rescue	352-540-4353
Hernando County Health Department	352-540-6800
Hernando County Animal Services	352-796-5062
Hernando County Utilities	352-754-4037
Withlacoochee River Electric	352-596-4000
Hernando County Code Enforcement	352-754-4056
Florida Statewide HELPLINE	800-227-8678
Referral Line	211
FEMA Tele Registration	800-621-3362

PRESIDENT'S MESSAGE

From the President of River Country Estates HOA

Hello Neighbors!

The Board is pleased to announce that Brandi Maley has accepted the recently vacated Office Manager position. Brandi is a River Country resident. Her hours are Monday – Thursday, 12:30 - 4:30. Call or stop by to say hello.

Board Initiatives and Community Improvements

The new directors on the Board remain committed to maintaining and enhancing the common areas throughout River Country Estates. Their dedication is evident through regular inspections aimed at identifying and addressing safety concerns within the community. Alongside these efforts, the Board is actively seeking estimates for necessary repairs and improvements and collaborating closely with the MSBU to ensure that community funds are allocated efficiently. Neighbor input is important. If you see something in our community that needs repair, email or call the office.

Notable progress has been made in the neighborhood park. More details are in the newly created “Park News” section of the News Courier in the following pages.

Deed Restrictions and Resident Involvement

The Board is actively addressing Deed Restrictions within the community, and resident participation is highly encouraged. Community involvement plays a vital role in ensuring compliance and fostering a positive environment. To support residents, the News Courier will include dedicated space explaining common Deed Restrictions, clarifying their requirements, and offering practical solutions for compliance. The Deed Restrictions Advisory Committee (DRAC) welcomes additional volunteers, and the Board’s primary objective is to change behavior—not simply to issue violations. You will find more details in the “Committee News” section of the News Courier.

Upcoming Spring General Meeting

Please save the date for the Spring General Meeting, scheduled for April 20, 2026 at 6:00 PM. The focus of the meeting will be the annual budget, and detailed information will be mailed to every lot owner. If there are any changes to your mailing information, please contact the office by phone or email to ensure your packet arrives promptly.

Committee Participation

In the following pages, there will be a list of the various committees and their objectives. If you feel inspired to join any of these committees or have suggestions for other committees, please email the office with your preferences.

Contact Information

We welcome your questions or concerns. Please reach out to us by contacting the office email at: rivercountry79@gmail.com or call 352-596-0740.

Enjoy the longer, warmer days ahead.

Cliff Moody
 President, RCEOA Board

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WELCOME TO RIVER COUNTRY ESTATES!

River Country Estates is a scenic community on the Nature Coast beside the Weeki Wachee River and State Park. The neighborhood features over 480 large parcel properties. Businesses are located at the entrance. A private park at the south end of the community has a children's play area, a bird sanctuary lake, basketball and pickleball courts, a refurbished baseball diamond, mature trees, and a gazebo for relaxing in nature.

The park is for resident use. It is open from dawn to dusk daily. Pets are to be leashed when in the park. Please pick up after pets. Remember, the park is for all residents of RCE.

A NOTE TO REALTORS

Realtors, contact our office for a Welcome Packet with key selling information about our community.

To all home sellers and realtors: all "For Sale" signs must face the same direction as the road (parallel to the road) and clearly show a sign or sticker indicating "Deed Restricted."



GENERAL MEMBERSHIP MEETING

Monday, April 20, 2026 • 6:00 pm
Christian Church in the Wildwood, 10051 County Road, Building D, Weeki Wachee, FL

Meeting Procedures and Agenda

The General Membership Meeting is scheduled to begin promptly at 6:00 PM. All attendees are encouraged to arrive ahead of time so they may check in and receive their voting flag. This meeting's primary purpose is to review the proposed budget and conduct a vote to ratify the budget. Your participation is essential to ensure a smooth check-in process and to facilitate an efficient review and voting session.

At our General Meeting, all residents are encouraged to participate and share their thoughts or concerns during relevant agenda topics. To maintain respect for everyone, please keep your comments within 3 minutes and avoid rude language or behavior.



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COMMITTEES NEWS

WELCOME COMMITTEE

The Welcome Committee is comprised of three neighbors: Joyce Moody, Janise Torres and Sandra Wall. These ladies welcome new residents to the neighborhood. Last month, the committee members welcomed 5 new families to the community! River Country Estates welcomes you all to our neighborhood! If you care to participate in this committee, contact Joyce Moody through the office.



USA 250TH ANNIVERSARY COMMITTEE/SOCIAL COMMITTEE

July 4, 1776 – July 4, 2026

Happy Birthday, USA! Let's celebrate!

The Board is establishing a committee to organize events in celebration of the 250th anniversary of the United States. Proposed activities include essay competitions, a parade, block parties, and in the spirit of the Winter Olympics, a ceremonial torch run to commence the festivities.

Looking ahead, next year marks the 45th Anniversary of RCEOA. The committee may subsequently focus on initiatives to commemorate RCEOA's history and achievements. Additionally, the committee is tasked with developing strategies to foster stronger community relationships through social events and engagement opportunities.

