



*Homeowner's Association  
Newsletter  
July-September 2016*

**President's Corner.** Welcome back! These past summer months have been not only HOT, but exciting. Many of you have traveled out of State, perhaps even out of the Continent to visit family, friends or exotic places. I know my family and I enjoyed our travels to Maine, New Hampshire, and Vermont as we prepared our youngest son to begin his medical training for the U.S. Navy in Connecticut. I am certain many of you had a wonderful day at the beach or a canoe ride down the Withlacoochee or Alafia Rivers. Perhaps you had a less adventurous yet sedentary summer with a little outdoor camping followed by the great traditional American BBQ cook out. Either way, you are grateful to be home and now involved in the daily challenges of going back to work and preparing the kids for a productive school year. One thing that has not changed is the dedication of our homeowners to work cooperatively and proudly to keep their homes looking great. Your HOA Team also stepped out to enjoy the summer months along with you, but we are back in force to continue our tireless efforts to assume our duties and work hard to keep the home values high and neighborhood attractive. The HOA Team is thinking of events for the next few months and we look forward to your input, buy-in, and support. I look forward to working with you on your HOA issues as we move into a new sense of mutual accountability across the neighborhood.

As you well know, our Board meetings have been opened to the community as a whole allowing us to fall in compliance with Florida Title XL Real and Personal Property, Chapter 720 Homeowners' Associations. The BOD meetings have been rescheduled to the first Tuesday of the month from 7:00-8:00 PM. If you are interested in participating make sure you send in your topic to the HOA e-mail so that the Vice President can allocate time for you to introduce the issue.

**Architectural Committee/How the Deed Restriction Process Works.**

The BOD did not meet in July and August, but the Architectural Committee was still active to address your requests. Prior to engaging the summer months, the BOD sought legal counsel and retained services from the Law Office of James R. De Furio, P.A., Community Association Attorneys and Counselors at Law in Tampa, FL. No annual fees are required to retain their services. The Association only pays as needed for legal actions required to maintain compliance to established deed restrictions.

The BOD has determined that all Association members will receive an official letter stating the reasons why deed restriction enforcement is so important and why we are starting anew with a

process for enforcement. It is important to remind everyone, most Association members are in full compliance, but there are some who continue to ignore improvement suggestions and corrective actions. The Legal Office has recommended we send an awareness/notification letter (also known as the Chattel Shipping letter) to all members as a warning that the HOA will take action and impose fines and penalties to achieve compliance with deed restrictions per existing State law ruling. The BOD will be voting on this historic step in the September meeting.

**Tips for the New or Old Homeowner.**

- Timber Pond III Waste/Garbage Pick Up Schedule:

Wednesday Morning Pick Up

1. Blue Sanitary Container - Recycled Garbage Only
2. Gray Sanitary Container - Regular Household Garbage

Saturday Morning Pick Up

1. Yard Waste Only (owner/renters' trash containers) – Tree Branches/Grass Clippings/Leaves
2. Gray Sanitary Container – Regular Household Garbage

- After collections, garbage containers should be removed from the curb/in front of the home, and they should be stored in an area away from the front of the home, preferably out of view from the road. A small portable fence, such as that shown in the picture, could be used to hide your containers if you have to store them in a visible location on the side of your home. Portable items do not require Architectural Committee approval. Visit this link for more information: <http://www.plowhearth.com/adjustable-outdoor-white-resin-four-panel-screen.htm>



- Follow county watering day restrictions – two days a week depending on your home number
- Car washing is permitted if you use a controlled sprayer that stops water from running when not in use
- Modifications/planned changes to the exterior of your property must have approval from the Architectural Committee. Getting approval for new/old fences, outbuildings/sheds, or painting one's house are examples of potential requests.
- **OWNERS and RENTERS BEWARE:** If homeowners plan to sell or rent their home, they need to notify the BOD so we can keep our records current. Additionally,

homeowners should provide the renters with the Association's website so they too can read the Declaration of Covenants, Conditions and Deed Restrictions of Timber Pond III.

**Meet Your Neighbor...Exercise a Little Conflict Resolution (by Amanda Crinigan, VP ).**

Congratulations! You just moved in! Exciting! Someone new just moved in! We all hope for and expect our new neighbors to be exactly as we've imagined. They are perfect and friendly and ready to join us for coffee on the sidewalk as the kids go to school, the dogs get walked and we all start our days. The reality is that your neighbor could have a completely different idea of how their experience in our community looks. They could be just getting home as you start your day. They could be new to Florida and to the concepts of living in a Deed Restricted Community. Fact is, you don't know. There is one thing we all have in common and it is that one thing that unites us. We like our home and where we live. Here's your chance! Introduce yourselves! You both like it here! Oh...wait...it hasn't been that simple. You've experienced a problem with your new neighbor. Yikes! Really uncomfortable! We've all been there. Bill and I were. All moved in and we thought we were in paradise. Then came the door knock... Our flood light, unbeknownst to us, was flooding our neighbors window! We felt awful! Thank goodness our neighbors told us so we could fix it. That, my friends, is the key. Sometimes, we don't know what we don't know. It takes a neighbor to guide us. New residents may not know. No fault or intention. There's so much to think of when you move and some things just get lost along the way. So friends, before you complain about your neighbor, find out if they even know...New residents, old residents, the best way to navigate growth and change is to be open and kind. Talk with your new neighbor. Ask. Be kind. It's extraordinarily unlikely your neighbor wants unease between your homes. But if you pass up the chance to engage them first...well. That's not going to be comfortable for anyone.

So reach out, get to know your neighbor. Doing so only helps to get you both to the happy, peaceful living you both desire.

**Upcoming Events.**

**Community Yard Sale.** Our annual fall yard sale is projected for Saturday, October 22, 2016 from 8am - 1pm. Neighbors are encouraged to fully participate to ensure a successful day. This event offers a great opportunity to get out and socialize with your neighbors, even if you do not buy or sell anything.

Respectfully,

Dr. Felipe A. Cuesta  
President  
Timber Pond III Homeowner's Association