



## 2011 Board of Directors

Greg Smith	-President
Mary Kelley	-Vice-President
Mindy Arroyo	-Treasurer
John Duda	-Secretary
Dan Correll	-Director

## Upcoming Meetings

- **Architectural Committee Meeting**  
*Thur, July 21<sup>st</sup>, 7:00 PM Publix Citrus Park*
- **Board of Director's Meeting**  
*Thur, July 28<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Architectural Committee Meeting**  
*Thur, August 18<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Board of Director's Meeting**  
*Thur, August 25<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Architectural Committee Meeting**  
*Thur, Sept 15<sup>th</sup>, 7:00 PM Publix Citrus Park*
- **Board of Director's Meeting**  
*Thur, Sept 22<sup>nd</sup>, 7:00 PM Publix Citrus Park*

## Message from the HOA President and 2011 Board of Directors

It is raining so it must be July. And a much needed rain it has been to restore lawns, common areas and to replenish some of our wetlands.

This year we have continued to struggle through the economic hard times but there have been positive improvements where some abandoned properties have now been purchased and are starting to be maintained. The improvements are all around us thanks to all those homeowners who participated in our March Home Improvement. As part of that program, the Association cleaned all the common area sidewalks and sewer covers and made those services available to residents who in large part took advantage of the exceptional offer.

In March of this year we conducted a special meeting for approval of funds for capital improvements including security camera, common area enhancements and playground enhancements. Based on the outcome of the vote, the residents voted to allow the Board of Directors to spend funds if available on Security Cameras, Playground upgrades and Common Area enhancements. As part of this program, security cameras will be installed at the pool area for July 11<sup>th</sup>. In conjunction with the security cameras, concerns from a few residents prompted the Board to draft and pass a Video Surveillance Security Policy which can be viewed on the Association website.

Another big change to the Community has been the change in a number of different contractors. The Board of Directors recently went out for tender and replaced OneSource as our grounds maintenance company. Valley Crest has now been contracted to maintain the grounds in the community at a savings of almost \$18,000 per year. The Community also saw changes in the Janitorial services for the pool and the pool maintenance company which also yielded significant cost savings to the Association.

The Board of Directors and Committees are continuing to work hard for this community and all have been tremendously helpful with our continued activities. We thank the membership for its confidence and support and look forward to keeping Fawn Lake a Community of Neighbors.



Fawn Lake Homeowner's Association, Inc.  
C/O: Rampart Properties  
10012 North Dale Mabry Highway, Suite 102  
Tampa, FL 33618  
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# Fawn Lake Homeowner's Association

July, 2011

Vol. 2 Issue 2

## Message from the HOA Treasurer

As of May 31, 2011, the balance in the operating cash account was \$144,789. The HOA had \$39,059 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 \$54,486, which is under budget by approximately \$17,934.

Owner fees receivable as of June 21, 2011 was \$39,334. This represented approximately 27 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 with the firm of Meirose & Friscia.

The board continues our efforts to keep the operating costs down by re-bidding existing community services as noted previously in the president's message. We would like to thank those residents who have "pitched" in to keep the costs down and making Fawn Lake a great place to live!

## Management Company is moving!

Rampart Properties is moving to a new location effective Monday, July 25, 2011. The new address will be 3550 Buschwood Park Drive, Suite 150, Tampa, FL 33618. Fax and phone numbers will remain the same.

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

Our Property Management Company recently became part of 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.

## Updated Community Web Site



Check out the updated website at [www.fawnlakehoa.org](http://www.fawnlakehoa.org)  
Let us know what you think of the new format and information that we are providing and let us know how we can make it better.

## NEW CLEANING SCHEDULE

We have contracted a new vendor to perform the cleaning service for the community pool bathrooms and pool deck areas. During the busy months from April to October, the vendor will clean two times per week (Monday and Thursday). During the dormant months from November to March, the vendor will clean one time per week (Thursday).

Please do your part by keeping the community pool bathrooms and deck areas clean. Feel free to email the board at [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org) with any issues or concerns.

## LAWN OF THE MONTH PROGRAM

The board of directors is seeking submission for lawn of the month. If you feel one of your neighbors deserves to be recognized for this prestigious award, please email your nomination to [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org). Please ensure that you include your name and physical address. The nominee is not eligible for the award if he or she has received this recognition during the last 12 months.



