



## June 2018 Second Quarter

Hello every one and we hope you are enjoying a great summer, where ever you may be. But it's certainly quiet around here without our snowbirds!

The second quarter's Board Meeting took place on May 14<sup>th</sup> but only seven owners attended – almost out numbering Board members!

Here are the items covered of greatest interest, or which we need you to know.

Marlene Winchester, President, alerted all owners - It is very important that she is kept informed if your unit is sold so that she can take the necessary steps for the stoppage of HOA fees and prevent time consuming refunds.

We welcome all of our new owners and it is important that you are in possession of our 5<sup>th</sup> **Amended Deed Restrictions**. Plenty of copies are available, so – **all owners** - please ask any Board member if you don't have a copy of these documents, because several violations are occurring, i.e.:

**New flower beds and potted plants** are springing up everywhere! *These all need Landscape Modification Requests (Form available in clubhouse).*

**Speeding!** *We have and need a 15 mph speed limit. Owners out for their walks or en route between buildings are not always able to leap out of the way! Please observe the speed limit and make sure that your visitors are aware of it.*

**Fill out a Work Order** for any work you want done (available in the Clubhouse). **DON'T** ask Marlene – it's not her responsibility and just causes a delay. Also, please **DON'T STOP** the ground crews about any landscaping request. They are not in a position to help you and should not be interrupted, so please submit a Work Order.

At the close of her report Marlene wanted all owners to be aware of two telephone scams that are taking place frequently in our area.

One scam purports to be a call from Microsoft warning you that your computer has been contaminated and will fail completely if you do not take immediate action (this would result in them asking for a credit card prepayment for their assistance and thus obtaining and illegally using and your credit card information.

The second scam sounds very threatening, saying that a warrant has been issued against you for non-payment of taxes. You are then told to act immediately to avoid prosecution. *Both of these calls should be ignored. Hang up and report the call to the police. **Not 911**, but to the number given in your Homeowners' Directory (841-4550).*

Frank Ferreri was sad to report that Pert Painting have decided to retire (Senior and Junior) and will only be undertaking minor touch up work for us in the future. We know that many owners, like us, will be sad to see them leave after so many years of good service.

However, Frank has already found an excellent replacement (with an impressive resume). As previously reported, Bldgs. 28, 29, 30, 31 and 32 are scheduled to be repainted this year.

Carl Johnson has been busy and reported upon the completion of many projects, including:

The building of a retaining wall, including a French drain to prevent excess drainage from the common area between Trouble Creek and Cabbage Lane from running onto private property.

D&D Tree Service were brought in to have 17 trees, plus the tree at the entrance, lifted and laced in preparation for the upcoming Hurricane season. Carl points out that these measures will lessen but not prevent potential damage.

Plants killed by the cold snap were replaced at our entrance. Palms were trimmed and mulch was also spread there and around adjacent oak trees and along Big Loop where needed.

Carl finally managed to convince the City that the almost dead Oak, also at the entrance, *did* belong to them so they finally removed it, after taking one survey and one year.

Trees were trimmed in the pool area, as were branches extending over the fence along Trouble Creek Road. Owners please note, however, that trees *inside* the fence are the responsibility of the property owners.

Some parts of our irrigation system are over 30 years old and need constant maintenance. Carl asks owners to be careful when digging and to caution anyone they hire to be aware of the irrigation system. A check and repair of the entire system was completed on May 11<sup>th</sup>.

Carl also stresses - Please leave our Ground Crews alone. Please don't stop them and talk to them. They cannot help you. If you need anything done, complete a Work Request. If it is something included in our HOA Fee Carl will do his best to get it done. If it is not included in the monthly fee, you will be notified.

Bonnie Baisley reported that the air conditioner in the Clubhouse had received its annual check up so was good for another year. Bonnie also asks owners to NOT bring any more puzzles up to the Clubhouse, since there is apparently no requirement for them and she can only take them to the VA.

Claire Phillips said that our updated mailing list resulted in only one or two returns when the new Directory was sent out. Also, the June Newsletter would be late, due to the recent arrival of many new owners and the need to gather their information.

On that subject, new owners who receive a copy of this Newsletter by mail but have **an email address** are requested to kindly email Claire with their address, so that future Newsletters and the Annual Meeting package can be sent via email in the future.

*.Note: please **only email this information** so that Claire has a hard copy of your address. Claire's email address is: [cphillips103@tampabay.rr.com](mailto:cphillips103@tampabay.rr.com)*

#### **Public Participation.**

The dialogue about the future of the property behind Big Loop continued, but it seems clear that the land is being put to its designated use, i.e., Agriculture and is now a Horse Farm.

It was reported that garbage put out in the Slippery Rock area in plastic bags (not garbage cans) is being attacked by birds, requiring neighbors to clear up the ensuing and unsanitary mess in the originating owner's absence. If this is happening in ANY AREA of our community, owners are asked to please put out their trash in plastic cans to prevent such situations.

Plastic containers are readily available in Walmart for just a few dollars.

An attendee also pointed out that many owners may own and be responsible for a large footage of land at the rear of their properties (particularly in the Slippery Rock area). Owners are urged to familiarize themselves with the amount of land they own at the rear of their property and to take care of it accordingly.

#### **ADDITIONAL INFORMATION** since the Board Meeting

Due to the resignation of Francine Lehrer, Jill Lavelle has been appointed to the Board as Director at Large. Thank you Jill for volunteering, and welcome!

Marlene has completed and submitted our mandatory two yearly 55+ Report – a time consuming and not very rewarding chore – Thank you Marlene!

Marlene reports that due to recent bereavements, over 12 of our 194 units are currently vacant, although few, if any, are currently for sale. Happily, only one of these vacant units is behind in its HOA payment (now in foreclosure) and the rest are paid up to date

The end of March Meet and Greet event was very successful so a similar event will be held at an opportune time in the future.

#### **CHANGES OR ADDITIONS TO THE DIRECTORY:** (*changes* in bold type)

27.3 Alemaghides, 4519 Glen Hollow      **645-5935**

8.1 Anderson, 4520 Slippery Rock      **859-866-0269**

**15.2 Arnheiter, 6536 Remus Drive,      (delete Rambo)**

**4.1 Davis, Michael, 4510 Slippery Rock      847-0547**  
(delete Costa)

7.5 **Losavio, Mary, 6530 Thicket Trail,      802-376-9195**

**35.4 Maniello, Ralph, 6425 Remus Drive      407-739-2530**  
(delete Post)

*Enjoy the rest of the summer everyone,  
and **HAPPY 4<sup>th</sup> of JULY!***

*Board of Directors*