



*Homeowner's Association  
Newsletter  
July - September 2017*

**President's Corner.** The Board of Directors (BOD) has stayed on course to serve this community. Looking back a year ago, this BOD agreed to setup a mechanism to ensure that each of you had an opportunity to actively participate in our monthly meetings. The BOD selected Zoom services in Mar 2016 to provide you a free media to allow us to share the meeting issues and actions. As recently as last month, one of our members identified that the so called free phone call service may involve a US Toll charge. After further research, we discovered that if you have an unlimited talk, data, and text phone plan you will not be charged a toll. However, if you do not have an unlimited plan you may in fact be charged according to your service provider's fees. You can always login to the website and participate online utilizing your computer audio features. A notification will be sent to all providing you the telephone #, website, and conference ID#. We urge you to use either method to participate in our monthly meetings and let us know if you have any problems connecting. Our meetings remain the first Tuesday of the month unless otherwise rescheduled.

Our Treasurer recently ran a five-year budget projection analysis using the rising Cost of Index for commodities (street lights, postage, lawn care, County Inspections, Insurance, Attorney fees, etc.) and the impact of membership refusal to pay annual dues as data inputs. The results were most interesting. According to the results, we are most likely to live in harmony for the next two years with the current surplus on hand, but the HOA will begin to feel the pressure shortly thereafter. This is an issue that affects all members and an immediate decision by this BOD will not be necessary. However, future BODs will have to decide if an increase in annual dues may be necessary. We look forward to your ideas and suggestions on how to plan ahead for this budget shortfall. This BOD's goal continues to focus on advancing, with everyone's help, this community to become a shining light among all Real-estate Associations.

**Please note the BOD will not be meeting in July for a monthly HOA meeting. Meetings will resume in August. If there is anything that needs to be addressed prior to the August meeting please email the BOD.**

**Architectural Committee.** The Architecture Committee has done a superb job responding to members' requests for home project improvement approvals. If there are any questions or concerns regarding projects please submit a request through our website or email us!

## Great Safety and Cleanliness Tips.

*Hazardous waste disposal: in late March, the Association sponsored a successful Community-wide Chemical and Hazardous waste collection run and delivered a full pickup load to the East County Seffner Waste Center. As part of the lessons learned, future community collections will require each member that contributes waste to document his name and address on a roster that should be delivered along with the waste products. Mr. Lawrence A. Sinatra, Environmental Specialist (Phone: (813) 209-*



*3042) will work with the Association to ensure all the waste collected is properly documented by household. Special thanks go to Mr. Ferguson for the use of his truck.*

*Homeowners need to be aware the neighborhood has experienced theft in the yards and automobile break-ins attributed to vehicles left unlocked. 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 in your homes who drive.*

*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.*

## Homeowner's Knowledge Corner.

### *Hillsborough In-place Restrictions:*

*\*Open Burning Restrictions are currently in effect for Hillsborough County until at least May 18<sup>th</sup>. Warm temperatures and dry conditions have combined to increase the danger of wildfires in our area. The ban has been in place since April 27.*

**\*\* Car washing is permitted if you use a controlled sprayer that stops water from running when not in use.**

**For Sanitary Container - Regular Household Garbage**

Saturday Morning Pick Up

1. Yard Waste (owners'/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.

**Home Sales/Rentals**

If a homeowner plans to sell or rent his/her home, we ask that the BOD be notified in order to keep our community 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.

**Have a happy and safe summer!**

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