

Fawn Lake Homeowner's Association

Oct, 2010

Vol. 1 Issue 3



2010 Board of Directors

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

Message from the HOA President and 2010 Board of Directors

Well here we are at the end of the year and it has been a pleasure to serve this community for the past 11 months. We have learned a lot about this community and have enjoyed the opportunity to get out and meet so many of you in our community.

At the beginning of the year, this board ran on a platform of running the community differently than previous boards and respecting the residents in this neighborhood.

I think we have achieved all the goals we established at the beginning of the year through formalizing and publishing rules, policies and procedures.

- Meeting Participation Policy
- Open Records Request Policy
- Violations Policies & Procedures

We also rolled up our sleeves with other residents to help this community by conducting several community projects such as:

- Re-strapping Pool Chairs
- Repainting Pool Cabana Washrooms
- Fastening Pool Tables to pool deck
- Repainting reader board
- Tearing down and setting up new swing set
- Cleaning community PVC fences & canopy at pool
- Cleaning entrance pathways and monuments
- Picking up trash and debris
- Monitoring & checking common areas like pool

Upcoming Meetings

- **Board of Director's Meeting**
Thur, Oct 28nd, 7:00 PM Publix Citrus Park
- **Architectural Committee Meeting**
Thur, Oct 21st, 7:00 PM Publix Citrus Park
- **Neighborhood Watch Committee Meeting**
Sat, Nov 20th, 10:00 AM Front by Reader Board
- **Annual Members Meeting**
November 6th, 10:30 AM Town 'N Country Library
- **Board of Director's Meeting**
Thur, Nov 18th, 7:00 PM Publix Citrus Park

Our new initiatives given the limited budget have included:

- Approving Security camera at pool area
- Two more doggie stations
- Low voltage lighting for Pool area
- Flower & Tree Bed Mulch for common areas

November brings with it the annual meeting for the election of the board of directors. We encourage you to come out and voice your opinions through your vote or your proxy as this community needs your participation to provide direction and community strength.



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10012 North Dale Mabry Highway, Suite 102
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www.fawnlakehoa.org

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Message from the HOA Treasurer

For the nine-month period ended September 30, 2010, the balance in the operating cash account is \$59,876. The HOA had \$31,138 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 \$116,787, which is under budget by approximately \$6,000.

The 2010 budget was prepared by the previous board of directors in October 2009 based on the assumption that \$1,260 of total 2010 assessment is uncollectible (bad debt expense). As of September 2010, we have \$28,892 in owner fees receivable. Approximately \$18,000 of this amount is related to 2010 assessment. The majority of the owner fees receivable is made up of 22 homes. Most of these homes are affected by foreclosures and/or bankruptcy.

The 2011 budget was prepared based on the assumption that the same number of homes will not be able to pay their assessment during 2011 or \$15,000. During the 2011 budget planning meeting held in September, we went through each budget line item and cut expenses down to the bare bone. At the end of the budget process, we could not come up with enough cost savings to make up for the anticipated shortfall in collections. The current board has no choice but to raise the annual assessment to \$690. This equates to \$40 per home or 6.1% increase from the prior year.

I have compiled the annual assessment from last few years to provide a historical perspective. In 2005, the annual assessment was \$560. For 2006 and 2007, the annual assessment was \$600. For 2008 to 2010, the annual assessment was \$650. The increase from 2005 to 2006 equaled to 7.1% and the increase from 2007 to 2008 equaled to 8.3%.

I take my role as the HOA Treasurer very seriously. I believe in spending our HOA dollars wisely and ensuring that we get the most for what we paid. On the collections side, I have worked closely with the management company and the HOA collections attorney to ensure that the appropriate steps are taken to protect the HOA assets. We highly encourage our residents to provide us with ideas of cost saving measures by emailing to the boardofdirectors@fawnlakehoa.org or by attending one of the regular monthly board meetings.

New Watering Schedule

Effective July 1, 2010, Hillsborough County residents have two days a week to water their lawns, instead of one. The new schedule for watering established lawns and landscaping is:

- Addresses ending in 0, 1, 2 or 3 - Mondays and Thursdays.
- Addresses ending in 4, 5 or 6 - Tuesdays and Fridays.
- Addresses ending in 7, 8 or 9, - Wednesdays and Saturdays.