Individuals interested in joining are invited to contact the office via email.

NEWSLETTER COMMITTEE:

Currently staffed by Andrea Fusco and Joyce Moody, the newsletter committee is tasked with communicating news from the RCEOA Board of Directors to the community. The newsletter will also include pertinent news from neighboring communities and the county. We are always interested in any news from our residents such as their own celebrations, animal sightings, photos of interest, etc.

If interested in becoming part of the committee, or providing stories and/or photos, please email the office to the attention of Andrea or Joyce.

DEED RESTRICTIONS ADVISORY COMMITTEE (DRAC)

Per Article IX, Committees, Section 1: The Association has responsibility for deed restriction control in the subdivision. Therefore, the Board of Directors shall appoint at least three (3) members to such committee who shall serve at the pleasure of the Board. The Committee shall perform its duties pursuant to written provisions and guidelines established by the Board.

Deed Restriction Enforcement Update

The Board has been actively engaging with neighbors to address ongoing issues related to deed restriction violations. To resolve these matters, a substantial number of letters have recently been distributed to residents who are not in compliance. The Board is closely monitoring responses to these communications and will take further action as necessary, ensuring that persistent offenders are handled appropriately.

Residents should be aware that postage costs have risen significantly. Every notice regarding an infraction must be sent by mail, followed by certified mailings when required. If there is resistance or a lack of response from recipients, the Board must pursue a legal course of action. The costs associated with these enforcement methods are covered by your assessments.

We kindly request that residents who are overdue on their assessments make payments as soon as possible. The Board is committed to actively pursuing and correcting deed restriction violations throughout River Country Estates. We rely on your financial support and participation to maintain the integrity and standards of our community.



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PARK NEWS



PARK SAFETY & REPAIRS

The Board has made the park a top priority. Many dead plants, sections of fallen fencing, and other debris have already been cleared away. Cost estimates for repairing the park walkway have been submitted to the MSBU to keep this popular feature safe and accessible. The Board is also maintaining ongoing communication with the Pickleball Court installers to address surface issues.

To better protect community property, scheduled trimming of trees along the fenceline will help reduce the risk of damage during severe storms, thereby safeguarding parked vehicles, the fence, and nearby areas.

Work is underway to restore the baseball diamond, and the remaining section of the dock will also be replaced.

ANIMAL/BIRD SIGHTINGS

Wood Ducks have recently been observed at the park's lake. The Board is considering providing suitable habitats by collaborating with the Boy Scouts to construct Wood Duck houses, and possibly bat houses as well, thereby supporting the Scouts in achieving badge requirements. Residents are encouraged to submit photographs or reports of any new animal or bird sightings for inclusion in the newsletter.

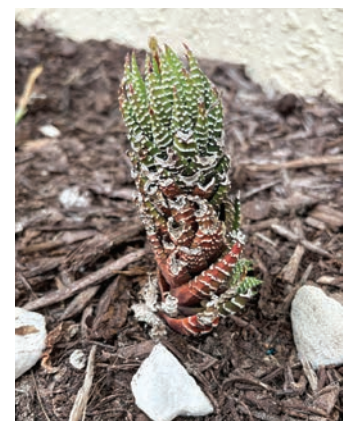
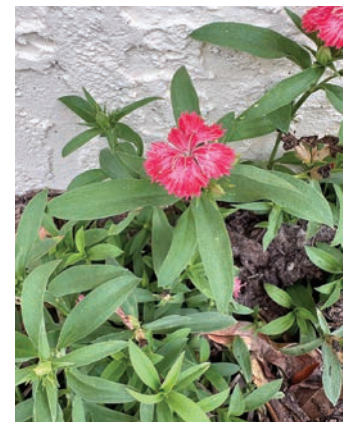
LEAGUES

Now that the park repairs and clean-up are complete, it is an opportune time to establish new RCE leagues. We invite interested individuals to organize in-community teams or coordinate tournaments to be held in the park. If you possess the necessary skills and interest, please contact the office for further information.



HOMEOWNERS DON'T GIVE UP...

There is still hope for our plants to be amongst spring, summer, and fall again. However, not sure about our Crotons. We shall see!!!



DEED RESTRICTION EDUCATION



The Board's top recent complaints are trailers, RVs, and boats on driveways, as well as vehicles parked on front lawns. Section 7 of our Deed Restrictions has just four (4)

Restrictions and Controls:

- **Storage:** no inoperable or partially dissembled vehicle is permitted on any lot in River Country Estates, except in a closed garage.
- **Parking:** Parking of any vehicle on any lawn or undeveloped lot is prohibited. Exceptions shall be made for temporary, less than twelve (12) hours, parking of privately owned, service or maintenance vehicles on a lot.
- **Parking of Boats, Trailers, Recreational Vehicles and Others:** Recreational vehicles, trailers, motor homes, boats, boat trailers and all other devices for use on land, water or air shall be parked or stored behind the rear building line; but not closer than twenty-five (25) feet to the rear property line, nor closer than ten (10) feet from the side property line, unless they are kept in a closed garage. On corner lots, shrubs or fencing shall block above-mentioned from street view. **Living in any of the above is prohibited.** (including guests)
- **Guest Passes:** Owners shall obtain a parking permit for their guests from the DRAC for temporary parking of recreational vehicles or motor homes on a driveway. Guest parking permits are for no more than fourteen (14) consecutive days, one permit per calendar year, unless extended by the DRAC. Permits shall be displayed to be visible from the street.

