

On The Riviera

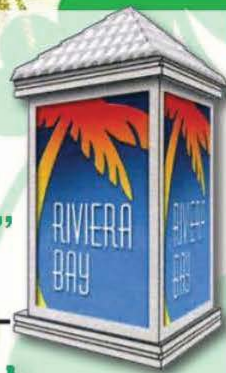
NEWSLETTER OF THE RIVIERA BAY CIVIC ASSOCIATION SINCE 1960

60th Year!

"It's Another Great Day in Riviera Bay!"

MARCH / APRIL 2020 ISSUE

www.srivierabay.org/



Leaping Into Spring!

Hello fellow Riviera Bay residents! Please let me extend a big thank you to Brad Bess for running the January meeting on my behalf, which included our annual election. We welcome brand new resident, Marc Esposito, to the board. In addition, I'd like to thank Brandon Huskins for joining us a few months ago and Donna Hoover for returning to serve our wonderful neighborhood.

As we leap into Spring, I hope you will consider joining us for one or more of our upcoming events. Two of which are right around the corner. First — and my personal favorite — the Annual Canal Clean Up on Saturday March 28th. It is so important for our waterfront community to come together and educate ourselves about protecting our waterways for generations to come. And my next favorite event, the Easter Egg Hunt and Ice Cream Social. Come hunt for eggs and enjoy a sweet treat from a new ice cream truck.

I'm happy to announce Riviera Bay has been selected as the pilot neighborhood for an exciting and potential city-

wide beautification and education program to help protect our waterways. Donna Hoover brought the idea to our Councilwoman Brandi Gabbard and it caught her attention like wildfire. I had the pleasure to join Brandi Gabbard and city staff to scope out potential locations within some designated areas of Riviera Bay. Please consider attending our March 24th meeting to learn more about it. Note: We have rescheduled our normal 3rd Tuesday meeting to March 24th due to St Patrick's Day.

In conclusion, I want to send a big shout out to those who came together to tend to and mulch our beloved butterfly garden. Coordinator Patti Thomas, along with her husband Dana, Marc and Colleen

Esposito, and Toni Michalove spent several hours working hard and did an amazing job. If you have not yet seen the beautiful butterfly garden at Riviera Bay Park, take a few moments to stop by and observe. It is a sight to behold.

Best,
Vicki Shuman
RBCA President



Mulching our beautiful Butterfly Garden!



GENERAL MEETING TUESDAY, MARCH 24

Starting at 6:30 pm

LOCATION: LIBERTY BAPTIST HALL

9401 4TH ST N

Corner of 94th Ave & 2nd St
enter 94th Ave side under breezeway

2020 RBCA EVENTS

Mar 6-8 - YARD SALE
Mar 24 - GENERAL MEETING
(Changed for St Patrick's Day)
Mar 28 - CANAL CLEAN UP
Apr 11 - EASTER ICE CREAM SOCIAL
Apr 14 - BOARD MEETING
May 19 - GENERAL MEETING
June 9 - BOARD MEETING

July 21 - GENERAL MEETING
Aug 1 - ADOPT-A-MILE
Aug 11 - BOARD MEETING
Sept 22 - GENERAL MEETING
Oct 2-4 - YARD SALE
Oct 13 - BOARD MEETING
Nov 7 - ADOPT-A-MILE
Nov 17 - GEN. MEETING/
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Riviera Bay Real Estate Update



by Brad Bess

It's a great day in Riviera Bay! In the last 3 months there have been 20 homes sold in Riviera Bay, that means twenty new families are joining our fantastic neighborhood. We currently have 13 homes listed for sale and 9 homes that are under contract and awaiting closing. Our area continues to be a very sought-after neighborhood, buyers seem to love our central location, parks, and fantastic waterways. The current market is one that moves very quickly, most homes go under contract in less than two weeks. The limited inventory of homes in St. Petersburg, combined with lots of people moving to our area is the main reason why homes don't last long in our current market. If you are thinking of selling your home, here are just a few bits of advice to consider before listing your home in this market.

1. Remember, you only get one chance for that first impression. Most of our buyer's watch a lot of HG TV and are looking for what they have seen on TV, such as colors, type of cabinets, and flooring. Do yourself a favor and watch a couple of shows.

2. Consult a Real Estate professional before doing any updates, they can tell you what buyers want and what does not add value. I run into this a lot, you have to think about the market in general and not what you would like, most likely will save you money and time.

3. Curb appeal: A buyer makes a buying decision the moment they pull up to your property. It's the best return on investment you can do for your home.

4. Consider getting a 4-point inspection done first. Unlike a full inspection, this inspection covers your main mechanics of the home and has a significant impact on getting insurance for the new buyer. Hire a licensed inspector to give you a report on your roof, AC, plumbing, and electrical systems. Doing this avoids any unexpected surprises for both you and your potential buyer.

5. Make it fun! Yes, this can be a stressful time, but with proper planning and consulting it also can be a very enjoyable experience.

