



Homeowners' Association, Inc.

P.O. Box 1773
Mango, FL 33550
www.timberpond3.com

October 2010 Newsletter

A special Welcome to all the new families who have moved into the neighborhood during 2010. We hope to see you at our Annual Meeting Wednesday, November 3rd.

Timber Pond III Subdivision is a comfortable community filled with wonderful families that are concerned about ensuring that their property and neighborhood continue to hold value. The Annual Meeting is a perfect opportunity to come together as a community to meet your neighbors, express any concerns you may have, make suggestions, network, volunteer for a Board vacancy, etc. Equally important is the opportunity to win \$25 gift cards; that's the good stuff you don't want to miss!!

The Annual Meeting will be held on **Wednesday, November 3, 2010, at 7:00 p.m. in the Media Center at the Brandon Academy** (entrance on Bates Street, between Limona Road and Telfair Road). New Board members will be nominated and elected at the Annual Meeting. You are encouraged, if you have an interest in this community, to consider running for a Board position, as there will be vacancies. Please give it some thought. The purpose of a volunteer HOA Board is to keep expenses down to an absolute minimum for all homeowners. The alternative is hiring a company to ensure strict compliance of deed restrictions. We all know this will result in a significant increase in annual dues.

Timber Pond III HOA Board of Directors - Position Descriptions:

President, Vice President, Secretary, Treasurer and Architectural Committee Chairperson: These officers comprise the Board of Directors. The Board of Directors shall call all meetings; oversee publication of the Newsletter; draw up the proposed budget; and be members of the Architectural Committee. Volunteering for any officer position affords you great opportunity to be proactive about issues that concern you. TIME is the important question. Each officer position requires approximately 2-3 hours (volunteer) time per month, which includes attendance at the monthly board meeting.

Duties of the Officer Positions:

President - Preside at monthly meetings of the Board and conduct the general membership meeting/s; see that all orders and resolutions of the Board are carried out.

Vice President - The Vice President shall act in the place and stead of the President in the event of his/her absence, inability or refusal to act, and shall exercise such other duties as may be required of him/her by the Board.

Secretary - The Secretary shall record and keep minutes of all meetings and proceedings of the Board of Directors and minutes of the general membership meetings; serve notice of meetings to the general membership; keep current records showing name, address, and phone numbers for all members. The Secretary shall publish the Newsletter with input from all officers and committees. He/she shall keep all books, records and papers of the Association and make them available as needed.

Treasurer - The Treasurer shall receive all monies of the Association and deposit them in the appropriate bank account; shall disburse funds as directed by the Board; shall sign all checks of the Association; and prepare an annual budget to be presented to the membership at its regular meetings.

**Under the direction of the Board, there shall be two persons acting as a 'Welcoming Committee' visiting each new homeowner during the year. There will also be a 'Social Committee' that coordinates neighborhood events.

Architectural Committee - The Architectural Committee consists of volunteers from the subdivision. A chairman shall be appointed at the Annual Meeting. The duties are to interpret and enforce the Deed Restrictions and ensure that subdivision standards are kept; receive and resolve homeowner complaints sent to the P.O. Box or web site; receive homeowner requests/applications regarding any plans/specifications for exterior property maintenance changes and get back with homeowner with the Committee's decision.

Are you interested in being nominated for any of the above HOA positions? Do you have an issue you would like discussed, whether or not you can make it to the annual meeting? Write to P.O. Box 1773, Mango, FL 33550; e-mail your concerns through our website; or call the President, Tammy Hubbert, at 813-830-3600 or the Architectural Committee Chair, Denise Skillman, at 813-653-0367.

Announcements

Association Dues for 2011

We have 139 homes in Timber Pond III. Currently, annual dues are set at \$75.00. Although certain costs will increase in 2011, the Board has curtailed other costs in 2010 and proposes that dues be held steady at \$75 per household for the coming year. Dues for 2011 will be payable by December 31, 2010. As in the past, a late fee (\$10.00) will be added to all dues unpaid by February 1, 2011.

Christmas Decorating Contest

This is the ninth year we will hold a contest for the best-decorated property for the Christmas holidays. The prize is a \$50.00 gift certificate to a local restaurant. The Architectural Committee and Board of Directors will act as judges. Judging will be done the weekend before Christmas, December 18th and 19th. Please note that if you have won in the past, you are ineligible to win.

Complaints From Homeowners

Maintenance of Property

Maintenance of property is the main type of complaint the Association receives during the year. After receiving a complaint, the Board sends a letter to the homeowner and/or visits the homeowner regarding the violation. We visited with several homeowners and sent several letters this year and had a very good compliance rate. Remember, maintaining your property helps the entire neighborhood.

Trash

As stated in Article II, Section 7: 'Except for regular collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the properties, except inside the improvements on each Lot, or in sanitary containers completely concealed from view.' This means that garbage cans and trash are **not** to be stored in front of your garage or left at the street, but concealed from view.

