

TIMBER POND III

Newsletter

March 2006

Rezoning Request Causes Major Flooding Concern in Timber Pond III

A developer has formally made a rezoning request for the property located south of Rosier Road, north of W. Jersey Avenue at Clemmons Road. The developer wants to build 17 homes in this area, a natural wetland.

According to information obtained from the EPC, the project area is in a flood plain and, proper drainage for existing neighborhoods will certainly be adversely affected if a planned development is built. The Architectural Committee strongly opposes this request. If approved, the rezoning project will cause these two problems:

1. The project will force natural rainwater directly into existing Timber Pond III homes. It is estimated that during a severe rainy season, 10 of the 139 units in Timber Pond III will be flooded and another eight will have several inches of standing water in their yards. Other homes will suffer the impacts of backed-up storm sewers. Tampering with the elevation of the below sea-level wetlands to build new homes (who will also be in the flood plain) will also force some homeowners to purchase flood insurance.
2. Because the project area contains and is surrounded by once protected wetlands, it will cause irreparable damage to the natural wildlife habitat. These wetlands are filled with raccoons, hawks, deer, fox, alligators, opossums, lake otters, sand hill cranes, as well as other fresh water birds, various species of turtles, fish, and mallard ducks.

The rezoning will directly impact our property values and our tax base as the County moves to mandate new flood zone areas. Help us oppose this rezoning request by participating in the hearing scheduled for April 4. Contact your HOA representatives at www.timberpond3.com/contact.html to learn more or get involved.

Lighting Our Streets



Have you seen a malfunctioning streetlight in our neighborhood? You can contact Tampa Electric to have them repair it so that it works properly. When you see a street light that is flickering or burned out, all you have to do is:

1. Write down the six or ten digit ID number on the street light pole. If you can't read the number, write down the streetlight's location, including the nearest address or cross street.
2. Contact Tampa Electric by:
 - Opening the **Light's out** form on www.tampaelectric.com or,
 - Calling (813) 223-0800. Follow the voice prompts to report the problem with the street light.

Be sure to provide the correct location so that Tampa Electric can send a technician to make the repair. You can make a difference and brighten our neighborhood!

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Letter From Our HOA President

Hello Fellow Homeowners:
The hustle and bustle of the Holiday Season is behind us and my staff and I are prepared to forge ahead with the business of the Association.

As homeowners, you are blessed with an extraordinarily dynamic staff that is here to help move and facilitate required actions. The Architectural Committee has established a process to work through your concerns and By-Law violations with fair and prompt responses. I look forward to great things from this group of volunteers. As your president, I look to each and every one of you

to contribute in small part to a successful year. I challenge you to follow four basic rules for being good neighbors. First, talk to your neighbors and get to know them. Don't expect them to know what is on your mind; you have to tell them. Second, lend a helping hand wherever possible. For example: pick up your neighbors' mail/newspapers when they are away from their homes, help look out for each other's property, or keep an eye on their kids. Don't be afraid to offer good advice. Third, be tolerant of cultural and social differences. And finally, be courteous and considerate of others.

In summary, a good neighbor communicates his ideas/concerns, is helpful, exercises tolerance, and is courteous and considerate. We have an exciting mid-year program coming up filled with fun, security tips, good food and fellowship. Hope to see you all at our Neighborhood Community Block Party in April.

If you have an HOA concern or issue, please communicate it via email to the Association using our website: <http://www.timberpond3.com> or send a letter.

Cordially,
Felipe (Fil)

Holiday Decoration Contest Results

Congratulations to the homeowners at 922 Balsamina for winning the Holiday Decorating contest! Their prize was a \$50 gift card to Outback Steakhouse. The judging by the Board and Architectural Committee took place on December 17th and 18th. Honorable mentions went to 914 Balsamina, 1119 Belladonna, and 1221 Acanthus.



What is a Homeowner's Association?

A Home Owner's Association (HOA) includes volunteer homeowners who join together for the betterment of their subdivision or neighborhood. Homeowners automatically belong to the association by virtue of their property deed and must pay dues. The HOA has the authority to enforce rules and regulations and may be able to place liens against an owner's property if the owner is not paying dues or adhering to the Deed Restrictions.

An HOA is typically a non-profit corporation registered with the State and managed by an elected Board of Directors. Its purpose is to maintain all common areas and

to govern the community in accordance with the provision of the legal documents: covenants, conditions and restrictions (deed restrictions), bylaws, and articles of incorporation.

