



*Homeowner's Association
Newsletter
May-June 2016*

President's Corner. We hope you have been enjoying the beautiful spring weather and making great plans for the summer months. The recent inspection in April was the tool that helped the Board of Directors document a few lessons learned. First, we discovered the violation letters had not been used in quite a long time and some of our neighbors were a little surprised, yet others welcomed them. Second, several of our neighbors recommended contacting the residents and discussing the findings prior to generating the formal letters. Our reduced number of Architectural Committee volunteers will make it difficult to answer every inspection finding with a face-to-face session with the owner, but we are always willing to collaborate with our homeowners personally should they want to meet with us. Third, neighbors across the community united to help each other by lending a hand or loaning equipment such as pressure washers to eliminate mildew/algae on our homes and driveways. Moreover, we heard your responses and appreciate your engaged participation and efforts to keep our community beautiful for all to enjoy. Our greatest job is to welcome everyone into our community and engage their cooperation to abide with the deed restrictions.

Please continue to address your requests for changes to your home exterior to the Architectural Committee. If you wish to volunteer as a member of the Architectural Committee, please identify yourself via e-mail—we are always looking for good ideas and volunteers to help out.

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. Beginning in June, the BOD meetings will be held on first Wednesdays from 7:00-8:00 PM.

If you are interested in participating make sure you send in your topic the HOA e-mail so that the Vice President can allocate time for you to introduce the issue.

The BOD has agreed not to meet in July and August, but the Architectural Committee will still be active to address your requests. We will be back in full force in September 2016.

Community Yard Sale. We would love to hear your feedback on our semi-annual event! We had approximately 15 houses participate in our Spring Community Yard Sale. We would like to continue with the spring and fall community yard sales so that every neighbor has an opportunity to participate during the year. Did you receive any feedback from yard sale shoppers or perhaps personal thoughts to help improve traffic flow to the community to help everyone's success?

Architectural Committee/How the Deed Restriction Process Works. We have had Homeowners/Renters who have inquired how the Deed Restriction process works. Hopefully this will be clarified below:

- Normally, at least every 30 days, the Architectural Committee will do a drive-thru of the neighborhood. This drive-thru will look for homeowners/renters who may have overlooked a particular Deed Restriction. (Deed Restrictions can be reviewed on the **timberpond3.com** website.)
- The **first** letter sent out is a friendly reminder to advise the homeowner/renter that a violation of a restriction(s) has been discovered. The letter will have a specific date for corrections to be completed. An extension of up to 30 days may be approved, if needed, by contacting the Architectural Committee using the form on the Community Website listed above, under *Contact HOA*. An extension request will normally be approved or disapproved within a couple of days from receipt. Please don't wait until the last day of the letter's compliance date to request an extension.
- If the homeowner/renter does not take corrective action on the infringement within the specified time limit indicated on the first letter and no extension has been approved, member(s) of the Board of Directors will contact the occupant to reassess the Deed Restriction Infringement and offer a second deadline (as deemed appropriate) to make needed correction(s). A **second** letter will be generated to document the new deadline. (If the occupant is a renter, all copies of the violation letters will be sent to the homeowner at this time.)
- If the infringement is still not corrected, the Board of Directors will meet to determine which of the following actions to take:
 1. It is at the discretion of the Board of Directors to levy fines up to \$100 per violation, not to exceed \$1000, as stated in Florida Statute 720. (Fines include homeowners, tenants, and guests.)
 2. Timber Pond III Homeowner's Association pays for the needed correction and sends the invoice for payment/reimbursement to the homeowner. If payment is not reimbursed Legal action may be pursued.
 3. If Legal action is to be pursued against the homeowner the results will lead to placing a lien against the home.

Once the BOD has reached a decision (normally fines), they will contact the HOA Attorney for advisement. The BOD will send a **third** letter to the homeowner/renter advising them of the Board's decision. Upon receipt of this letter, the homeowner/renter will have 14 days to contact the Board for a hearing, if they deem necessary. If requested, the homeowner/renter will be able to address a Hearing Committee of at least three people appointed by the Board and made up of non-board members. The role of the Hearing Committee will be limited to determining whether to confirm or reject the decision levied by the board. If necessary, further action will be taken at this time.

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 home, preferably out of view from the road
 - 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.

Upcoming Events.



The BOD is still pressing forward with recognition of our Timber Pond III students, siblings, and parents for their efforts put forward to learn, and for making learning possible during the 2015-2016 School Year. An ice cream social is one way to recognize all this wonderful work and dedication. The ice cream will be served in front of 704 Catalpa Place from 11:00 AM – 1:00 PM on 11 June 2016. Vehicle traffic will be minimized and controlled within the cul-de-sac so if you want to bring a lawn chair to sit do not hesitate.

More suggestions for our upcoming Fall events are welcomed, so please use the HOA website to submit your ideas.

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