

Fawn Lake Homeowner's Association

March, 2010

Vol. 1 Issue 1



2010 Board of Directors

Greg Smith	-President
Grant Walters	-Vice-President
Mindy Arroyo	-Treasurer
Shawn Kelley	-Secretary
John Duda	-Director

Upcoming Meetings

- **Board of Director's Meeting**
March 25th, 2010, 7:00P. Publix Citrus Park
- **Architectural Committee Meeting**
March 18th 2010, 7:00P Publix Citrus Park
- **Neighborhood Watch Committee Meeting**
March 20th 2010, 10:00A Community Pool
- **Board of Director's Meeting**
April 22nd, 2010 7:00P Publix Citrus Park
- **Architectural Committee Meeting**
April 15th, 2010, 7:00P Publix Citrus Park

Message from the HOA President and 2010 Board of Directors

The board and I would like to wish everyone a happy New Year and with the New Year comes the challenges of guiding the association over the next 9 months. It has been a rocky start to the year, learning about the processes or lack thereof and dealing with "issues" which have caused more than a few headaches but I'm happy to say that most of these issues have been addressed and resolved.

We have all been appreciative of the support that the membership has shown in electing the current board of directors and we are moving ahead to fulfill our campaign promises to make this a much more open and fiscally responsible board.

Some of the items that we will be working on include:

- Creating a much more visible and approachable board
- Reviewing the current architectural standards and regulations to provide a fair assessment of properties and their upkeep.
- Changing the violation process to treat our members with respect.
- Opening up discourse with our residents for violations and overdue assessments
- Increasing our reserve fund to better support our long term infrastructure

Our community is one that I can take pride in and with in my recent capacity, I have had the opportunity to meet a great many people who share the same passion and who define the character of this community. We all live in hard economic times but with the dedication and support of our homeowners, we can maintain the appeal and prospective value of this community in the years to come.

We will be planning more events and look forward to the opportunity of discussing your ideas and thoughts on the community in a social atmosphere or simply getting to know one another because if we do our job right, there will be very little to gripe about except how the bucs are doing.



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Message from the HOA Treasurer

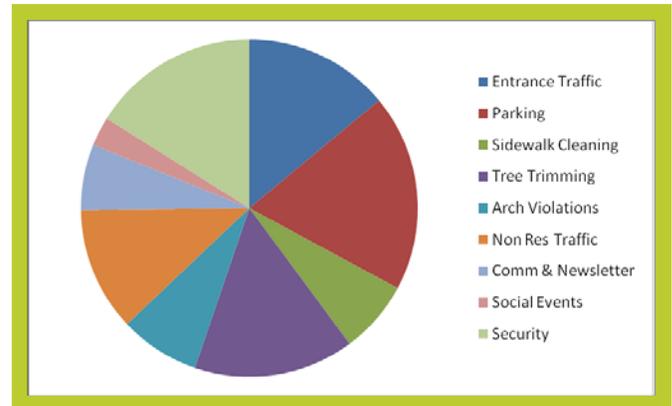
For the year ended December 31, 2009, total HOA expenses were \$154,683. We had \$12,795 of unpaid 2009 and prior assessments as of year-end. The HOA had \$22,264 in the replacement fund. The "Replacement Fund" is funding for major repairs and replacements of pool and deck, perimeter walls, cabana, and contingency.

For the 2010 assessments, the budget was approved in October 2009 and notices were sent to homeowners in mid-November 2009 with payment due date of January 1, 2010. As of December 31, 2009, 40% of the 2010 assessments were paid. A "friendly reminder" was sent to all homeowners who have not paid their assessments by mid-January 2010. For those homeowners who did not pay by February 2, 2010, a "pre-lien" notice (per Florida Statute 720.3085) was sent. As of February 18, 2010, 81% of the 2010 assessments have been collected.

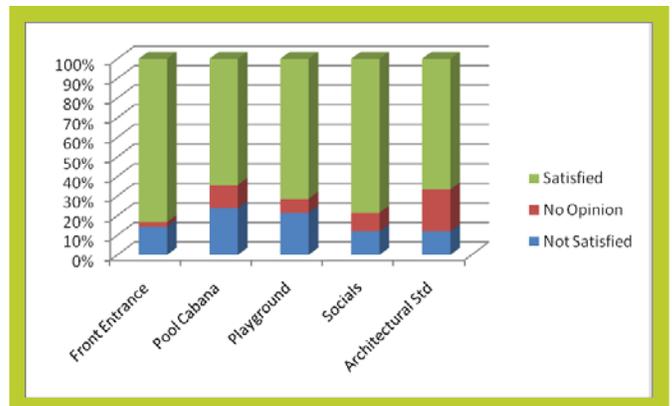
The Board of Directors has a fiduciary duty to ensure assessments are collected in a timely manner in order to properly maintain all common HOA areas such as landscaping, lawn maintenance, pool, lake, etc. The Board of Directors has made and continues to make every effort to curtail HOA expenditures by performing basic repairs and maintenance ourselves. Some examples included refurbishment of the community reader board; repair of tables at community pool; replacement of GIF outlet at community pool; and replacement of flood lights at pool parking lot. Some other future in-house maintenance projects include repainting of pool bathrooms and doors, and re-strapping and cleaning of all community pool lounge chairs. Your cost saving suggestions and other concerns are very important to us. Feel free to share your thoughts either at the monthly board meeting, or email the board at boardofdirectors@fawnlakehoa.org.

