

Timber Pond III

Homeowners' Association Newsletter

January 2004

-- NOTICE --

Homeowner's Dues for 2004 were due December 31, 2003

Dues are \$50.00 per year

After 1/31/2004 there will be a \$10.00 late fee

PLEASE SUBMIT YOUR DUES NOW

Minutes from Homeowners' Meeting

The annual homeowners' meeting was held Tuesday, December 2, 2003 at Brandon High School at 7:00 p.m. with a good turnout of approximately 50 members. Snack food and refreshments were served. Gerry Westfall, President, opened the meeting by introducing himself and the other board members. Corrine Horton, Sect./Treas., read the minutes from the last meeting and passed out the financial statement and budget for 2004. All dues for 2003 have been paid. The new budget was discussed.

Old Business – Complaints/Resolutions during 2003

- **Landscaping** – The number one complaint each year is about homeowners' not maintaining their property. Lack of sod, trees needing trimming, bushes too close to sidewalk, and maintaining mailboxes are a few of the complaints the Board handled this year. When the Board receives a complaint it is addressed by sending a letter to the homeowner, with a follow up in 30 days. Most homeowners resolve the problem and no further action is necessary.
- **Commercial Vehicles** – Complaints were received about commercial vehicles/trucks/trailers being parked on yards and in the street. This is a violation of the Deed Restrictions. All vehicles should be parked in your driveway, not in the street or on your grass. Boats, inoperative automobiles, and non-motorized vehicles must be stored in your garage or behind a fence concealed from public view.
- **Trash cans** and other waste material cannot be left in front of your garage or at the street. They should be stored in your garage or behind a fence concealed from public view.
- **Solicitation** – There is no soliciting allowed in the neighborhood, we have signs at the front entrances stating this. An exception is made for neighborhood children. It is everyone's responsibility to discourage a solicitor by telling him/her it is not allowed in our neighborhood.

New Business – Open Discussion

- **Pressure Washing** the wall along Telfair was discussed, voted on, and approved by a majority of members present. We will hire a licensed/insured company to furnish the water and perform the work. The new Architectural Committee will oversee this project in early Spring.
- **A Neighborhood Watch** program was discussed; it was tried a few years ago but dissolved due to lack of participation. There was a lengthy discussion on how everyone should be more aware of what's going on around their homes and their street. MORE AWARENESS is the best solution
- **Mosquito Control** – It was brought up that the mosquitoes were very bad this year. If the county receives lots of complaints they will service an area. So next year call and complain at 813-554-5024.
- **Zeroscaping** – There was much discussion about converting lawns to lower maintenance and water requirement alternatives. It was decided that sod was the original intention of the developers. Homeowners wishing to convert a portion of their front lawns must first obtain permission from the Architectural Committee.
- **New Watering Days** – Check your water bill as watering times and days have changed. Homes with even numbers may water on TUESDAY and SATURDAY, odd numbers may water WEDNESDAY and SUNDAY, before 8:00 a.m. or after 6:00 p.m.

Election of Officers

Gerry Westfall has served two 1-year terms as President and elected not to run again. Greg King was nominated and elected to be the new President. Corrine Horton has served one 2-year term as Secretary-Treasurer and volunteered to serve another 2-year term. Felipe Cuesta has served one year of a 3-year term and will remain as Vice President. These officers comprise the Board of Directors of the HOA. Thank you Gerry for two years of problem solving and dedication to our community.

Architectural Committee

Volunteers for the coming year are: Mike & Sondra Cliggitt, Belladonna Dr.; Charles Palmer, Acanthus Dr.; Robert Ramos, Pennyroyal; and Joan Statham, Barberry. The Board of Directors are also members of the Committee. Thank you all for volunteering your time. All requests should be mailed to P.O. Box 1773, Mango, FL 33550 or e-mailed using the Committee link at www.timberpond3.com. All requests should contain a brief description along with reasonable plans, specifications or paint colors as appropriate.

The meeting was adjourned at 8:30 p.m.

Christmas Decorating Contest

Many homeowners did an outstanding job decorating their homes/yards for the holidays. The new Architectural Committee voted on their choice the weekend before Christmas. Some of the favorites were: 1221 Acanthus, 909 Balsamina, 914 Balsamina, 915 Balsamina, 1119 Belladonna, and 701 Pennyroyal, however, the winner of a \$50.00 gift certificate for this year was **1125 Belladonna Drive**. Congratulations and everyone keep up the good work.

Web Site

After several years of discussing establishing a web site, it is finally being done thanks to our neighbor, Chris Macionski, who has volunteered to take on this task. It is up and running now but will be a work in progress for a while. We will be posting a copy of the Deed Restrictions, copies of the HOA Newsletters, and other information concerning our neighborhood. We would also like to develop a contact list to enable us to send e-mails alerting you to any problems that may be occurring, such as the minor rash of vandalism that occurred last November, or upcoming community events. E-mail addresses submitted to us will not be released to any third parties. It is our hope that at some point we will be able to distribute the newsletter via e-mail saving the HOA the postage and printing fees to mail it. Please take the time to check out our web site at www.timberpond3.com and e-mail us your contact information.

Timber Pond III Neighborhood Discounts

We will be approaching various businesses asking them to offer a discount to our homeowners. If you are the owner or principal of a business and would like to offer your neighbors a special rate or discount, please contact the Board via the web page. All programs established will be posted on the new web site as they occur, so check back occasionally to see what's new.

***If you have a concern, complaint, or praise--
Please contact the HOA Board by writing to
P.O. Box 1773, Mango, FL 33550 or
e-mail us using the contact link at
www.timberpond3.com***

Check us out at www.timberpond3.com