The restrictions apply to all residents of unincorporated Hillsborough County. All watering must be done before 8 a.m. or after 6 p.m. Residents may hand-water plants and shrubs, or use a drip irrigation system in landscaping beds, at any time. There are also special rules for watering new sod and plantings. There are no restrictions on fountains, car washing and pressure washing.

For complete information on the twice-weekly schedule, rules for watering new sod and plantings, and other restrictions, visit www.hillsboroughcounty.org/water, call 813-275-7094 for a recorded message

Empire Zoysia Grass

Are you tired of St. Augustine and Bahia grasses? If so, you now have an option three of your fellow homeowners have already installed, all three are on White Elk Loop and are very happy with their choice of Empire Zoysia.

This is a landscaping solution that is a deep blue green like the warm waters around a tropical island. It might be that water you thought you'd never forget on a Bahamian cruise, or it might be the color you see when you look into a loved one's eyes. You could see that shade of grass every time you glance out the window at your lawn. Wouldn't you like to drive up to your home and see a vast expanse of healthy and deep blue green thriving? Empire Zoysia grass is versatile, and it doesn't cost consumers an arm and a leg (approx. \$40 more per pallet than St. Augustine). This product also does not use too much water from spring to fall for proper growth. With Empire, you can do your part for the environment.

A versatile layer of Empire Zoysia Grass will ingratiate its roots into the heart of your soil. With a bit of maintenance on the front end, the lawn will blossom into a sea of deep blue green. When winter comes a-knocking, the grass might turn brown, but it will restore itself naturally in spring to the rich color you would expect from a quality grass.

EMPIRE Turf is a Zoysia grass that elevates the standards and expectations of homeowners for their lawns. EMPIRE Zoysia combines soft-to-the-touch feel with lush green color and fine, tight blade growth. Visually, EMPIRE is a very attractive turfgrass for residential landscapes. Homeowners also appreciate its maintenance advantages. This turfgrass accommodates a variety of activities without suffering extensive wear and tear.

You might not expect turfgrass this soft to be this strong. EMPIRE Turf is as hardy as it is attractive, and has a deep, thick root structure. It is more drought tolerant than most varieties of zoysia grass, once established. In addition, slower vertical growth, plus natural chinch bug and chemical resistances, mean your lawn will require less maintenance, mowing and water than with other types of warm season grass. In some instances, once naturalized to the local climate, EMPIRE Zoysia requires minimal irrigation. EMPIRE Zoysia is best installed between the months of February and May. So get

No Garbage Collection Service for Thanksgiving Day

Please note that we will not have garbage collection service on Thursday, November 25th. Thanksgiving Day is one of Hillsborough County Solid Waste Management System designated holidays. There is no make-up day for solid waste collection services. Our next collection will be the next scheduled collection day, which is Monday, November 29th.

A Note from the Architectural Committee (ARC)

When does a resident need to file an architectural application?

An architectural application needs to be filed whenever an exterior alteration is being made such as painting, new doors, patios or other construction.

How does a resident file an architectural application?

- 1) Read the Declaration of Covenants, Conditions and Restrictions for your type of alteration.
- 2) Download an application from the website at fawnlakehoa.org or request an application from Rampart Properties at 813-963-6400.
- 3) Mail the application accompanied by a reasonably detailed plan and specifications along with a \$10 admin fee to: Rampart Properties at 10012 N Dale Mabry Hwy, Suite 102, Tampa, FL 33618 ATT: David Reid.

Applications must be received by Rampart prior to the ARC Meeting which is held on the 3rd Thursday of every month.

Tree Trimming In Fawn Lake

You may have noticed that many of the oak trees lining the streets of Fawn Lake were trimmed during the last two months. In some cases the work resulted in trees that look more like they had been butchered than trimmed.

This trimming was conducted by the Hillsborough County's Public Works Department to raise the clearance for school buses and emergency vehicles. After the first round of trimmings, the HOA did complain to the county and subsequent trimming was not as bad.



