

# Fawn Lake Homeowner's Association

July, 2013

Vol. 1 Issue 2



## 2013 Board of Directors

Greg Smith	-President
John Duda	-Vice-President
Mindy Arroyo	-Treasurer
Jeff Cohen	-Secretary
Joe Urso	-Director

## Upcoming HOA Meetings

- **Board of Director's Meeting**  
*Wed, July 31<sup>st</sup>, 7:00 PM Publix Citrus Park*
- **Architectural Committee Meeting**  
*Thur, August 15<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Board of Director's Meeting**  
*Thur, August 22<sup>nd</sup>, 7:00 PM Publix Citrus Park*
- **Architectural Committee Meeting**  
*Thur, Sept 19<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Board of Director's Meeting**  
*Thur, Sept 26<sup>th</sup>, 7:00 PM Publix Citrus Park*

Fawn Lake Homeowner's Association, Inc.  
C/O: Rampart Properties  
3553 Buschwood Park Drive, Suite 150  
Tampa, FL 33618  
[www.fawnlakehoa.org](http://www.fawnlakehoa.org)

E: [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org)  
P: 813-963-6400  
F: 813-964-8582

## Message from the HOA President and 2013 Board of Directors

Summer in Florida, a time to kick back enjoy the sanctity of your air conditioning or relax by the pool with something cool to drink.

For those residents who have looked to enjoy the community pool, we want to first apologize if you have had difficulty with your keys. There does appear to be some issues but if you send an email to the board, we will ensure you are provided with a new key. We would also like to apologize for any inconvenience due to the recent plumbing issues in the restrooms. This has been rectified and steps have been put in place to ensure these issues are dealt with quickly and efficiently in the future.

The Association has also installed a charcoal grill in parking lot area of pool which may be used by residents and fixed the pool heaters for when the weather turns cooler.

As some of you may have noticed, there have been new security cameras installed at the entrance to the community. These cameras are here for your protection and to provide authorities with information should an event occur within the community.

The Association recently updated its Violation Policies and Procedures which may be found on our website. One of the major changes is with respect to violation notices. In order to offset administration costs, residents will now be charged a \$15 administration fee if a second violation notice has to be sent. This fee is very easy to avoid simply by taking care of the problem or contacting the Board of Directors to inform us of plans to address situation.

Finally we would like to welcome Jeff Cohen as our newest board member filling the previously vacant position of Secretary.



## Treasurer's Report

As of May 31, 2013, the balance in the operating cash account was \$241,303. The HOA had \$79,134 in the replacement fund. The "Replacement Fund" or "Reserve Fund" is funding for major repairs and replacements of pool and deck, perimeter walls, cabana, and contingency. Total year to date operating expense through May was \$54,566, which is under budget by approximately \$9,839.

Owner fees receivable was \$45,843. This represented approximately 26 residents with an account balance greater than \$100. These accounts are being addressed (e.g., filing of liens, foreclosing of liens, etc.) by our HOA collection attorney.

## New Automated Garbage Collection- Effective September 30, 2013

Beginning the week of September 30, 2013, Hillsborough County will be rolling out automated collection of garbage and recyclables in the County's Solid Waste service area. Wheeled carts - a 95-gallon gray cart for garbage and a 65-gallon blue cart for recyclables - will be delivered to homes beginning in August.

The cart for recyclables heralds an expanded recycling program that will be convenient and easy - no more sorting into separate colored containers, and an end to lifting and carrying heavy bins.

Collection days and service providers may change for certain customers, but the improved service will still include two garbage collections every week, one recycling collection every week, and one yard waste collection every week. Yard waste will still be collected manually, in containers and cans supplied by customers, or bags and bundles.

Want to know more? Public Utilities Department staff is available to make presentations to homeowners associations, civic groups and service clubs. To schedule a presentation, call Kim Byer, manager of the new automated collection program, at 813-612-7718 or email her at [byerk@hillsboroughcounty.org](mailto:byerk@hillsboroughcounty.org).

Residents also can visit [www.HillsboroughCounty.org/TalkTrash](http://www.HillsboroughCounty.org/TalkTrash) for updates on the new collection program, answers to frequently asked questions and more.

## Interim Property Manager for Fawn Lake

Julie Yevich has resigned as Fawn Lake's Property Manager as of June 28<sup>th</sup>. Lisa Dial, Rampart's Senior Director of Management Services, will serve our community as the interim property manager until a replacement is hired.

Lisa will be assisting the board to service the needs of the membership and the association. Lisa can be reached at [Ldial@rampartproperties.com](mailto:Ldial@rampartproperties.com).

## \$\$\$ SPECIAL SAVINGS \$\$\$

Our Property Management Company Rampart is affiliated with Associa Property Management, a National property management company. Through this affiliation, there are many discounts and savings that available to Fawn Lake Residents from vendors and retailers such as:

Sherwin Williams  
LOWES  
Valley Crest Landscaping  
Terminix  
1-800-FLOWERS.COM  
DFC Interiors  
Golf Digest  
Bodega Coffee  
Budget Blinds  
& More

Got to [www.associaadvantage.com](http://www.associaadvantage.com) and sign-up to receive a list of discounts for your area. We have included a coupon flyer in this newsletter for convenience.

## HOW TO CORNER

Q. How do I report a malfunctioning streetlight in Fawn Lake?

A. If you notice a malfunctioning streetlight in our subdivision, please write down the post number. Please report the streetlight maintenance issue to TECO in one of the following ways:

- 1) Call 813-223-0800 and provide TECO technician with the number on the post; or
- 2) Complete the "Lights Out Form" on [www.tampaelectric.com](http://www.tampaelectric.com).

