

# Fawn Lake Homeowner's Association

March, 2012

Vol. 3 Issue 1



## Message from the HOA President and 2011/2012 Board of Directors

With a brand New Year, comes another year of challenges with a familiar but somewhat new board of directors. This year we want to welcome Ivonne Durand and Nikki Ruff to the Board.

We also want to thank the membership for the overwhelming support at the General election and through your proxies in validating the board's mandate and its administration of the community. We will continue with our goals of fiscal responsibility, fair treatment for violations and continued maintenance and upkeep of the grounds and facilities.

Last year was a good year fiscally and due to some good fiscal management and collection on outstanding assessments, we were able to maintain the 2012 assessments at the current level and also afford to upgrade areas such as the playground and video surveillance at the pool area.

This year we hope to continue the practice of fiscal restraint but also spend some money on needed projects such as irrigation maintenance which is currently costing the HOA in utility bills for watering of unneeded areas and foliage costs for not properly watering needed areas.

In addition, the board is looking towards bolstering the reserve fund which was deemed inadequately low. As this community ages, it is mandatory that we have reserve money to address aging infrastructure such as retaining walls and swimming pool to avoid having to issue one time assessment fees to cover expensive maintenance. The board will be looking at conducting a reserve study to determine the appropriate level of funding we need in the reserve to meet the needs of our community.

Again we look forward to serving the needs of the community for the coming year and appreciate the support and positive feedback we have received.

## 2012 Board of Directors

Greg Smith	-President
John Duda	-Vice-President
Mindy Arroyo	-Treasurer
Nikki Ruff	-Secretary
Ivonne Durand	-Director

## Upcoming Meetings

- **Architectural Committee Meeting**  
*Thursday, March 15<sup>th</sup>, 7:00 PM*  
*Publix Citrus Park*
- **Board of Directors' Meeting**  
*Thursday, March 22<sup>nd</sup>, 7:00 PM*  
*Publix Citrus Park*
- **Architectural Committee Meeting**  
*Thursday, April 19<sup>th</sup>, 7:00 PM*  
*Publix Citrus Park*
- **Board of Directors' Meeting**  
*Thursday, April 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

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## Message from the HOA Treasurer

For the twelve month period ended December 31, 2011, the balance in the operating cash account is \$149,804. The HOA had \$45,958 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 2011 operating expense was \$125,856, which is under budget by approximately \$47,952.

As of December 31, 2011, owner fees receivable is \$33,112. This amount is related to 2011 and prior assessment and due from 18 homes. The 2012 assessment was billed in early December and was due on January 1, 2012. As of January 23, 2012, approximately 48% of the members have not paid their 2012 assessments.

Our CPA is the process of completing the 2011 compilation financial statements. Rampart will be sending financial notification postcard to all members of Fawn Lake HOA. Once the financial statements are complete, members may obtain the year-end financial statement either (1) by logging in the association voice website, or (2) by calling Rampart's customer care center at 727-577-2200, or (3) by emailing [customer care@rampartproperties.com](mailto:customer care@rampartproperties.com).

### Five Tips for Florida Spring Lawn Maintenance

1. **Clean Up** – Take the necessary time to remove any debris from their existing landscape, including leaves, twigs, and dead foliage. Additionally, all ornamental grasses should be cut back four to six inches in preparation for new growth.
2. **Fertilize** – Homeowners should be sure to purchase a fertilizer specifically for plant beds. One application per month beginning around May 15th will help keep plants healthy throughout the season. Most garden centers offer a wide variety of organic fertilizers, too.
3. **Mulch** – Spring is the ideal time to address low spots of mulch throughout a landscape. Ideally, landscapes should include more than four inches of mulch to prevent weeds and retain moisture within the root zone.
4. **Weeds** – To maintain a pristine lawn, homeowners should check the area for any weeds, and pull them out as needed. By spending only 10 to 15 minutes a few times per week in their gardens
5. **Plan New Arrivals** – Although weather can be unpredictable, by waiting until at least March 15th before planting trees, shrubs, and perennials, homeowners can ensure they will not have to worry about a hard freeze that could possible damage the new plants. Annuals in containers can be planted earlier if the container can easily be moved inside, or if the plant is a frost resistant annual, such as a pansy.

## HOME IMPROVEMENT MONTH

The HOME IMPROVEMENT MONTH program of 2011 was an overwhelming success and saw dramatic improvement in the maintenance of properties and lawns with Fawn Creek Drive having the single greatest improvement of any area.

The HOA is looking to repeat the success of the previous year by designating APRIL as "HOME IMPROVEMENT MONTH" as this is the time when our lawns are recovering from the winter and maintenance is best conducted before the humid summer months.

The HOA will be conducting a full review of **ALL** properties and providing homeowners or residents with a checklist of areas that require their attention.

The HOA is tolerant for those homeowners who demonstrate willingness to participate but are obligated to enforce maintenance on properties. The checklist will be used as part of the formal violation process for homeowners who choose not to act.

To help homeowners / residents with maintenance, the HOA will be negotiating discounts with local contractors for services such as Sidewalk / Driveway cleaning and tree trimming.

We certainly hope that the entire community supports this effort to beautify our community as it benefits us all. The HOA will be doing their part by contracting to clean the retaining wall on White Elk Loop and donating their time to perform the property assessments.

