

TIMBER POND III
HOMEOWNERS' ASSOCIATION NEWSLETTER
November 2004

*A special "Welcome" to all the new families who have
moved into the neighborhood during 2004 and
we hope to see you at our annual meeting
Tuesday, November 30th.*

ANNOUNCEMENTS

2004 Annual Homeowners' Association Meeting

The 2004 annual meeting will held be on **Tuesday, November 30th at 7:00 p.m.** at Brandon High School, in the Auditorium. Refreshments and socializing will begin at 7:00 with the meeting following. A drawing for door prizes will follow the meeting. Park in the student parking lot on the West side of the building and enter through the large glass double doors, the auditorium will be on your left.

Association Dues for 2005

We have 139 homes in Timber Pond III. All dues for 2004 have been paid. Dues for 2005 will remain at \$50.00 and are due and payable by **December 31, 2004**. Please fill out and mail the form on the Agenda page with your dues.

Projects Completed

1. The brick wall along Telfair was pressure washed in February by a licensed, bonded company and looks great.
2. We held a neighborhood "Spring Fling" in April at the Catalpa cul-de-sac. The Association furnished all the food and beverages with Dave and Carol Anne Friedman heading up the project. Names were drawn for one adult and one child door prize. Approx. 75 persons attended and fun and socializing was had by all.
3. Our web site at www.timberpond3.com was up and running in January. A copy of the current newsletter and the Deed Restrictions are posted there. You can contact the Board of Directors or the Architectural Committee directly by filling out the information on the "Contact" page.

Free Advertising

We are inviting all business owners or service company owners within the neighborhood to place an advertisement on our web site free of charge. Offering a "discount" in your ad would be a great incentive to use your services. Contact the web site, Board of Directors, or mail your information and we will see that it gets posted.

Welcoming Committee

As part of the Architectural Committee, a "Welcoming Committee" was established with Mike and Sondra Cliggitt visiting each family that moved into the neighborhood during the year. A small gift was given as well as a copy of the latest Newsletter and the Deed Restrictions. Home sold during the year: 1104, 1112, 1115 Belladonna; 918, 922, 933, 936 Balsamina; 809, 816, 817, 918 Daphne; and 715, 713 Pennyroyal. Sorry if we've missed anyone.

Christmas Decorating Contest

This is the third 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. 1125 Belladonna won the prize last year. The Architectural Committee and Board of Directors will act as judges and judging will be done the weekend before Christmas, Dec. 18 & 19.

COMPLAINTS FROM HOMEOWNERS

Maintenance of Property

This is the main complaint the Association receives during the year. After receiving a complaint, the Committee

sends a letter to the homeowner stating the violation, a proposed solution, and a timeframe to be completed. We sent several letters this year and had a very good compliance rate. If the letter is unsuccessful, we visit the homeowner and discuss a resolution. **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.

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 signs posted at our entrance stating no solicitation, however, that doesn't stop solicitors. Take it upon yourself to remind solicitors that it is not permitted in our neighborhood.

VOLUNTEERS NEEDED

Election of Officers

Greg King is stepping down from his position as President. Thank you Greg for your dedication to our neighborhood. Felipe Cuesta, Vice Pres. has served two years of a 3-year term and will continue for a third year. Corrine Horton, Sec./Treas. will also be stepping down. Nominations and voting for President and Sec./Treas. will be held at the meeting. If you are interested in an officer position, **please call Corrine at 685-2079** to be nominated. **Instead of complaining, volunteer for an officer position, you can make a difference.**

Architectural Committee

We need 5 volunteers to serve on this committee for 2005 for one year. As our neighborhood is aging many homeowners are painting the exterior of their homes. The Deed Restrictions state that if you are changing the exterior color in any way, you must submit the new color/colors to the Architectural Committee for approval. Also, all fences, sheds, outbuildings, etc., constructed are subject to review by the Committee to see that they meet County and Association regulations. Article II, Section 14 of the Deed Restrictions.

All requests should be mailed to P.O. Box 1773, Mango, FL 33550 with reasonable plans, specifications or paint colors. The Committee will review your request and get back with you as soon as possible. The Committee also makes periodic tours through the subdivision to ensure everyone is complying with the Deed Restrictions

Please mark your calendar and try to attend the meeting

If you are unable to attend but have an issue you would like discussed, write to P.O. Box 1773, Mango, FL 33550, e-mail your concerns, or contact one of the board members. Greg King 684-5711; Felipe Cuesta 655-9474; or Corrine Horton 685-2079.

-- GET INVOLVED IN YOUR COMMUNITY --

Attend the Annual Homeowners' Meeting
Tuesday, November 30, 2004 - 7:00 p.m.
Brandon High School, Auditorium
(Park and enter on the West side of the building)
www.timberpond3.com