I sure hope this information helps. We don't want you to move out of Riviera Bay, but if you need to, at least now you have an understanding of our market. See you around the neighborhood!

CLAY GLOVER, PA

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Clay@ClayGloverRealtor.com

727-641-5754



Crime Watch Corner

By Don Gilbert

Riviera Bay has a Crime Watch group which are volunteers who assist the local Police Department (City of Saint Petersburg and the Pinellas County Sheriff) by being eyes and ears for them. This is a passive role in observing and reporting suspicious activity or unfamiliar people who are in our community. We do not have frequent meetings, but I like

to know if I need help from one of the members, they would be available. Some of us participate in the COP program — "Civilian On Patrol". This gives us the ability to drive around in our community to observe and report suspicious activities. We do not engage with anyone but strictly report to law enforcement things which they should be aware of. We are always looking for volunteers. If you are interested in this passive volunteer program, please reach out to me on Next Door, email or by phone. Contact information is on the back of this newsletter.

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I love our wonderful neighborhood and love helping my neighbors achieve their Real Estate Goals.

Our neighborhood is consistently one of the most desirable areas in St. Petersburg.

Feel free to contact me anytime with advice on selling your home or simply asking about our current Market.

My family and I are committed to making this neighborhood the best that it can be, whether it is the 4th of July Flags, Footballs leading up to the big game, passing out the newsletters or most recently, sponsoring the Memorial Day Concert at the Sandbar!

I am a neighbor first, so feel free to call anytime with questions or assistance!



Hear what your neighbors have to say about me:

"In August of 2017 we met Brad as we were looking to purchase a home in the Riviera Bay neighborhood. From the first day we met Brad, me and my wife were 110% satisfied with not only his professionalism, but the fact that he truly cared about our purchase.....it felt like doing business with a close family friend!" — *Trevor L McCarthy*

"He went above and beyond even after the sale, connecting us the services required to set up housekeeping. Brad was professional, reliable, honest and made purchasing our home smooth, and seamless." — *Desiree and Rick Panlilio*

"Brad Bess recently helped my wife and I purchase and sell a home. He was an aggressive advocate for us on our purchase and literally worked day and night to make sure everything went

smoothly. He was honest and knowledgeable, especially about the Riviera Bay market." — *Brenton J. Ross, Esq.*

"Brad is friendly, professional, prompt, and reliable. He is also a kind family man and is an active member of the community." — *Megan Spears*

"We had such a good experience buying a house with Brad we decided to sell our house through him too. Brad's a great realtor and all around a good guy, and we'd definitely recommend him to anybody moving into the area." — *Phil and Erinn Skiba*

"What first drew me to Brad was his friendly, honest personality, followed by his enthusiasm and commitment to our community. His recommendations have always been well-founded, accurate, and validated through his continuous, professional work efforts and current, overall market knowledge." — *George Kern*

Call Today: 727-324-3077
email: bradbess@gmail.com



Easter Egg Hunt/ Ice Cream Social Saturday April 11th, 1pm

RBCA's Easter Bunny returns again for a fun filled egg hunt and ice cream social! Plenty of goody filled eggs will be hidden around Riviera Bay Park for our youngsters to hunt for. After a successful hunt and social with an ice cream truck last year, we have decided to continue working with a small local



business to provide us with sweet treats. Who remembers the Clara Rose ice cream truck from last year? If you weren't there, you missed out on a great treat from the cute little vintage truck. Keep an eye out on our social media accounts for sneak peeks of what truck will be there this year. RBCA Members treats are free. If you'd like to join RBCA, mail in your membership form located on the back of this newsletter, or pay the day of the event.

Neighborhood & Canal Clean Up Saturday March 28th (originally scheduled for April 4th)

Once again, we will be talking pride in our neighborhood and will be cleaning our canals and streets. This includes the 4th St N business corridor from 99th Ave N to 78th Ave N and the canals from Sunlit Cove to the 83rd Ave/San Martin Bridge, Tinney Creek down to Turner Creek. Please consider helping keep Riviera Bay a beautiful place to live in.

Check in at the tent located at 234 Sunlit Cove Dr NE starting at 8:30am and anytime up until noon. We hope to

have all hands-on deck to help keep Riviera Bay clean. Every little bit helps, even if you can only help for 30 minutes. After the clean-up and through the following day, neighborhood residents can drop off any trash debris they may have laying around in the city provided large dumpster.



FOR SALE

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I am a 16+ year Riviera Bay Resident, helping Friends and Neighbors Buy and Sell Homes right here in our Neighborhood for more than 10 Years.

Convenient Office location at: **9079 4th St North, St. Petersburg**
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ARE YOU:

- **Thinking of buying or selling a home?**
- **Confused about today's changing home values?**
- **Unsure of Current Real Estate Values?**

SolarPower

By Don Gilbert

At our upcoming March 24th meeting we will have a presentation by Stephen Corry of Solar Source in Largo, Florida. We hope to get a clear overview of solar power systems which are available by many solar companies in Pinellas County. And we hope our residents can get a clear picture between ownership versus leasing a solar power system.

