



*Homeowner's Association
Newsletter
April - June 2017*

President's Corner. Your Board of Directors (BODs) has started tackling the challenges of the community. We have reached out to Hillsborough County Roads Department to complete pothole repairs and schedule the repavement project. You may have noticed our Lawn Care Service trimmed low branches along the front brick walkway; red mulched the front entrance flower pots, and filled in with an extra Croton while keeping us within our limited budget. A cursory review of our governing documents will lead you to the conclusion they are obsolete and moreover, not aligned with the guidance found in the Florida Statute Chapter 720 Homeowner's Association. With the Vice President's leadership and a lot high-level Attorney energy, we will have new draft governing documents which will need everyone's approval to implement. Without these changes those seeking current and future cooperation by noncompliant homeowner's cannot be achieved. These noncompliant conditions place our biggest investment in jeopardy of rapid depreciation due to neighborhood deterioration and value degradation. The BOD has also surveyed the community and set the stage for some needed events such as the spring clean up and the annual yard sale. Finally, our Treasurer has assessed the effects of the Consumer Price Index (CPI) on raising cost of labor, services, and power utilities expenses through the next 5-year budget projection and the numbers do not add up. Within the next two years our surplus will be depleted and we will run in the "Red" forcing the BOD to institute a sizable Special Assessment to be shared by all homeowner's to make ends meet. We can mitigate this future shortfall by increasing the 2018's Annual Assessment (dues) from \$75 to \$100. Historically, annual dues have been raised in response to inflation. Back in 1997, I recall the my dues were at \$42 and in 2003 it increased again to \$50 to address legal fees and inflation. In 2007, the BOD voted to increase dues to \$60 to cover the growing need to retain an Attorney to process lien actions. The dues increased to \$65 in 2008 to address the rising cost of services and utilities and another \$10 in 2009 setting dues at the current \$75. Since then the expenses and cost of living has risen and dues have remained stable. We must think about raising the dues again to meet the 2017 0.6 percent increase in the CPI that is slowly driving inflation up. For today, this is just food for thought, but we need to consider an increase in 2018. The BOD will continue to advance with everyone's help this community to become the jewel of the Real-estate Association.

Architectural Committee.

The most frequent violation documented in the last quarter of 2017 was trash cans kept visible from the sidewalk. The Committee has agreed to allow the homeowners to store their trash cans directly behind the chimney if a fenced in area is not available—a minor change to the Deed

Restrictions. The second most written violation was mildew on the side of the homes. We encourage the homeowners to clean the mildew as it is identified to prevent unnecessary follow ups. The third violation on the books was mailbox doors missing. Please take the time to have a handyman or yourself replace your missing mailbox door.

Safety and Cleanliness on our Streets.

Homeowners need to be aware the neighborhood has experienced theft in the yards and automobile break-ins attributed to vehicles left open. Remember we need to take responsibility for our property and safeguard our belongings from juvenile thrill sightseers.

Many of our neighbors continue to complain about residents driving in excessive speeds on our streets. We ask for all to drive within the speed limits, a maximum of 25 MPH. Consider the children on the streets and the fact that you will be reported for speeding. Please be sure to pass this message along to ALL those driving in your home.

All pet owners are required to pick up after their animals and dispose of the waste in a trash can. Several neighbors have reported pet owners, who after wrapping their animal's waste in plastic, have disposed of it in the storm drains. Please be advised that plastic-wrapped disposed animal waste does not wash away or decompose, it merely accumulates at the other end of the storm drain. This unacceptable behavior requires the Association to spend unnecessary funds to hire a handyman to clean the storm drain; at the same time, it exposes the Association to County and State fines for polluting the Conservation Wetland Areas. Be advised that any person reported dropping animal waste into the storm drains will be reported to the Conservation Authorities.

Valuable 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 (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. The Architectural Committee recommends placing them directly behind the chimney as an immediate solution. You can also use a small portable fence 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: [Outdoor Screen Enclosure](#)

- 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 require approval from the Architectural Committee. Getting approval for new/old fences, outbuildings/sheds, or painting one's house are some examples of potential requests for approval. Please email timberpond3@gmail.com with your request or use the website (www.timberpond3.com) "Contact HOA" submission to request approval.
- If a homeowner plans to sell or rent their home, we ask that you notify the BOD in order to keep our records current. Please provide a contact name, email and phone number. We would like to include everyone in community events, announcements, and especially when emergencies occur and we need to notify all residents. 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.

FAQs.

We receive many comments and other feedback throughout the year and on the annual dues forms. So we would like to dedicate the following to answer some of the most common neighbor concerns.

Parking on the Street: According to Hillsborough County Zoning, as long as the cars are licensed, and insured; and not blocking the right-of-way, there are no restrictions for parking on the street. One important thing to keep in mind is how do emergency vehicles navigate between two tightly parked cars on a single lane street in a community? We ask if you have space in your driveway for your vehicles please park in your driveway and not on the grass of your property. If you must park in the street, please be courteous of your neighbors. If you continue to have an issue with the parking please report to directly to Hillsborough County.

Speed Limits: As mentioned above we ask that all drivers in your home and your guests abide by the posted max speed limit of 25 MPH.

Parking along Telfair Rd: Unfortunately Limona Elementary does not have a substantial amount of parking for parents and caregivers when hosting award ceremonies and events. This also includes student drop off and pick up. They do their best to keep traffic flowing and that is all we can ask. They should not be blocking the entrances to the community. As far as parking in the grass area, we do not maintain the grass besides mowing and no damage is really had by the parking. We want to encourage parents, caregivers and family member participation with the students so we will allow the parking.

Community Entrance: Our entrance signs were repainted and repaired 2 years ago. We do have plans to spruce up the flower beds this year. We have previously looked into community gates however that requires a lot of permitting, maintenance, and money which we simply do not have for that type of expenditure.

Upcoming Events.

The **Annual Yard Sale** survey results showed a desire to host this event in the springtime. Therefore, based on the majority rule we have scheduled the yard sale for April 1st from 8:00 AM to 1:00 PM. May the profits be plenty for all those who participate.

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