

Fawn Lake Homeowner's Association

July, 2010

Vol. 1 Issue 2



Message from the HOA President and 2010 Board of Directors

Well here we are half way through the year and it is good to see the warm weather and rains which have restored most of our lawns and gardens which were so badly affected by the cold weather this winter. Our thanks go out to all those residents who have worked diligently to restore their lawns and gardens.

At the beginning of the year, this board had run on a campaign of reviewing the standards and providing a more respectful way of dealing with violations within the community. As part of this initiative, the board invalidated the current Fawn Lake Architectural Standards document which we felt imposed restrictions and were not in accordance with the spirit of the Fawn Lake Governing documents. We are currently looking to create a new document which should provide better clarity. The board also passed the Fawn Lake Violation Procedures document which details the process by which violations are assessed and addressed. As part of this initiative, the board looks to meet with the resident to discuss and obtain commitments to resolving the issues prior to sending out any notices. We have met with a good many people in the community and appreciate the positive response that we have received but don't assume when we show up that it's for critique because we also like to meet our neighbors.

On the platform of fiscal restraint, we have had this forced on us by the hard economic times. It is a stark reality that due to financial difficulties and mortgage foreclosures, we have only collected 89% of the yearly assessment fees and have outstanding monies owed of over \$30,000. The board is working to collect monies owed where possible but is having to work within the constraints of this shortfall. The board does not want to see an assessment fee increase in 2011 and will therefore continue its program of austerity and collectively volunteering to perform maintenance around the community. For those of you who do not use the pool area, the lounge chairs were restrapped and the bathrooms repainted. We would like to thank the volunteers that contributed their time as their hard work benefits us all.

We appreciate your support and look forward to meeting you and hope you can make it to our upcoming social events.

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**
July 22nd, 7:00 PM Publix Citrus Park
- **Architectural Committee Meeting**
July 15th, 7:00 PM Publix Citrus Park
- **Neighborhood Watch Committee Meeting**
July 24th, 10:00 AM Community Pool
- **Board of Director's Meeting**
August 26th, 7:00 PM Publix Citrus Park
- **Architectural Committee Meeting**
August 19th, 7:00 PM Publix Citrus Park

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www.fawnlakehoa.org

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Message from the HOA Treasurer

For the five-month period ended May 31, 2010, the balance in the operating cash account is \$114,667. The HOA had \$27,183 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 expense was \$55,046, which is under budget by approximately \$8,400.

Like many of community associations everywhere, we are feeling the financial pressure of this recession. Jobs are being lost; salaries are declining and some of our homeowners are struggling to pay their assessments. These are some of reasons why we still have \$32,554 of uncollected assessments.

The unpaid assessment may leave the association with a revenue shortfall. The Board is in the process of assessing our cash flow situation and take appropriate measures so that the remaining homeowners do not bear additional financial burden for the potential shortfall.

Fawn Lake Overview

by
Tony Smith
Regional Manager American Ecosystems

The main lake at Fawn Lake's community pool is a neat little lake. From a management standpoint it can get aggravating because the variety of plant life that grows on it allow for no breaks in the aquatic spray techniques. This little lake is always up to standards ecologically. The native plant life; pickerel weed, arrow head, nuphar, and Club rush, far outway the invasive plant growth. This gives habitat for fish and filtration at lakes edge from runoff. The water clarity is outstanding. This is one reason we see submerged growth because the sun hits the bottom of that lake every where in depths of ten or more feet. Fish and other wildlife thrive in this ecosystem. We have seen large bass and bluegill with some estimated to be 8 to 10 lbs. This lake provides habitat for other varieties of wildlife as well including alligators, sandhill cranes, wood storks, ducks, and turtles.

Notices

Welcome Master Deputy Phil Acaba!

Master Deputy Phil Acaba is Fawn Lake HOA's new Community Resource Deputy (CRD). CRD's are assigned to the Investigative & Community Service Unit out of Uniform Patrol District III of the Hillsborough County Sheriff's Office. Each CRD is assigned to specific geographic communities within the District III area. Since different locales have different problems, the CRD's learn to identify the needs of their community and work with the residents to address those needs. To help the CRD's with this task, the CRD's develop contacts with different parts of the community. HOA Presidents make a great Chain Of Command resource to identify problems in various communities. They help facilitate communication to their residents via the HOA board. Local Schools, merchants, clergy and other county agencies can all be utilized as a resource to assist communities. This partnership moves the community from traditional reactive law enforcement, to a level of interdependent problem solving and into a relationship where citizens are empowered to a leadership role, resolving their own issues before they require an enforcement response.

CRD's all have several communities within their respective areas. CRD's are also tasked to reduce crime in their areas. Participation in agency task forces, community events, truancy details, patrol details, and a case log of latent criminal investigations are all tactics that CRD's use to help reduce crime in their areas.