I have had solar power since 2009 (36 panels) and in 2016 Tesla installed two Tesla Walls to capture the excess power over what I used daily so I could operate at night on the Tesla Battery system. During the late winter and spring times I send power to the grid (after my batteries are charged 100%) to produce credit which I spend during the hot summer months. My credits accumulate to about 700 KW of Electricity on the Duke Energy statement by May of any given year. On hot summer nights my system draws first from the batteries

then back to the grid (reducing my credits available). I set my battery discharge limit to a percentage of charge leaving energy in the battery to prevent not having any power (if Duke fails to provide). If Duke goes down my system reverts to the battery system instantly and I have power all the time without an external generator.



Most people have concerns about cost. The cost to install a qualified solar system today is about 50% less than what it was when I had the panels installed. Several factors play into this. Panels today produce more energy per panel than what they did in 2009 and the price per panel has come down. To take advantage of all the Solar Tax Credits (currently 26% of installed cost) I recommend doing both

the panels and Tesla Batteries at the same time if you are considering a battery system with your panels.

Let me explain. There are two schools of thought. One is having a large panel array producing credit all day long even when you are using it (a system with at least a 10 or 12 KW). The other is a solar system with batteries giving uninterrupted power 24 hours a day. It does not require a large panel array but the larger the system, the more efficient

it will be.

The panels produce energy for use initially and charge the battery up before sending any energy to the grid. When the battery is fully charge then the grid receives energy which produces credit on your dual reading meter. The monthly invoice from Duke Energy has listed energy taken from the grid and energy sent to the grid.

St. Pete Events

Mar 13-14. STPETE JAMFEST. 2-day fest featuring some of Florida's top jam bands and national artists. Shakedown featuring 14 vendors, food trucks and plenty of picnic tables. All ages gen admission show. Cage Brewing, 2001 1st Ave S, St Pete. www.facebook.com/events/961066534269381/

Mar 14 - LUCKY'S ST. PATRICK'S DAY CRAWL - Ticket includes: 2 Complimentary Drinks/Items, Custom Lucky Badge & Lanyard, Drink Specials, Food Specials At Select Locations, Free Cover With Lucky Badge, \$500 Costume Contest. Lots of bar crawl venues. The One Night Stand, 149 1st Avenue N, St Pete. www.crawlwith.us/

Mar 20-22 - REGGAE RISE UP FLORIDA FESTIVAL. 3 full days of music, food, merchandise, art, activities and good vibes at Vinoy Park. 2020 performing artists - to be announced. Vinoy Park, 701 Bayshore Dr NE, St. Petersburg, FL. www.ReggaeRiseUpFlorida.com

March 27-29 - ST. PETE BEACH CRAB & MUSIC FEST. Downtown on Corey Avenue in St. Pete Beach. Delicious entrees (crab and other seafood items, meat dishes and vegetarian), cooked fresh onsite. Festivities begin Fri at Noon with live music ongoing from 4pm-10pm; Sat 11am-10pm and Sun 11am-6pm. Gen admission FREE to all ages. www.paragonfestivals.com

The sent energy becomes a credit and when you use more energy then you sent them its cost comes off of the credit. When you are out of credit you receive a large electric invoice.

My install originally was with the solar panels and a solar hot water heater. Your home hot water heater is about 25% of your monthly electric bill unless you have an instant hot

water heater or a hybrid heater. How much do I save on my electric bill? My bill is about \$21 a month. This includes the connect fee and I opt for the monthly surge protection. This is every month and the cost only goes up in late September or early October when I have run out of the credits. The statement for this past October was for \$30.86. This was the only monthly invoice above \$21 over the entire year.



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BATHS



SQUARE FEET



LOT SIZE



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MAYOR'S ACTION LINE -

893-7111 (For any dept & # in the city)

NON-EMERGENCY POLICE
893-7780

COMMUNITY POLICE SERVICE
SQUAD - 551-3182

For ongoing problems and response
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MAYOR RICK KRISEMAN - 893-7201

Mayor@stpete.org /

DISTRICT 2 COUNCILWOMAN

Brandi Gabbard - 893-7117

Brandi.Gabbard@stpete.org

Membership Renewal Info

We are your neighborhood civic association and we work for you to maintain and improve your neighborhood. If you have not joined or renewed your membership in the Riviera Bay Civic Association, please take a moment to fill out this membership form and bring it to the next meeting or send your dues to the address below. Please show your support by sending in at least \$10.00. (A larger amount would be appreciated!) One association membership per household includes your spouse and children, to be purchased each calendar year.

I would like to join/rejoin the Riviera Bay Civic Association. Enclosed please find at least \$10.00 (more is always appreciated) association dues for our family for January through December.

Name: _____

Address: _____

Phone: _____ Email: _____

Please make checks payable to: Riviera Bay Civic Association

Mail to: Riviera Bay Civic Association, PO Box 55883, St. Petersburg, FL 33732