The Board and DRAC respectfully request that all residents adhere to the aforementioned guidelines. Our collective goal is to maintain a harmonious community without the need for corrective actions.



UPCOMING EVENTS

APRIL 13
4:00pm: RCEOA Board meeting at the RCEOA office

APRIL 18-26
Hernando County Fair



APRIL 20
6:00pm: General Meeting,
Christian Church in the Wildwood,
10051 County Road, Building D, Weeki Wachee

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COUNTY NEWS

COUNTY COMMISSION APPROVES LIFTING BURN BAN

From Suncoast News, Hernando Today
Mar 10, 2026 Updated Mar 10, 2026

BROOKSVILLE – The fire chief hadn’t even reached the podium when a commissioner moved to lift the burn ban on Tuesday, March 10. Recent rainstorms have improved the situation somewhat, and Fire Chief and Public Safety Director Paul Hasenmeier had to race from the back of the County Commission chambers to the front to be in time for the vote. County Commissioner Steve Champion commended Hasenmeier for his work, noting that rain is predicted in the next few days. The vote to approve was 5-0. Hernando County has seen a reduced number of brush fire responses in recent weeks as well as adequate precipitation accumulations resulting in a drop in the Keetch-Byram Drought Index. As a result, the county-wide burn ban has been lifted for all unincorporated areas of Hernando County and the city of Brooksville. Citizens are free to resume burning within the setbacks and regulations set forth by the Florida Forest Service. For questions and information regarding burn regulations or to request burn authorizations, contact the Florida Forest Service Withlacoochee office at 352-797-4100.

Please note that burning waste of any type on any lot in River Country Estates is prohibited.

HERNANDO COUNTY’S NEW CIVIC ACCESS SYSTEM GOES LIVE

BROOKSVILLE —Hernando County's new Civic Access System is now live, replacing the county's previous platform with a more modern and user-friendly experience for residents, contractors and businesses. Designed to improve accessibility and efficiency, the system provides online access to permitting and licensing services while simplifying the application, review and payment processes. Users can apply for permits, planning processes and licenses, estimate associated fees and more. The County Civic Access System is available at www.HernandoCounty.us/CivicAccess.

WATERING SCHEDULE:

One day per week watering restrictions apply to all sources of water in Hernando County. This includes all private wells, rivers, lakes and streams. **If your house number ends in 0 and 1, you can water on Monday; 2 and 3, Tuesday; 4 and 5, Wednesday; 6 and 7, Thursday; 8 and 9, Friday.** No watering days on Saturday and Sunday. Watering Times: Morning Hours 12:01 am – 8:00am OR Evening Hours 6:00pm – 11:59pm.

STREETLIGHTS OUT?

Report it to Withlacoochee River Electric at 352-569-4000 or go to their website at WREC.net, click the Outage Center tab, then Street Light Repair. A lighted street is a safer street!



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CRIME WATCH

March was a quiet month with no reported incidents. Thanks to all residents for helping to keep River Country Estates safe. Please remember: if you notice anything suspicious, report it directly to the Sheriff's Department at 352-754-6830. "If you see something, say something."



Within a 10-mile radius outside of RCE, criminal activity remains high!

There have been many thefts and larcenies reported near Northcliffe Blvd. and US 19. Thieves are stealing items from backyards and porches, possibly because most security cameras face only the front of homes. It's worth considering placing cameras at the back of the house and making sure all valuables are safely secured. There have also been multiple reports of assaults at various times throughout the day and night.

Another important issue: there are several ongoing property fraud schemes west of US 19 along Cortez Blvd. We recommend visiting the Hernando County Clerk Official Records website to sign up for Property Fraud Alert—a free service that notifies you immediately if someone tries to use your property for collateral, a home equity loan, or attempts to sell it. This is an essential extra layer of protection. <https://or.hernandoclerk.com/LandmarkWeb/FraudAlert>

Scams and Tax Fraud

The IRS has a page dedicated to Scams and Tax Fraud. Highlighted now is If you get an email, text, letter or call that claims to be from the IRS — or if you see social media posts about how to get a big refund — it might be a scam or bad tax advice. An email, call or message could be a scam if it:

- Is unexpected.
- Rushes or threatens you.
- Offers refunds, credits or deductions.
- Pressures for personal or financial information
- Tells you to pay now "or else."

For more details, plus how to know it's the IRS, visit IRS.gov and look for the REPORT FRAUD tab.

Interested in joining Crime Watch? Mike Lutman is president of the RCEOA Crime Watch and you can obtain his contact information from the office. Please note that RCEOA Crime Watch is overseen by the Hernando County Sheriff Department, not RCEOA.

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