



Message from the HOA President and 2012 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.

This year the Board of Directors spearheaded some initiatives within the community one of which was the installation of security cameras at the Pool area. Over the past 12 months, these cameras have paid for themselves, identifying damage done and allowing the community to collect from those individuals instead of paying out of community funds.

As a Board we have practiced good fiscal management and have managed to run the community under budget while still maintaining the same level of services and fiduciary responsibility. This allows the board to continue to maintain assessment fees into 2013 at the same level.

As part of the improvements within the community, the 2012 board provided a number of incentives including:

- Replacement of normal sprinkler heads with drip watering systems at pool and front entrance way which we hope will result in a 20% reduction in water expenses.
- Enhancement of the playground through the addition of additional play equipment.
- Refurbishing of the existing pool chairs at half the cost of replacing the chairs.
- Replacement of dead bushes and plants at the front of the subdivision.
- Reserve study to determine optimal amount of funding for our cash reserves to fund repair of aging infrastructure when required.

Again this year, our community continues to have one of the lowest instances of crime within the entire area thanks in part to our isolation but also to the vigilance and involvement of our community in reporting suspicious persons and vehicles.

We hope to see our neighbors and friends out at the Annual Membership Meeting in November, not only to vote on the Board of Directors but to give use ideas and focus for the future.

2012 Board of Directors

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

Upcoming HOA Meetings

- **Architectural Committee Meeting**
Thur, Nov 8th, 7:00 PM Publix Citrus Park
- **Annual Membership Meeting**
Saturday, Nov 10th, 11:00 AM
Upper Tampa Bay Library
- **Board of Director's Meeting**
Thur, Nov 15th, 7:00 PM Publix Citrus Park
- **Architectural Committee Meeting**
Thur, Dec 6th, 7:00 PM Publix Citrus Park
- **Board of Director's Meeting**
Thur, Dec 13th, 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

E: boardofdirectors@fawnlakehoa.org

P: 813-963-6400

F: 813-964-8582

Message from the HOA Treasurer

For the nine-month period ended September 30, 2012, the balance in the operating cash account is \$178,418. The HOA had \$51,798 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 expenses were \$102,269, which is under budget by approximately \$28,456.

As of September 30, 2012, we have \$42,601 in owner fees receivable. The majority of the owner fees receivable is made up of 21 homes. Most of these homes are affected by foreclosures and/or bankruptcy. This represents 8% of the homes in our subdivision that has not paid their assessments. We are fortunate that this percent has remained below 10% for the past few years.

A Budget Planning was held on Monday, October 22, 2012. The 2013 budget was prepared based on the assumption that the same number of homes will not be able to pay their assessment during 2013 or \$15,000. This amount is reflected as allowance for uncollectible (bad debt expense on the budget). The 2013 budget also reflects an increase in the amount of funding for the Reserve Fund from \$12,000 to \$20,000 based on results of the Reserve Study. The board was able to keep the 2013 annual assessment at the rate as 2012 of \$690 (i.e., no increase from prior year). The board approved the 2013 Budget at the October 30th Board Meeting. You may download a copy of the budget from association's website at www.rampartproperties.com. You may also contact Rampart Properties at 813-963-6400.

Please note that Fawn Lake HOA's annual assessment for 2013 is due **January 1, 2013**. You will receive assessment notice during November. Please ensure your payment is made by due date to avoid accrued interest, collections and admin fees.

\$\$\$\$ 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 and sign-up to receive a list of discounts for your area.

A Note from the Fawn Lake Architectural Committee

All exterior alterations need to be reviewed by the Architectural Committee and have the approval of the Board of Directors. It will be helpful for you to review your deed restrictions before making your request.

What is an exterior alteration?

An exterior alteration is a change to the exterior of your home, which could include but is not limited to painting the exterior, fencing of the yard, adding a swimming pool, or tiling or painting of the exterior entry or walkway.

How do you obtain approval to make an exterior alteration?

You submit an application for the desired alteration. The application must be received by the Monday prior to the Architectural meeting, which is held the 3rd Thursday of every month. The Architectural Committee votes on whether to recommend approval or to deny approval to the Board of Directors. On the 4th Thursday of every month at the Board meeting the Directors review the application, a final decision is then made by the Board of Directors.