The deed restrictions are recorded by the Hillsborough County Clerk of Courts Office and are included in the title to your property. Failure to abide by the Deed Restrictions may result in a fine to a homeowner by the HOA.

More information about HOAs can be found on the Timber Pond III website at: www.timberpond3.com/resources.html. Click the link named "A guide to commonly

asked questions from Hillsborough County neighborhood and homeowners associations". The document covers some great information about what HOAs are and what they can and cannot do.

Download the monthly HOA meeting minutes from:
www.timberpond3.com/newsletter.html

Would you like to get involved in your HOA? Your participation is greatly appreciated. Please contact the HOA at www.timberpond3.com/contact.html.

Featured Deed Restriction

When the Architectural Committee receives a complaint about a specific Deed Restriction violation, the Committee follows its specific process (*see www.timberpond3.com for the process document*) and writes a letter to the homeowner.

Below is the Deed Restriction regarding the storage of automobiles, boats, and other vehicles.

Article II, Section 9 – Storage of Automobiles, Boats, and Other Vehicles

No motor vehicle shall be parked or stored on any Lot and included easement or right of way, unless such vehicle is capable of being concealed from public view or from adjacent residences inside a garage or other approved enclosure. Permitted vehicles are described as

- (a) passenger automobile
- (b) passenger van (other than a motor home or recreation vehicle)
- (c) motorcycle, and
- (d) pickup truck, whether or not with attached-bed camper, which can be completely

concealed with the garage, as built, of the dwelling in the Subdivision in which the owner of such pickup truck resides,

if such vehicle has a current license plate, is being used daily as a motor vehicle on the streets and highways of Florida and if such vehicle can be concealed from public view or private residences in a garage.

No non-motorized vehicle, trailer, boat, marine craft, hovercraft, aircraft, machinery, or equipment of any kind may be parked or stored on any part of any Lot, easement, sidewalk, right-of-way, or portion of the Common areas. If owned by the homeowner, such objects must be concealed from public view or adjacent residences inside a garage or other approved enclosure. For purposes of this paragraph, the term "approved enclosure" shall mean any fence, structure, or other improvement approved by the Architectural Control Committee.

Except as otherwise expressly provided in this Section, no commercial vehicles, machinery, or

maintenance equipment shall be parked at any time within the subdivision except for any such vehicle, machinery, or maintenance equipment temporarily parked and in use for the construction, repair, or maintenance of a Lot or dwelling or the Common Areas.

No inoperative or abandoned cars, trucks, trailers, motorcycles or other types of vehicles shall be allowed to remain either on or adjacent to any Lot for a period in excess of forty-eight (48) hours, provided, however, this provision shall not apply to any such vehicle kept in an enclosed garage. There shall be no major repair performed on any motor vehicle on or adjacent to any Lot in the Subdivision. Under no circumstances shall such repairs be performed if the same results in the creation of an unsightly or unsafe condition as determined by the committee.

Need a copy of the Deed Restrictions?

Download a copy from www.timberpond3.com/deed.html

Parking Commercial Vehicles on Our Streets

In Timber Pond III, commercial vehicles have been parking on the street over night. While this is a deed restriction violation, more importantly, it is a Hillsborough County code violation. Hence, it is a violation that can be reported to the Hillsborough County's Housing and Community Code Enforcement Department: (www.hillsboroughcounty.org/hcce/codeenforcement/)

This Department can help all residents with the issue of parking any vehicles on the street over night as well as other code violations. The Department's formal process is documented at: www.hillsboroughcounty.org/hcce/codeenforcement/law.cfm.

You can contact Hillsborough County's Housing and Community Code Enforcement Department using one of the following:

1. An anonymous online code violation complaint form: www.hillsboroughcounty.org/hcce/resources/applications/cidcodeenforcementform.cfm
2. Phone: 274-6600

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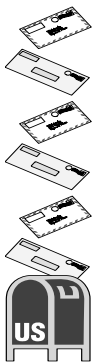
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Contact Us!

Would you like to add your feedback or an item of interest to this newsletter?

- **Please send written correspondence to:**

Timber Pond III Homeowners' Association

Attn: Architectural Committee

PO Box 1773

Mango, FL 33550

- **Please send any online content to:** www.timberpond3.com/contact.html

TimberPond III HOA
PO Box 1773
Mango, FL 33550

<<First Name>> <<Last Name>>
or Current Resident
<Address>>
Brandon, FL 33510