



Homeowner's Association, Inc.

P.O. Box 1773

Mango, FL 33550

www.timberpond3.com

September 2008 Newsletter

A special "Welcome" to all the new families who have moved into the neighborhood during 2008. We hope to see you at our Annual Meeting Wednesday, November 19th.

PRESIDENT'S MESSAGE

By Dr. Fred Barja

This year is going by fast; the meetings and work of the Homeowners Association have been quite busy. The first meeting in January was run by the previous president; new officers of the Board received orientation and documents were turned over. Since then, have been paying the recurrent bills such as lawn care and lighting. We have met monthly at my house and have had multiple discussions on community interests such as the bee issue, cracks in the Telfair wall, and trimming of the palm trees. We have obtained bids to repair the signs at our neighborhood entry and to have the Telfair wall pressure washed. The work should begin shortly.

Along the way we have dealt with violations of our covenants and deed restrictions. Of all the tasks we manage, this certainly seems to be the most unpleasant and underappreciated (especially to those who have to give notice). However unpleasant, it is a necessary task to keep our neighborhood in good stead and maintain our property values. I guess what I'm saying is, if you get one of these notices, give it the respect it deserves and do not get angry at the Architectural Committee for doing its job. Remember they are volunteers, not vigilantes.

I will take this opportunity to commend the efforts of Gail Vasquez, Deborah Evans and the rest of the Board for putting on the annual Spring Fling. However, I must admit the success of the event was dampened by low attendance, which challenges the validity to carry on this tradition.

All in all, we have a wonderful community with wonderful people. We look forward to the Annual Meeting on Wednesday, November 19, 2008, at 7:00 p.m. at the Brandon Academy Media Center where we will elect the next year's Board. I encourage you, if you have an interest in this community to attend this meeting and bring up interests of your concern. Additionally, I challenge you to consider running for a Board position, as certainly, there will be vacancies. If this does not occur, we may be forced into hiring a management firm which will end up costing us (the homeowners) in dues, more in a month than what we now pay in a year. Think about it.

ANNOUNCEMENTS

2008 Annual Homeowners' Association Meeting

Mark your calendars! The 2008 Annual Meeting will be held on Wednesday, November 19th at 7:00 p.m. at Brandon Academy Media Center. A drawing for door prizes will follow the meeting.

Association Dues for 2009

We have 139 homes in Timber Pond III. We are pleased to announce that all dues for 2008 and prior years have been collected. The Board is currently working on the budget for 2009, which will be provided to all homeowners in October as special mailing. At the time of the writing of this Newsletter, it is unclear whether dues for 2009 will remain at \$65.00 or will be increased. This further emphasizes the need for all homeowners to attend the 2008 Annual Meeting so your voices may be heard. Dues for 2009 will be payable by December 31, 2008. As in the past, a late fee will be due for all dues paid after February 1, 2009.

Christmas Decorating Contest

This is the seventh year we will hold a contest for the best-decorated property for the Christmas holidays. The prize is a \$50.00 gift certificate to a local restaurant. 1119 Belladonna won the prize last year. The Architectural Committee and Board of Directors will act as judges and judging will be done the weekend before Christmas, December 20th and 21st. Please note that if you have won in the past, you will be ineligible to win.

COMPLAINTS FROM HOMEOWNERS

Maintenance of Property

Improper maintenance of property is the main complaint the Association receives during the year. After receiving a complaint, the Board sends a letter to the homeowner and/or visits the homeowner regarding the violation. We visited with several homeowners and sent several letters this year and had a very good compliance rate. Remember, maintaining your property helps the entire neighborhood.

Pets

As stated in Article II, Section 6 "Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately, and all pets shall be properly leashed, caged, or controlled in whatever manner is most practical whether it is located upon or off a Lot, and shall be subject to all applicable ordinances existing at the time." When walking your pet through the subdivision or on the Telfair street property, please be sure to pick up the "poop" and always have your pet on leash.

Trash

As stated in Article II, Section 7: "Except for regular collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the properties, except inside the improvements on each Lot, or in sanitary containers completely concealed from view." This means that garbage cans and trash are not to be stored in front of your garage or left at the street, but concealed from view.

Storage of boats, inoperative automobiles and non-motorized vehicles in driveways, on your property, or on the street is strictly prohibited.

The above vehicles must be stored in your garage or concealed from public view on your property. Please adhere to this rule as it is clearly stated in the Deed Restrictions.

Sidewalks, Walkways, and Shrubbery

Sidewalks and other walkways are to be kept free from debris. Overgrown shrubs, hedges, and overgrown trees are to be kept trimmed so that everyone has clear access to the walkways. No hedges or shrubbery shall exceed an average height of six feet.

No Solicitation

Our neighborhood has signs posted at our entrance stating no solicitation; however, that does not stop solicitors. Take it upon yourself to remind solicitors that it is not permitted in our neighborhood.

VOLUNTEERS NEEDED

Election of Officers: President, Vice President, Secretary, and Treasurer

These officers comprise the Board of Directors. The Board of Directors shall call all meetings; oversee publication of the Newsletter; draw up the proposed budget; and be members of the Architectural Committee. Instead of complaining, volunteer for an officer position, you can make a difference.

Duties of the Officer Positions:

President – Preside at monthly meetings of the Board and conduct the general membership meeting/s; see that all orders and resolutions of the Board are carried out.

Vice President – The Vice President shall act in the place and stead of the President in the event of his/her absence, inability or refusal to act, and shall exercise such other duties as may be required of him/her by the Board.

Secretary – The Secretary shall record and keep minutes of all meetings and proceedings of the Board of Directors and minutes of the general membership meetings; serve notice of meetings to the general membership; keep current records showing name, address, and phone numbers for all members. The Secretary shall publish the Newsletter with input from all officers and committees. He/she shall keep all books, records and papers of the Association and make them available as needed.

Treasurer – The Treasurer shall receive all monies of the Association and deposit them in the appropriate bank account; shall disburse funds as directed by the Board; shall sign all checks of the Association; and prepare an annual budget to be presented to the membership at its regular meeting/s.

**Under the direction of the Board, there shall be two persons acting as a “Welcoming Committee” visiting each new homeowner during the year. There will also be a “Social Committee” that will plan the “Spring Fling” and other neighborhood events.

Architectural Committee

The Architectural Committee consists of volunteers from the subdivision. A chairman shall be appointed at the Annual Meeting. The duties are to interpret and enforce the Deed Restrictions and ensure that its standards are kept; receive and resolve homeowner complaints sent to the P.O. Box or web site; receive homeowner requests/applications regarding any plans/specifications for exterior property maintenance changes and get back with homeowner with the Committee's decision.

Anyone interested in being nominated for any of the above HOA positions or who is unable to attend but has an issue to be discussed, write to P.O. Box 1773, Mango, FL 33550, e-mail your concerns through our website, or call the President, Dr. Fred Barja at 493-4907, or the Treasurer, Debbie Evans, at 654-2441.

WE NEED YOU!!!

**PLEASE VOLUNTEER AND
TAKE AN ACTIVE PART IN YOUR COMMUNITY!**

**Attend the Annual Homeowners' Meeting
Wednesday, November 19, 2008, 7:00 p.m.
Brandon Academy Media Center
www.timberpond3.com**