## Welcome New Board Member Jeff Cohen

Ivonne Durand resigned her board position in February due to her family moving out of Fawn Lake. Jeff Cohen, a resident on White Elk Loop, was appointed in March board meeting to replace Ivonne as a board member.

Jeff has lived in Fawn Lake for seven years and has volunteered for the HOA with annual membership meeting registration, repair of pool furniture and dog poop stations. Jeff has an IT background and works for one of the health systems in the Tampa Bay area.

## Recent Maintenance in Fawn Lake

### Painting of Monuments and Columns

In March, monuments and all columns at the front entrance of the subdivision were re-painted.

### Playground Sign Repair

The sign at the community playground was vandalized in March. In April, the damaged areas have been fixed.

### Power Wash of Walls and Sidewalks

In June, most common area fences and sidewalks were power washed.

### New Fido Station

In mid July, a new Fido station (for pet waste) has been installed at the corner of Staghorn Road and Fawn Springs Drive.

### Trees Trimmed and Woodline Cleared

In July, common area trees located along lower portion of Staghorn Road, around pond area of Fawn Springs Drive and inner side of White Elk Loop will be trimmed and elevated. Woodline areas along Staghorn Road from playground to end of subdivision will be pushed back.

### New Canopy at Community Pool

Funding was approved in June to replace damaged canopy. A new canopy is expected to be installed at the community pool by mid to late August.

## Protecting Your Home & Valuables

One of the most shocking and emotionally devastating events can be to return home and find your home has been not only burglarized but vandalized. Insurance can replace stolen items but it cannot replace items of a personal nature or the discomfoting fact of strangers being in your house. The grim reality is that most of the break ins that occur in our community are not random occurrences. Thieves do not randomly target houses but collect information regarding your property, either from someone you know, has visited your home or through surveillance. Many thieves are not high tech savvy and will not target homes that have reliable alarm systems installed except where there is something of real value that can be attained quickly and easily. In order not to become a target, here are some recommendations:

1. Get a professional alarm system installed. This alarm system should include battery backup system and cellular connectivity to a monitoring office. Many security companies will install the systems for little or no charge with a subscription to their monitoring service.
2. Know your neighbors and let those you trust know you will be away from your property for an extended period. Alarm companies can only act so fast but an alarm signal at a supposedly empty dwelling will alert your neighbors much quicker.
3. Organize your garage, try and park a vehicle in the garage. Thieves can quickly detect homeowners travel and absentee patterns if vehicles are always parked in driveway.
4. Install perimeter motion activated lighting on sides of house and back of house and timed lighting systems for inside your home.
5. Place a padlock on your electrical meter, cable and phone utility boxes. Did you know that with a simple pair of wire cutters the thief can simply pull the meter out and disconnect all power to the house or disable any conventional phone lines?
6. Purchase an inexpensive but secure floor safe for your valuables and secure them. Normally thieves will not bother with heavy cumbersome items they cannot remove quickly and easily.
7. Do not advertise presence of valuable items, through word, display or by placing packaging from items in plain view at trash pickup.
8. Install security cameras but remember that unless the units are secured, thieves will most likely target your surveillance equipment first.
9. Buy good locks and plant deterrent thorny bushes like bougainvillea, roses or cactus around window access points.
10. If unsolicited vendors or people come around to your home while you are there, do not simply pretend you are not home, tell them through the door you are not interested or wave them off through the window. This prevents individuals from trying to target your home during the day.

Safeguarding your home and valuables is not an expensive proposition and it comes down to making your home not appear to be an easy target.

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## Exterior Cleaning & Maintenance Tips

### Clean Gutters

Keep your gutters free of debris for proper drainage. Cleaning your gutters will also help them last longer.

### Power Wash

Power wash the exterior of your home once a year to remove any mildew or debris that can damage the paint and/or siding.

### Check Your Windows

Check your windows seasonally to identify cracks and leaks before they become a problem. Keep in mind that when ignored, leaking windows can be a major source of energy loss and even lead to water damage.

### Check for Leaks

Check for leaks around the foundation of your house, especially around water supplies such as hoses or irrigation systems. Allowing water to seep into your foundation can create serious damage.

### Cleaning Mailboxes, Walls & Trim

One of the most inexpensive and effective ways of cleaning your mailbox and other areas such as front entrances and siding of mold and mildew is to use 10% Pool Chlorine. Simply purchase a spray bottle and spray the chlorine directly on the dirty areas. You will see immediate results. Do not forget to protect yourself and wear old clothing, latex gloves and eye protection.

### Remove Dead Vegetation

Clear out dead vegetation to give new vegetation a chance to grow, if it looks dead, it probably is not going to come back.

**Check for more information on the Fawn Lake Association Portal**

## Participation

The board would like to thank all those that have volunteered to help improve our community, whether it includes social events, neighborhood watch, architectural committee or simply keeping our community clean and tidy.

Members are always welcome to attend Board Meetings, Architectural Committee meetings and Neighborhood Watch Meetings to voice their concerns or simply to stop by and see how the business of the community is conducted and how member issues are being addressed. Contact us at [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org) if you have concerns, questions or simply want to give us kudos, because positive energy is so much more powerful than negative energy and far more enjoyable too.



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## Newsletter Sponsorship

In an effort to reduce the printing costs of the community's quarterly newsletters, the Board accepts vendor advertisement on a limited basis. We would like to thank the following vendor for their sponsorship:

- **Today's Janitorial Cleaning Services**

This vendor's flyer is included with this newsletter. Please email [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org) if you or someone you know is interested in placing an ad in our upcoming newsletter.

Resident of Fawn Lake

Tampa, FL 33626