### Welcome New Board Member Nikki Ruff

Pablo Lara had to resign after serving the board position for approximately two months. Nikki Ruff, a resident on Staghorn Road, was appointed in January to replace Pablo as a board member. Nikki has lived in Fawn Lake for several years and has volunteered for the HOA with annual membership meeting registration. Nikki has a master's degree and works as a civil engineer in Tampa.

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

## A Note from the Architectural Committee (ARC)

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](http://fawnlakehoa.org) or request an application from Rampart Properties at 813-963-6400.

Mail the application accompanied by a reasonably detailed plan and specifications along with a \$15 admin fee to: Rampart Properties at 3550 Buschwood Dr, Suite 150, Tampa, FL 33618

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

There will be a \$30.00 Administrative fee imposed on any homeowner who submits application after completing work.

## Fawn Lake Maintenance

### TREES

Recently the Board of Directors approved monies for trimming the trees at the front entrance to the subdivision and along the horse ranch on Staghorn Road.

### BUSHES

The Association replaced 6 Indian Hawthorne bushes at the pool area and on White Elk Look retaining wall. They may look small but we do expect them to grow.



## Crime Update

We are happy to announce that the Neighborhood Watch Committee has been fairly inactive over the past few months due to reduced number of incidents; however, there was one break-in to report on White Elk Loop so vigilance is still everyone's responsibility.

Our Pool Security is continuing to discourage any vandalism or suspicious activity at the pool area and we applaud the efforts of individuals reporting suspicious activity. If you see or notice suspicious behavior, report it to the Hillsborough Sheriff's office and email the board of directors at [boardofdirectors@fawnlakehoa.org](mailto:boardofdirectors@fawnlakehoa.org)

## Top 10 Palm Tree Care Mistakes

Palm Trees are very easy to grow but even easier to kill if you don't know what you are doing. Here are the most common palm tree care mistakes that owners make:

1. **OVER-WATERING** a new planted palm. You will notice the palm tree leaves turning brown or yellow and falling off quickly without drying first. To avoid this mistake, you need to make sure the palm soil has good drainage. You can do it by adding 30%-50% sand to the soil mix when you plant your palm. A new planted palm tree should be watered every day for the first week.

2. **NOT ENOUGH WATER.** If you don't provide your palm tree with enough water, the tips of the leaves will start turning brown. Most of the palm trees like MOIST and WELL DRAINED soil.

3. **ROOT DAMAGE.** Adding fertilizer to the soil when planting a palm is a common mistake. This is almost guaranteed to kill your palm. Palm tree roots are very fragile, and adding fertilizer so close to the root ball could damage it. A palm tree with damaged roots is more likely to get diseases and die. New planted palms should not be fertilized for the first 3-4 months. Give them some time to establish.

4. **FERTILIZER BURN.** Burning palm tree with a fertilizer by putting it too close to the trunk. It's very easy to burn the palm tree trunk. Once the trunk is damaged it is harder for the palm tree to battle diseases. Keep a 2 feet distance from the trunk when fertilizing.

5. **NOT FERTILIZING** your palm tree. Your palm tree needs nutrients for a healthy growth. We take vitamins every day to be healthy. Palm trees are like us. They need their vitamins to get stronger, grow faster and fight with pests and diseases. You need to fertilize your palm trees during the warm months 4 – 5 times a year.

6. **BAD SOIL.** Not providing a palm tree with good soil. Good soil will allow the palm tree root to develop properly, keep the moist so your palm gets enough water and provide good drainage.

7. **WRONG CLIMATE.** Planting a palm tree in the climate that is too cold, too hot or too dry. Many gardeners buy palms without checking if they can grow in their climate zone. Tropical palm trees that like warm and humid weather don't do well in the desert, with dry winds in the summer and cold temperatures in the winter.

8. **SUNBURN.** Planting a very young palm tree in the full sun without providing a cover. The palm leaves will start turning yellow and might look colorless in some areas. If you don't cover your palm, the leaves will begin to dry and turn brown. If your palm tree is from a greenhouse or shade-grown environment, it is NOT USED to full sun. You need to acclimatize it first.

9. **OVER-PRUNING.** Palm fronds should be cut when they are as close as possible to the trunk. Do NOT remove any fronds that grow at 45 degree angle or greater. If your palm tree looks like a rooster tail, you over-pruned it.

10. **HURRICANE PRUNING.** It is not unusual during hurricane season in Florida to get a knock on the door by a team of palm tree professionals, offering to prune your palms. They might say that removing extra weight from your palm tree will save it during hurricane. Makes sense, right? Wrong. Your palm trees need all the leaves they can get to protect the new growing fronds from wind.

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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.

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

[www.fawnlakehoa.org](http://www.fawnlakehoa.org)

## 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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### How to Report a Nuisance Alligator

What is a nuisance alligator? Generally, an alligator may be considered a nuisance if it is at least 4 feet in length and poses a threat to people, their pets, or property. The Florida Statewide Nuisance Alligator Program strives to reduce the threat from alligators to people and their property in developed areas, while conserving alligators in areas where alligators naturally occur. If you need to report a nuisance alligator, call 866-FWC-GATOR (866-392-4286).

Resident of Fawn Lake

Tampa, FL 33626