Crime Update

The number of household crimes diminished over the last quarter but the number of vehicle break-ins actually increased. The high number of vehicles parked in driveways and visible valuables are partly to blame.

We are happy to report that a group of young adults who were breaking into vehicles on White Elk Loop were apprehended and charged by the Hillsborough County Sheriff's office thanks to the vigilance of one of the homeowners.



Neighborhood Watch Committee

How do you get in your house?

If you were locked out of your house, would you still be able to get in? Maybe you keep an unlocked window in the back, or a hidden key under your mat, in a mailbox, or on top of a window ledge? Think about it, if you can get in so can a burglar! The following are tips that can make your home more secure, and reduce your chances of being a victim. These tips will take just a small amount of your time, and money. Remember that many burglars will spend no longer than 60 seconds to try to break into a home. Good locks and good neighbors who watch out for each other can be big deterrents to burglars.

Checking Locks:

Did you know that in almost half of all completed residential burglaries, thieves simply breezed in through unlocked windows or doors, so it stands to reason to keep all your doors and windows locked when you leave your home? Here are some tips to help make your home more secure.

1. Make sure every external door has a sturdy, well-installed dead bolt lock. Key-in-the-knob locks are not enough.
2. Sliding glass doors can offer easy access if they are not properly secured. You can secure them by installing commercially available locks or putting a broomstick or dowel in the inside track to jam the door. To prevent the door from being lifted off the track, drill a hole through the sliding door frame and the fixed frame, then insert a pin in the hole.
3. Lock double-hung windows with key locks or "pin" windows by drilling a small hole into a 45 degree angle between the inner and outer frames, then insert a nail that can be removed. Secure basement windows with grilles or grates.
4. Instead of hiding keys around the outside of your home, give an extra key to a neighbor you trust.
5. When you move into a new house or apartment, re-key all the locks.

Checking Doors:

A Lock on a flimsy door is about as effective as locking your car door but leaving the window down. Keep the following in mind.

1. All outside doors should be metal or solid wood.
2. If your doors don't fit tightly in their frames, install weather stripping around them.
3. Install a peephole or wide-angle viewer in all entry doors so you can see who is outside without opening the door. Door chains break easily and don't keep out intruders.

HILLSBOROUGH SHERIFF'S OFFICE
AT 813-247-8200

Home and Yard Maintenance Tips

Community Mailboxes

The mailbox is the one item that residents and visitors see when they enter the community. Poorly maintained and dirty mailboxes are not only unsightly but also can subject your mail to the elements or other risks. It is unfortunate that vandals created so much damage to a lot of this community's mailboxes and posts but over 2 months later, there are many residents who have taken little action to replace damaged property. Mailbox maintenance is not an expensive endeavor and is required by the HOA. Here are some tips:

- Replacement mailboxes are available from Lowes or Home Depot at a cost of around \$15 (must be white)
- Metal mailboxes resist staining and growth of algae better than plastic mailboxes
- Mailbox posts are available from Home Depot (Fancy Treated Post SKU #866-628) but must be painted white
- A spray bottle of clorox or simply pool chlorine can remove almost all stains from your mailbox
- If you are unable to replace your mailbox or post yourself, please email the boardofdirectors, we can help.

The mailbox is one item that every resident looks at each and every day, please take that opportunity to inspect and maintain it.



Fawn Lake Annual Community Yard Sale

Attention all Fawn Lake residents—it's time to clean out your garage and home, and turn those treasures into cash at our annual community yard sale. This year's yard sale will be held on Saturday, November 13th from 8 AM to noon. All residents are encouraged to participate either as a seller or a buyer.

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.



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HOW TO CORNER

How do I Request Recycling Bins?

Recycling paper, glass and plastics is a great way to keep people employed and reducing the amount of trash going to landfill sites.

Since Fawn Lake is in the unincorporated Hillsborough Count that receives curbside garbage service, you may request recycling bins at www.hillsboroughrecycles.org or by calling Solid Waste Management at 813-272-5680

Resident of Fawn Lake

Tampa, FL 33626