



Welcome Home!



HIGHLIGHTS

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- Important Contacts
- Map of Rivertown
- Trail map
- CDD vs HOA
 - Where to pay fees
- Access Cards
- Getting Connected
- Things to do
- Setting up services

Welcome to RiverTown!

Explore Rivertown, a vibrant, growing community designed for connection and lifestyle. From scenic trails and resort-style amenities to family-friendly events and welcoming neighbors, Rivertown offers something for everyone. Whether you're enjoying community gatherings, outdoor recreation, or simply the beauty of everyday living, there's always something new to discover.

Welcome Home!

Getting Started

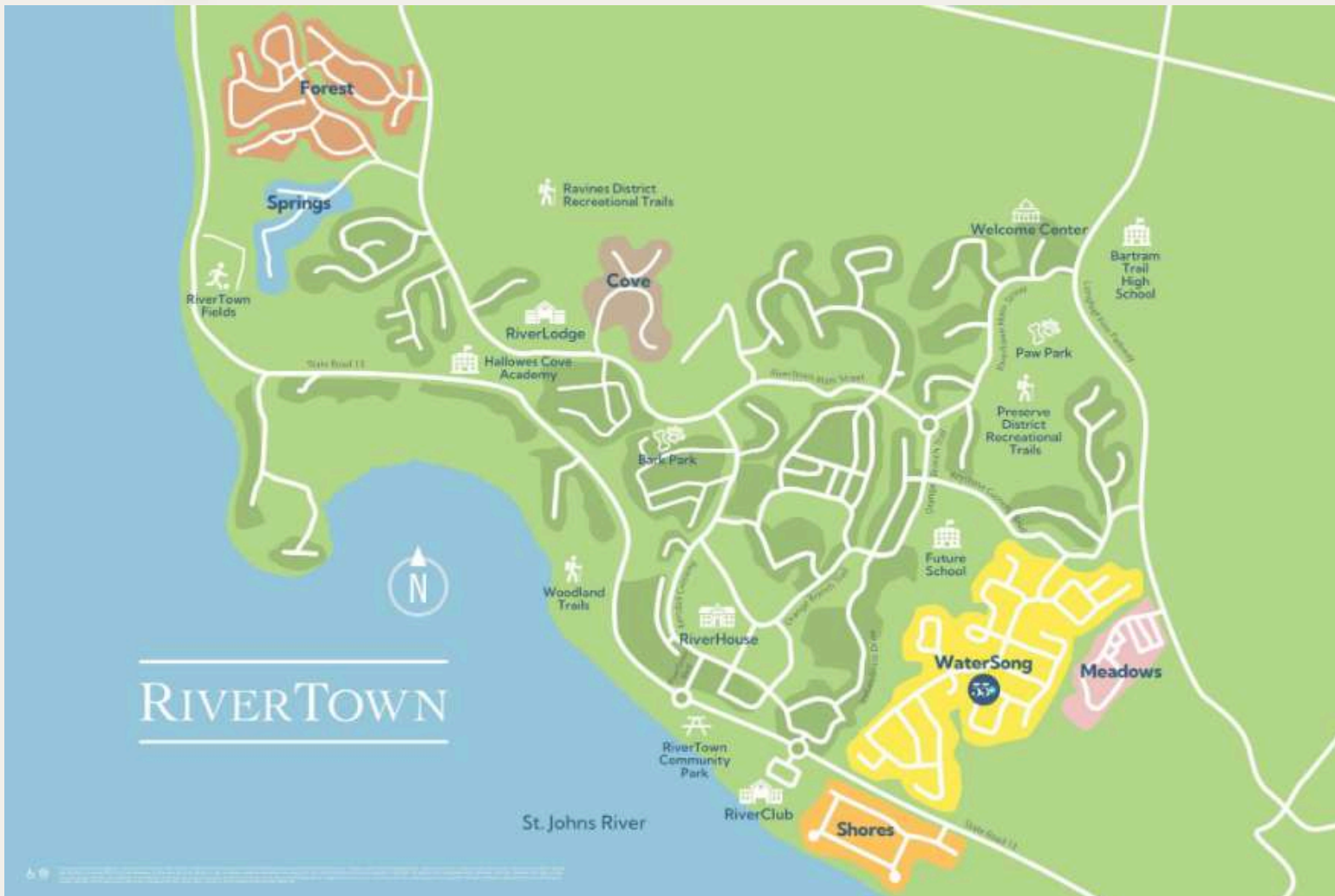
Setting up services in your new home can feel overwhelming, but we're here to help make it as smooth as possible. Below is a list of important contacts to assist you as you get everything up and running in your new home.

- Mailbox Keys
 - From your Agent
- Mailbox location
 - HOA - Floridian Property Management
- Trash - FCC Environmental Services
 - <https://fccenvironmental.com/>
 - Recycle Wednesdays
 - Trash Fridays
- Water - JEA
 - Contact Us
- Internet
 - Xfinity
 - AT&T
- Electricity - FPL
 - www.FPL.com



Getting Around

Map of Rivertown



Ways to get around:

Golf Carts

With cart-friendly roads and paths, residents can easily cruise between homes, amenities, and gathering spots while enjoying the open-air feel that makes our community special.