Community Survey

In February, the Association conducted its first survey. Out of the 252 residences, we received 42 responses which constituted a 16.7% return rate which is generally better than a pre-election poll or the Nielsen ratings. Thanks to all that participated.



Areas of Importance



Satisfaction Levels

The board will be investigating items of importance over the next few months. Traffic signals were reviewed but the size of the community makes an implementation by the County very unlikely. Other options such as speed monitoring will be reviewed.

For updates on these and other issues, visit www.fawnlakehoa.org or email the board of directors at boardofdirectors@fawnlakehoa.org

VIOLATIONS (The Necessary Evil)

We all live in a deed restricted community is a line unfortunately we all know too well but since there is no ensuing violation notice, please read on. A deed restricted community means that we all agreed to abide by certain rules and standards set forth in the governing documents of the community when we purchased the property. These rules were created by Centex the "declarant" or builder of the community in order to maintain the aesthetics and harmony of the community as well as property values for all homeowners.

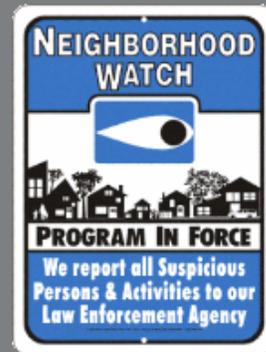
The main document governing the rules of the community is called the "Declaration". This document defines the rules of the community with respect to items such as assessments, property maintenance, parking and enforcement. The rules set forth in this document are binding to the members and while they are not carved in stone, they may as well be, as they cannot be changed without a 90% approval of all the membership. The "Declaration" specifically defines certain rules with respect to conduct and property maintenance but also provides great leeway to the association through the "architectural committee" to review and approve changes which are not specifically defined as well as introducing rules and regulations for the community as long as they do not contravene the spirit and intent of the "Declarations".

Many residents may have received violation notices from Rampart Properties and like myself, cussed them quietly or perhaps a little more loudly because in the end none of us like to be told what to do.

Rampart Properties, however, is not the Dark Lord of Mordor but is simply an agent of the Homeowners Association and as such is bound to carry out the policies and direction of the association with respect to reporting and handling of violations.

The current Board of Directors was elected on a platform of providing fair and respectful handling of community violations. Since we are bound to enforce the restrictions of the community, we have formalized the process and procedures for handling violations which can be found on the Association Web Site.

We can't stop violation notices if you have been naughty, but we can certainly ensure that those violations address the members in a respectful manner, try to seek cooperation instead of ultimatums and provide constructive methods for maintaining the aesthetics and harmony of the community.



Neighborhood Watch Committee

A neighborhood watch committee has been organized under the coordination of Victor Gonzalez.

The goal is to get the participation of all residents in a phone chain which allows important security information to be relayed to all residents in a quick and efficient manner.

Block captains will be coming to your door to solicit your help. Participation requires that each resident call two other residents when passing information by the person above them in the chain.

Tips for secure neighborhood

1. **Be a vigilant neighbor.** Know the names and phone numbers of your immediate neighbors and keep an eye on each others' properties.
2. **Close Garage Doors.** Open garage doors are an invitation to crime. Prospective thieves will generally "case" the community prior to committing burglary.
3. **Parked Cars.** Many cars are parked in the driveway, which provides not only an indication of when you are not at home but also an invitation to theft. Lock your car doors and remove valuables from sight including GPS & Garage Door Openers. Park in garage if possible.

**"DO NOT HESITATE TO REPORT
SUSPICIOUS ACTIVITY TO THE
HILLSBOROUGH SHERIFF'S OFFICE
AT 813-247-8200"**

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Home and Yard Maintenance Tips

Home Maintenance

Home maintenance is something we all need to do but sometimes fail to find the time or incentive to do. As a minimum we need to ensure our mailboxes are free of dirt and algae, a simple spray bottle with chlorine bleach should easily take care of that problem. Inspect your home regularly for cracks which could lead to more serious issues.

Driveways and Sidewalk Maintenance

Concrete walkways and driveways can become dirty fairly quickly. While pressure washers and cleaning services are the best method for cleaning these surfaces, not all residents have the equipment or money to hire a contractor. Try using 10% chlorine pool chemicals from your local hardware store. A chemical sprayer is inexpensive and the result will astound you. Remember to wear your rubber gloves, eye protection, work clothes and follow the directions on the labels.

Yard Maintenance

Once the temperatures return to their norm this time of year, it will be time to apply lawn fertilizer. We recommend you choose a granular fertilizer effective on all types of lawns that include iron, sulfur and other trace elements. If your lawn has lots of weeds, we recommend you use a lawn fertilizer that also contains a weed killer until temperatures rise above 85° F. Now is also the time to apply a pre-emergence to prevent seeds from the existing weeds from maturing. Most lawn care companies will be more than happy to conduct an inspection of your lawn and advise what treatments are required.

Landscaping Maintenance

With the cold winter we've experienced a lot of trees and shrubs have taken a beating. Now that the cold is passed, clean up dead vegetation and put out for collection on Monday morning.

Check for more tips and techniques on the Fawn Lake Web Site

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 and Architectural Committee 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.



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Resident of Fawn Lake

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