Storage of boats, inoperative automobiles and non-motorized vehicles in driveways, on your property, or on the street is strictly prohibited. The above vehicles must be stored in your garage or concealed from public view on your property. Please adhere to this rule as it is clearly stated in the Deed Restrictions.

Pets

As stated in Article II, Section 6, "Each owner shall have the responsibility to clean up the waste produced by his or her pet immediately, and all pets shall be properly leashed, caged, or controlled in whatever manner is most practical whether it is located upon or off a Lot, and shall be subject to all applicable ordinances existing at the time. When walking your pet through the subdivision or on the Telfair Street property, please be sure to pick up the "poop" and always have your pet on a leash. Last year, an unrestrained dog killed a neighborhood cat. Animal Control of Hillsborough County should be contacted immediately to report unrestrained animals to prevent similar consequences to animals or people.

Sidewalks, Walkways, and Shrubbery

Sidewalks and other walkways are to be kept free from debris. Overgrown shrubs, hedges, and overgrown trees are to be kept trimmed so that everyone has clear access to the walkways. No hedges or shrubbery shall exceed an average height of six feet.

No Solicitation

Our neighborhood has had signs posted at our entrances stating no solicitation; however, that does not stop solicitors. Take it upon yourself to remind solicitors that solicitation is not permitted in our neighborhood. Unfortunately, the "No soliciting" signs were stolen in 2010. Our new budget will include a line item to replace them.

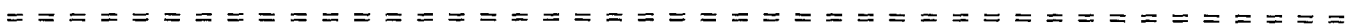
**WE NEED YOU!!!
PLEASE VOLUNTEER AND
TAKE AN ACTIVE PART IN YOUR COMMUNITY!**

Attend the Annual Homeowners' Meeting

Wednesday, November 3, 2010, 7:00 p.m.

**Brandon Academy: Media Center
801 Limona Road
(entrance on Bates Street, between Limona Road and Telfair Road)**

www.timberpond3.com



Please detach and remit with payment:

2011 Homeowners' Dues – \$75.00 ... Due by December 31, 2010

Name: _____ **Date:** _____

Address: _____ **Phone:** _____

Email: _____

Make checks payable to: Timber Pond III HOA
Please Mail to: Timber Pond III HOA
P.O. Box 1773
Mango, FL 33550

TIMBER POND III HOMEOWNERS ASSOCIATION			
2010-2011 BUDGET			
	Approved	11/1/09 to 10/31/10	
	Proposed 2010	Actual 2010	Proposed 2011
Item	Amount	Expense	Amount
Landscaping	\$4,380.00	\$4,380.00	\$4,380.00
TECO	\$1,300.00	\$1,174.02	\$1,300.00
Palm Tree Trimming	\$3,000.00	\$0.00	\$3,000.00
Repair Entrance Signs	\$0.00	\$0.00	\$1,000.00
No Soliciting Signs (2) - Stolen	\$0.00	\$0.00	\$500.00
Pressure Cleaning Telfair Wall	\$0.00	\$0.00	\$1,000.00
Corporate Annual Report	\$61.25	\$61.25	\$61.25
Postage	\$400.00	\$184.88	\$250.00
Office Supplies & Printing	\$300.00	\$56.47	\$300.00
Annual Insurance	\$811.92	\$807.45	\$825.00
SWFMD Inspection	\$0.00	\$80.00	\$250.00
SWFMD Cleanup	\$0.00	\$0.00	\$500.00
Annual Meeting Room	\$400.00	\$100.00	\$400.00
Annual Meeting Signs	\$50.00	\$0.00	\$50.00
Annual Meeting Gifts	\$100.00	\$100.00	\$100.00
Welcoming Committee Gifts/Booklets	\$0.00	\$0.00	\$100.00
Holiday Decoration Contest	\$50.00	\$50.00	\$50.00
Post Office Box Annual Fee	\$60.00	\$56.00	\$60.00
Web Service	\$75.00	\$75.00	\$75.00
Bank Service Charges/Check Printing	\$20.00	\$151.02	\$20.00
Emergency Fund	\$1,000.00	\$0.00	\$1,000.00
Foreclosed Property Maintenance	\$1,080.00	\$315.00	\$1,500.00
Landscaping for Planters-Front Entrances	\$0.00	\$0.00	\$1,000.00
Total	\$13,088.17	\$7,591.09	\$17,721.25
Beginning Cash Balance (11/1)		\$5,987.66	\$9,312.66
Dues Collected (7 homeowners owe 2010)		\$9,955.00	\$10,425.00
Interest Earned		\$11.09	\$2.00
Reimbursement for 802 Daphne Maintenance		\$950.00	\$0.00
Sub-Total		\$16,903.75	\$19,739.66
Expenses Paid		\$7,591.09	\$17,721.25
Ending Cash Balance (10/31)		\$9,312.66	\$2,018.41
*It is anticipated that the dues for 2011 will remain \$75.00.			