The overall strategy is to assist the communities to become SELF RELIANT as they transition from dependence on the Sheriff's Office, to a partnership with the agency (inter-dependence), and finally to a relationship of empowerment where the community takes the leadership role (independence) for crime prevention and public safety.

We look forward to working with Master Deputy Acaba. We also like to thank our former CRD Jennie Matera for her many years of dedicated service to our subdivision. Jennie Matera retired on April 30, 2010.

VIOLATIONS The 7 Deedly Sins

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. From an overall comparative perspective, Fawn Lake is not nearly as restrictive as some communities and most rules are left up to the association to define except for those that are cast in stone and therefore must be obeyed. As residents we were required to read these restrictions and agree to them prior to purchasing the property.

The main restrictions include:

- I Thou shalt not paint or treat thy driveway;
- II Thou shalt not be shepherd to all manner of livestock or farm animals;
- III Thou shalt not erect a sign on thy property except where as that sign advertises a security system or a home for sale;
- IV Trash receptacles shall be stored in the structure and shall not be visible 24 hours prior to curb side pickup;
- V Thou shalt store all machinery, watercraft and trailers in the garage;
- VI Thou shalt erect no fences over 6 feet high and thou shalt not paint or stain thy wooden fence; and
- VII Thou shall erect no structure, nor change thy home exterior without the blessing of the architectural committee.



Crime Update

Recently there have been reported break and entry crimes on Antler Point due to its proximity to Sheldon Rd. Residents of this area should ensure alarm systems are active, be vigilant and report suspicious vehicles.

Vandalism against over 24 mailboxes was perpetrated on June 28th at about 2:20 AM by unknown individuals. If you have information, call the Hillsborough Sheriff's Office. Case #10-32219

The HOA is looking into various options to combat crime including video surveillance to assist law enforcement.



Neighborhood Watch Committee

Neighborhood Watch groups are a smart way to help protect the safety of a community. According to the FBI, over 2 million incidents of burglary were committed in 2004. The Burglary Prevention Council reports that US homes are burglarized every 11 seconds, with nearly 60 percent of all burglaries occurring in daylight hours.

Local policing efforts are often stretched too thin for routine patrols and must rely on the active participation of community residents for crime prevention. A Neighborhood Watch team is employed to act as an extra set of "eyes and ears" when a police presence is not always available. But a Neighborhood Watch group does more than canvass its community.

In most cases, involvement creates opportunity to get to know those living in your geographical area, helping to open the lines of communication with local police and better overall cooperation among residents in crime prevention efforts. Participating in a Neighborhood Watch group builds confidence and encourages residents to take an active interest in one another's properties and livelihoods.

How to make the difference

- Contact the neighborhood watch group at neighborhoodwatch@fawnlakehoa.org to find out how you can participate.
- Know what is happening in your neighborhood, go for regular walks, bike rides or walk your dog
- Do not be afraid to report suspicious activity to your neighborhood watch group or the sheriff's office.

Taken from an article by Michael Organ

Residents who make a difference

Resident on Antler Point Dr. noticed two suspicious vehicles and followed them through the neighborhood causing the vehicle drivers to become nervous and quickly leave the neighborhood. Both vehicles were reported to the Neighborhood Watch and the Sheriff's office.

**HILLSBOROUGH SHERIFF'S OFFICE
AT 813-247-8200**

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Home and Yard Maintenance Tips

Driveways and Sidewalk Maintenance

Oil and Rust stains can be unsightly in the middle of your driveway and permanently parking your car over the stain is a poor way to disguise the problem. For oil stains, put down cat litter to absorb the oil, then brush away and cover with dry cement as it will absorb the oil and can then be brushed away. Older oil stains can be purged with a mixture of hydrated lime powder and turpentine, spread over the stain and covered with plastic then scrub with detergent and water after a day. For more information and the full article, check out Home Maintenance Tips Resource section on the Association Voice Website.



Fawn Lake HOA Social Committee Presents....."**Tacky Tourist Pool Party**"-
Saturday, July 10th (rain date-Sunday, July 11th) at the Fawn Lake Community Pool from 4 PM until everyone goes home

Dig through your closet and find your "tackiest" tourist gear. Prizes will be awarded to the tackiest tourist. Be Creative!
Prizes/Limbo/Games/ BYOB & Appetizer to share

RSVP or Questions to socialcommittee@fawnlakehoa.org

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 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.



Fawn Lake Homeowner's Association, Inc.

C/O: Rampart Properties

10012 North Dale Mabry Highway, Suite 102

Tampa, FL 33618

HOW TO CORNER

How do I report a malfunctioning streetlight?

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.

Resident of Fawn Lake

Tampa, FL 33626