



Phoebe Park Press

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www.phoebeparkhoa.com

First Quarter 2011

Phoebe Park Press
FishHawk Ranch
Lithia, Florida

Board of Directors

Adrian Montanaro	Pres
Howard Hanson	V-Pres
Gary Winters	Treas
R. Joseph Isabel	Member at large
Margaretta Delgado	Sec

Board Meetings

Posted on message board at Phoebe gate 48 hours prior to meetings.

Annual Meeting

Phoebe Park HOA
Tuesday, March 8, 2011
6 PM FHR Aquatic Club
Election of Officers

Remember Our Kids

Drive slowly and with caution.



Our kids are special!

Special thanks to our neighbor Olivia Covington for taking the lead in our holiday decorations at the entry of Phoebe Park.

Special Concerns

- * Gate, sprinklers, pool, parking or neighborhood activity, contact Communities of America, Inc., 813 685-6473
- * Maintenance issues within your villa: Westfield/StanPac Customer Care 813 288-7600
- * Pond issues or area outside Phoebe Park gate: FishHawk Resident Services 657-6629

Villa Painting

Painting will begin in early February, starting with 15704 Phoebepark Ave and continuing in blocks of 4-5 buildings. Letters will be sent to explain the procedure.



When your villa is scheduled to be painted, it will be necessary for you to remove all wall-mounted items from exterior walls and move all items away from exterior walls and privacy walls of lanais.

Because foliage will be trimmed away from walls and soil and mulch will be pulled back from the foundation, this is a good opportunity to have an exterminator of your choice perform some type of termite inspection/prevention treatment.

Roof Inspection

Commercial Roofing Consultants inspected a random sample of Phoebe Park roofs in August. The report is available on www.phoebeparkhoa.com. In general it shows that those inspected are in "good serviceable condition" and "the owners should reasonably expect 7+ years of useful economic lifespan."

Nominating Committee

Seeking interested homeowners to serve on Board. Contact Howard Hanson at 685-6293 if you are willing to serve.

Hillsborough Co Neighborhood Grant

Good News—Phoebe Park received notification that they were awarded grant money again this year. Upgraded pool furniture is included in this award.

FishHawk Ranch CDD II Update

Sidewalk scheduled to be constructed between Phoebe Park and Wrenwood on North side of Dorman to ease crossing of students to FishHawk Creek. Work to begin soon and completed by early spring.

Hillsborough County Citizens Patrol

Several Phoebe Park neighbors are active volunteers with Citizens Patrol, Working together with Hillsborough County Sheriff's Office they strive to protect our neighborhood, reduce crime and uphold the laws of our community.

Citizen Patrol volunteers assist with school crossings, monitor school activities, patrol neighborhoods, conduct vacation checks and traffic surveys and assist with road obstructions and traffic direction.

These dedicated volunteers receive training in crime prevention, first-aid, traffic control and community policing. They respond to specific non-emergency calls for service while driving specially marked Sheriff's Office vehicles.

To volunteer or learn more, contact Community Outreach Division of Sheriff's Office (813) 247-0944 or ask Gary or Joyce.



Neighbors—Gary and Joyce Winters

Parking Concerns

An emergency vehicle recently was delayed getting through on Phobenest Drive, due to vehicles parked on the street. In the matter of safety please refrain from parking on the street.

Your car is much less susceptible to being hit or vandalized if you park in your driveway or garage. It also keeps our children who might be playing nearby in a safer environment.