What information do you submit on the application?

1. Type of alteration
2. If the alteration is fence or pool you will need to submit a survey, diagram and a sketch of the planned alteration. If the alteration is painting the exterior you will need to submit paint chips of the color of the body, trim and door. If tiling or painting the exterior entry or walkway you will need to submit the color of tile or paint.

Is there a fee to apply for an exterior alteration?

There is a \$15.00 administrative fee that needs to accompany your application. If you apply after the alteration has been completed without the approval of the Board of Directors, then the administrative fee becomes \$45.00.

How will I know if my application has been approved or denied?

You will receive a letter from the Property Manager advising you of approval or denial within 7 business days of the Board of Directors meeting.

A copy of an exterior application is in this Newsletter for your convenience.

Are you interested in holiday Decorations???

We are currently looking for residents who would like to assist with holiday decorations in the front section of our community. We plan to decorate in early December. If you are interested in assisting with this project, please email the board at boardofdirectors@fawnlakehoa.org. Thank-you in advance for your interest!

HOME SOLICITATION

Home solicitation and the protection of homeowners against "shady" or nuisance sellers are covered in the Florida Statutes under 501.021 and 501.022. Under Florida Statutes, home solicitation sale is defined as a sale over \$25.00 in value. A permit is required by the statute for all solicitation except where those services or products are selling for future delivery of product or solicitors working on behalf of charitable, religious or other organizations holding a tax exemption status. Girl Scouts selling cookies would obviously be excluded from this statute.

Hillsborough County supports this ordinance for registering valid door-to-door resellers by requiring them to get a permit from the Clerk of the Circuit Court and providing background information on themselves and their company. Resellers must display the permit with their picture. Furthermore, the ordinance allows homeowners a 3 day grace period to invalidate any sale and get a full refund if they felt pressured into the sale.

Tips:

1. If you do not want any solicitors knocking on your door, display a No Solicitors sign.
2. Do not pretend you are not home but wave the vendor away from the Window. This prevents a would-be thief from considering the property as vacant for purposes of burglary.
3. Report suspicious persons and persons selling goods and services over \$25 without a permit to the Hillsborough County Sheriff's office.

Winter Lawn Care Tips for Florida Residents

Winter lawn care tips are helpful to keep your lawn healthy through the entire winter season. In Central Florida, growth patterns for grass transition from summer growth to winter growth usually around the end of September and the beginning of October. Grass appears to stop growing during this time. Most homeowners will notice the need for less frequent mowing. However, during this transitional time, while the green part of the grass isn't growing, the root system continues to grow.

During the fall, Tampa lawn care companies perform fall fertilization treatments to sustain the grass through the winter. Grass that has been well fertilized prior to cold snaps during winter months will have stored up significant food reserves and have produce health root systems enabling them to survive the changes in temperature.

During the winter months some grasses will turn brown and appear to die back. Some grass will die completely. Unfortunately this is an excellent time for weed to take over. Controlling weeds during the winter months is possible with a fall application of a pre-emergent weed control product. Fall applications of a pre-emergent weed control product will significantly reduce the number of weeds that develop during the fall and winter months. However, if a few weeds do develop in some areas, pulling them by hand is probably the best defense. But, if weeds become a significant problem for you, then a professional lawn and pest control expert can help you deal with the problem.

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.

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, 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.

Check for Leaks

Check for leaks around the foundation of your home. All

Clear
On
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Remove Dead Vegetation

Fawn Lake Homeowner's Association, Inc.
Clear out dead vegetation to give new vegeta

C/O: Rampart Properties

3550 Buschwood Park Drive, Suite 150,

Tampa, FL 33618

Newsletter Sponsorship

In an effort to reduce the printing costs of the community's quarterly newsletters, the Board accepts vendor advertisement on a limited basis. We would like to thank the following vendors for their sponsorship:

1. Today's Janitorial Cleaning Services
2. Golfer's Grail

These vendors' flyers are included with this newsletter. Please email 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