



*Homeowner's Association  
Newsletter  
January - March 2017*

**President's Corner.** A new Board of Directors (BODs) was elected for 2017. Many of the same members stayed on to continue their tireless work for the Association. Your BOD Team consists of Dr. Felipe Cuesta – President, Mr. Fernando Barja – Vice President, Mrs. Ashley Gerry – Treasurer, and Mrs. Carol Anne Friedman – Secretary. They serve at your behest and have accepted the responsibility to be your representatives before the County and State officials. Mr. Phil Ferguson stayed on as Architectural Committee Chairman and so did his assistant – Mr. Larry Spanos. More volunteers for this very important committee are always welcome. Of special interest this year to all was the standup of the Violation Appeals Committee responsible to review given fines and determining appropriateness for the violation. The Violation Appeals Committee is made up of volunteers, and they cannot be related to the BOD. This year's Team includes: Carol Hawkins, Mike Cliggitt, Cathy Forsthoffer, and Frank Doto. We also would like to thank Frank Doto as outgoing VP for his dedicated service.

Our objectives for this year are:

- Maintain the Community standards for good appearance, safety and security
- Maintain compliance with Deed Restrictions
- Work closely with homeowners to resolve violations and potential violations
- Maintain Webpage URL: [timberpond3.com](http://timberpond3.com), email ([Timberpond3@gmail.com](mailto:Timberpond3@gmail.com)), and our Facebook page (Timber Pond III Community)
- Continue to bring Community participation in monthly meetings via free Zoom services
- Maintain stricter expenditure controls ensuring your dues pay for street lighting, liability insurance, landscaping, and County obligations with two Director signatures per check
- Increased security awareness and Sheriff patrols to watch over the community
- Assess financial obligations against current annual dues and determine increase
- Continue to improve on a new electronic way to make annual dues payments
- Continue working with the County Road Services to repave the roads
- Pursue minor changes and improvements to the Declaration of Covenants, Conditions and Restrictions within existing financial restrictions

**Architectural Committee.**

During the Holiday season, the Committee was asked to relax the inspections and documentation of violations. However, the monthly drive through for inspection of homeowners' properties

will continue unannounced. The most frequent violation documented in 2016 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.**

*Many of our neighbors have complained 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.*

### **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, such as that shown in the picture, 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 BOD has sent out a survey via Survey Monkey to determine when we should hold our **Annual Yard Sale**. As of right now the yard sale will be conducted at the end of March/beginning of April so gather those items you would like to sell! Survey will close Feb 1<sup>st</sup>.

We would also like to hold another **Community Spring Cleaning**. We will be sending out volunteer forms and request for assistant forms to all residents. If you are able to help out with gardening, mowing, raking, hedge trimming, pressure washing, etc. we would love to hear from you. We will be picking up paint and other household hazardous materials. In addition, we are also looking into possibly contracting with a local tree service company for discounted rates for our homeowners for that day or week (depending on availability.)

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