



*Homeowner's Association  
Newsletter  
October-December 2016*

**President's Corner.** Our recent September Board of Directors' meeting was a historic one. Our first order of business was to extend a sincere thank you to Mrs. Amanda Crinigan for her excellent work as Association VP and to welcome Mr. Frank Doto who volunteered to fill the vacant position for the remainder of the term.

The BOD also approved the Resolution to notify all owners and occupants of Timber Pond III that the Association desires to begin enforcing its governing documents and gave official notice via a letter to all members effective 1 October 2016. The Resolution is being recorded into Hillsborough County public records as a Board resolution that an official notice would go out to owners and occupants of this great community. You all should have been recipients of the Chattel Shipping letter as of 1 October 2016. Details of how this process will be implemented are in the attached procedures letters.

Today, we know that most Association members are in compliance with the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Timber Pond III. However, there are some who continue to ignore improvement suggestions and corrective actions. Therefore, we begin a new HOA chapter where uncorrected and continuous violations will be associated with an enforceable fine schedule that will add up along with legal fees if the Association member wishes to fight it. Included with this newsletter, are two documents; the first is the Fining Procedures, which are self-explanatory and provide more clarity as to the implementation process. The BOD is committed to protecting your membership rights and that is why a Violation Appeals Committee (made up of non-board/family of non-board members) will be established to independently review the fines and make the final recommendation to the BOD. The second document lays out an enforceable fine schedule associated with safety hazards, landscaping, home exterior, unapproved architectural projects, pets, and other violations. All these documents will be posted on the website for all to access at anytime.

We encourage you to read the attached documents and consider helping the BOD achieve the goal of continuing making Timber Pond III a beautiful and safe community to live in.

The Board solicits all homeowners to serve on the Architectural or Violation Appeals Fining Committee. We are in need of help from compliant homeowners to get involved and volunteer a few hours a month. If you are interested, please submit your name to our website ([www.timberpond3.com](http://www.timberpond3.com)) by filling out a "Contact HOA" form or sending an e-mail to [timberpond3@gmail.com](mailto:timberpond3@gmail.com). A Board Member or Committee Chairmen will contact you.



**Architectural Committee.**

Effective October 1, 2016, the HOA Board of Directors has tasked the Architectural Committee to resume monthly inspections to help identify homeowners that are not in compliance with the Deed Restrictions that govern our Association. The Committee has been directed to be consistent and fair with all violations identified during monthly inspections or with violations identified by homeowners to the committee.

The Architectural Committee is in the process of developing a handbook on Deed Restrictions from our website information to simplify these restrictions and make them much more user friendly.

**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. A small portable fence, such as that shown in the picture, could be used 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:  
<http://www.plowhearth.com/adjustable-outdoor-white-resin-four-panel-screen.htm>





- 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. Please email timberpond3@gmail.com with your request or use the website (www.timberpond3.com) "Contact HOA" submission to request approval.
- **OWNERS and RENTERS BE ADVISED:** If homeowners plan to sell or rent their home, they must notify the BOD in order to keep our records current. Please provide a contact name, email and phone telephone. 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.

### **Update Your Contact Information.**

If any of your contact information (name, mailing address, phone number, email, and tenant info) has changed please notify the BOD by submitting a message through the "Contact Us" link on our webpage or by emailing us directly at timberpond3@gmail.com. Please note we communicate mainly by email. Don't worry we will not spam you with junk! Thank you for your cooperation.

### **Upcoming Events.**

1. The Fall Community Yard Sale is scheduled for Saturday, 22 Oct 2016, from 8:00 a.m. to 1:00 p.m. Contact the BOD if you have any questions or comments. Large community participation will make it a success for everyone!
2. The 2016 Association Nomination Committee will be led by our new VP – Mr. Doto for next year's BOD fills. He will need two or more members from the community to assist him in identifying candidates to fill the BOD positions prior to the annual meeting in December. Members can also be nominated from the floor the day of the meeting. The Annual Association meeting will be scheduled for the 6<sup>th</sup> or 13<sup>th</sup> of December. **We need you participation to be successful!**



3. Christmas Decoration and Light Display Competition will take place in December. Judges will cast their votes on 16 and 17 Dec 16. If you plan to participate have your display lit on these two nights from 8-10 PM. The 1<sup>st</sup> and 2<sup>nd</sup> place winners will receive a prize and others will receive an honorable mention. **Look for a future e-mail with more details and consider participating or being a judge.**

**Completed Events.**

- Winks Lawn Care begins a new contract on 1 Nov 16
- SWFMWD inspection was completed and report filled with the Water Management Office in compliance with our Declaration of Covenants in Article III
- Timber Pond III community website Domain Name was extended for 5-years
- Community road inspection for re-pavement is in-progress

*Dr. Felipe A. Cuesta*  
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**Contact us:**

Email: [timberpond3@gmail.com](mailto:timberpond3@gmail.com)

Website: <http://timberpond3.com/index.html>

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