## MOSQUITO CONTROL PROGRAM

In early July 2011, we requested the Hillsborough County's Public Works Department to include Fawn Lake community in its mosquito control program. The department has sent an inspector onsite and indicated that they are working to reduce the mosquito population for us. If you feel this issue has gotten worse, please free to contact the county directly at 813-635-5400.

## Welcome Elisabeth (Libby) Hernandez

We would like to welcome Libby as our new property manager with Rampart Properties. In March, Libby replaced Joan Smith who left Rampart shortly after joining.

She will be assisting the board to service the needs of the membership and the association.

## You Asked

Here are some answers to commonly asked questions

**Q. What are the parking restrictions in Fawn Lake?**

**A.** Fawn Lake is part of Unincorporated Hillsborough County and is therefore subject to both county parking ordinances and deed restriction. It is against county ordinances to block sidewalks, obstruct mailboxes, park on county right of way or park facing the wrong way. Deed restrictions prohibit extended parking on the streets and parking on common property as well as parking of commercial and recreational vehicles, boats, trailers and campers on one's property.

Your board attempts to address these issues by placing reminder notices on vehicles which do not comply and the Sheriff's office does make routine sweeps for county violations.

## PET CORNER

CSI Animal Intent

Recently one property manager in New Hampshire discovered a high tech way of ensuring that residents complied with the stoop and scoop requirements of the County and Development. Using commercially available DNA testing kits, the property manager obtained DNA samples from all the dogs in the apartment complex and proceeded to match them with evidence which was deposited by the guilty party at the crime scene.



## Crime Update

While Fawn Lake still rates as one of the quietest neighborhoods in the area from a crime perspective, we are not without our share of excitement.

In February, police staked out the neighborhood and arrested criminals who had come here to break and enter and in June some juveniles were arrested breaking into vehicles due largely to vigilant neighbors. Fawn Lake 2 : Criminals 0

## GARBAGE COLLECTION SERVICE FOR UPCOMING HOLIDAYS

Waste Management of Tampa provides garbage collection service for Fawn Lake community. Our schedule collection dates are Mondays and Thursdays.

There will be no residential solid waste (household garbage, yard waste or recycling) collection services on the following county designated holidays:

- Labor Day, Monday September 5<sup>th</sup>
- Thanksgiving Day, Thursday, November 24<sup>th</sup>

There is no make-up day for solid waste collection services. The next collection will be the next scheduled collection day.

## Household Chemicals and Electronics Collection Program

If you need to dispose of paint, solvents, pool chemicals, hobby and craft supplies, lawn and garden chemicals, computers, stereos, televisions etc, you need to take these items to one of the three (3) Household Chemicals and Electronics Collection Centers (HCCC). The closest location to Fawn Lake is located on **9805 Sheldon Road**.

Hillsborough county residents are not charged directly for this service. Service is provided from 8 AM to 2 PM at the Sheldon Road site on the first Saturday of each month. Call 813-272-5680 with any questions.

## 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).

For full survey information, visit the Fawn Lake Community WebSite at [www.fawnlakehoa.org](http://www.fawnlakehoa.org)

# Fawn Lake Homeowner's Association

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## Property Cleaning & Maintenance Tips

### 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.

### Replace Dead Grass and Lawn Areas

Grass seed may be an inexpensive method for replenishing grass but can be washed away by heavy rains or provide inconsistent ground cover. Consider sod and grass plugs matching the grass type you currently have to maintain consistency or look to Florida Friendly alternatives for low water, drought resistant vegetation. Remember, weeds are not considered replacement groundcover.



### Architectural Committee

Pre-approved paint samples and color scheme books are available for viewing at Rampart Properties or by attending the Architectural Committee Meeting. Please note that Architectural review fees have been increased to \$45.00 per application but if you submit your application prior to commencing work, you can save \$30.00 and only pay \$15.00.

**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 Opportunities

In an effort to reduce the printing costs of the community's quarterly newsletters, the Board just started to accept vendor advertisement on a limited basis. We would like to thank Debra Joy Peisner, a resident in Fawn Lake, for her sponsorship. Debra's flyer is part of 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