Walking/Biking & Hiking Trails

Our neighborhood is woven together by scenic walking and hiking trails. These paths invite residents to take a morning walk, walk the dog, or enjoy a peaceful stroll while safely connecting different areas of the community.

Easy Access In and Out

With convenient access from three main roads, getting in and out of the neighborhood is simple—whether you're heading to work, school, or local shopping—while still maintaining the quiet, neighborhood feel once you're home.

Amenities

RiverClub:

Enjoy tranquil views of the St. Johns River, a lively game room, cozy fire pits, a children's playground, kayak adventures, and a waterfront amphitheater.

160 Riverglade Run

Club hours: Sun, Mon, Wed, Thursday 10:00 AM – 9:00 PM

Friday and Saturday 10:00 AM – 10:00 PM

RIVERCLUB CLOSED ON TUESDAYS FOR MAINTENANCE



Access Cards:

To obtain your access cards, please complete the application [HERE](#). Each home is issued two amenity cards.

Lost or stolen cards may be replaced for a fee of \$25 per card.



RiverHouse:

The RiverHouse premises boasts a state-of-the-art fitness center, tennis, pickleball and basketball courts, a soccer field, competition lap pool and seasonal waterslide.

140 Landing St.

Pool open dawn – dusk Tuesday – Sunday

Water Slide open seasonally Memorial Day – Labor Day.

Gym Open daily 4AM – 12AM

Tennis & Pickleball Courts open 7AM – 10PM

RIVERHOUSE CLOSED ON MONDAYS

RiverLodge

Featuring a state-of-the-art fitness center, relaxing lazy river, splash pad and swimming pool, airnasium and playground.

100 Grand Verde Dr

Open Thursday – Tuesday 10:00AM – Dusk

Gym Open daily 4AM – 12AM

Lazy River swimming at your own risk

Lazy River open 10AM – Dusk

Splash pad open Memorial Day – Labor Day

CLOSED WEDNESDAYS FOR MAINTENANCE



Things to do and see

FOOD & DRINK

RiverCafe:

At the RiverClub, enjoy the beautiful sunset while enjoying comfort bar & grill offerings

Other Restaurants near here:

Under 5 Miles

- Wendy's - \$
- Dunkin' Donuts - \$
- Jersey Mike's - \$
- China House - \$
- Woodpeckers BBQ - \$

Under 10 Miles

- Cantina Louie - \$
- Outback Crab Shack - \$\$
- Island Wing Company - \$
- Poppy's Italiano - \$\$
- Walk-On's Sports Bistreaux - \$
- Great Greek - \$
- Ember & Iron - \$\$\$
- Julington Creek Fish Camp - \$\$
- Gator's Dockside - \$

Beaches:

Ponte Vedra Beach

Crescent Beach

Vilano Beach

Fort Matanzas Beach (drive-on)

Mickler

Shopping:

Publix

Neighborhood Walmart

St. Augustine Outlets

St. John's Town Center

Day Outing:

Old St. Augustine

Downtown Jacksonville

World Golf Village

Alligator Farm

Ripley's Believe it or Not



Meet the Management Staff



General Manager:

Richard Losco

RLosco@vestapropertyservices.com

General Property Questions



Assistant General Manager:

Kimberly Fatuch

KFatuch@vestapropertyservices.com

Events, Programs & Clubs Questions



Amenities Manager:

Ken Council

KCouncil@vestapropertyservices.com

General Amenity Questions



Field Operations Manager

Kevin McKendree

KMckendree@vestapropertyservices.com

Community Maintenance



Cafe Manager:

Lisa McCormick

LMccormick@vestapropertyservices.com

General Cafe Questions



Who to Call CDD vs HOA

CDD - COMMUNITY DEVELOPMENT DISTRICT

The CDD handles:

Amenities, Parks, Ponds, Community Spaces, Landscaping

How many CDD's are in RiverTown

Rivertown is made up of three Districts.

CDD 1:

- Enclaves/ Orchard
- Garden District
- Lakes
- Landings
- Homestead
- Northlake
- Preserves
- Arbors
- Estates

CDD 2:

- Watersong
- High Pointe
- Manor
- Shores
- Meadow

CDD 3:

- Haven
- Settlement
- Bluffs
- Ravines
- Forest

Contact:

904-679-5523

160 RiverGlade Run St. Johns, FL 32259

www.Rivertownamenities.com

or email staff on previous page

HOA - HOME OWNERS ASSOCIATION

The HOA handles:

Home renovations, Neighborhood disturbances, Nuisances,
City codes and house violations

Contact:

Floridian Property Management

414 Old Hard Rd # 502, Fleming Island, FL 32003

(904) 592-4090

Email to: Jessica Selle at

jessica@fpm.company



Welcome Home!



Welcome to RiverTown!

Welcome home to RiverTown! From community events to food and drinks at the RiverClub Café, or lounging poolside at one of our beautiful pools—we can't wait to see you living the RiverTown lifestyle.

