



# Phoebe Park Press

Phoebe Park  
FishHawk Ranch  
Lithia Florida

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www.phoebeparkhoa.com

Fourth Quarter 2015

## Phoebe Board of Directors

Dawn Trattner	President
Bob Ormsby	Vice President
Todd Ziegler	Treasurer
Margaretta Delgado	Secretary
Gary Winters	Member at large

### BOARD MEETINGS

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

**Next meeting: Nov. 5, 2015  
6:30 PM @ Phoebe pool  
BUDGET MEETING**

### SOCIAL COMMITTEE UPCOMING EVENTS:

**Halloween Trick-or-Treat night,**  
Saturday, October 31, 6-8 pm.  
Join with neighbors to hand out treats at our community pool parking area.



**9th annual  
Phoebe Park  
Traveling Holiday Party—**  
Sunday December 13, 4-7:30pm.



Locations to be announced late in November. We have two volunteers and are seeking one more to do desserts. If you're

willing, call Joanne at 813-758-7275 or email at [ajmontanarol@gmail.com](mailto:ajmontanarol@gmail.com).

## LANDSCAPING UPDATE

Schatz Landscape Designs has been chosen to create landscaping plans for the **front areas of our villas**. When designs are complete, the landscaping committee will review and present to the Board for approval. The multiple-year project is expected to begin in 2016.

To maintain any plantings, working irrigation is a **MUST**. Soon the sprinkler schedules will be posted on the exit gate message board. We ask all residents to confirm that their sprinklers are working correctly and report any problems to Jamie at Vanguard Management.

A gentle reminder that you should not report landscaping/irrigation problems to the workers on-site, but document the problem by reporting to Vanguard so it can be corrected. (see *How do I request Maintenance* on the second page of this newsletter)



At the recent Board meeting, the landscaping committee was authorized to refresh the garden just inside the gates and you should see progress on that soon.

After the rainy season, Earthscapes will be replenishing **mulch**, which was not done last year.

## PHOEBE PARK ROAD WORK

In the very near future, the road depression on Phobenest will be repaired. After the repair is accomplished, both streets will be treated, seal-coated, and striped. Specific information will be distributed to owners and residents with ample time for planning, but it will take cooperation and coordination from everyone. One half of each street will be done per day, requiring residents to park on the opposite side of the street or in a neighbor's driveway (with appropriate consent). Keep in mind a day or two later, you can reciprocate with your neighbor when their side of the street will be done. Coordination involves trash pickup days and Earthscapes mowing and trimming, but particularly cooperation from all residents.



## PHOEBE PARK FACEBOOK PAGE

Did you know there is a Phoebe Park Community Facebook page? Search for **Phoebe Park Community** while on Facebook. It's a closed group for owners and residents of Phoebe Park only, so you will need to click on the JOIN button and the administrator will confirm your eligibility before you are accepted in the group.

It's a great place to post pictures of community events, ask for neighbor recommendations on contractors (plumbers, roofers, electricians, etc.) or just share something you think would be of interest to others in the community. Photos from several events including the recent karaoke night are currently posted.

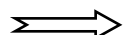


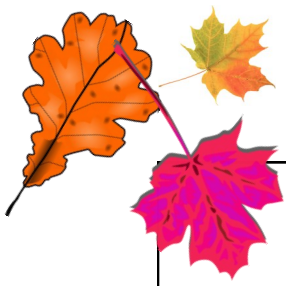
## STREET LIGHT OUTAGE?

Notice a street light out? Be sure to write down the pole number and/or location and report to TECO at:

<https://secure.tampaelectric.com/tampaelectricsecure/forms/residential/streetlightout/>

MORE ON THE NEXT PAGE





## HOW DO I REQUEST MAINTENANCE?

From time to time, homeowners have a maintenance issue such as sprinkler heads broken, trees that need to be trimmed that are perhaps rubbing against lanai screens, or landscaping that has died. What do to? Prepare a work order! This is easily accomplished using the Vanguard website,

<https://vanguard.cincweb.com/>

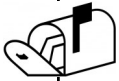
There is also a link to that site from the Management Company page of the Phoebe park website, [www.phoebeparkhoa.com](http://www.phoebeparkhoa.com). If you have not used the Vanguard site previously, you will need to register, then submit your work order when you receive an email confirmation of your registration. If you do not have computer access, just call Jamie, our management representative at Vanguard (813-930-8036, extension 318).

## HOMEOWNER RESPONSIBILITIES AND MAINTENANCE TIPS



Most Phoebe Park homes are between 10-12 years old, necessitating repairs, maintenance and replacements for the homeowner. Items of interest include:

- 1) **Hot water heaters** are beginning to require replacement. Did you know that TECO/People's Gas has a program that might help you with the installation of a new hot water heater either through a rebate or an installation and payment plan? TECO also has rebates for qualified replacement of ranges, sliding glass doors, etc.
- 2) **Air conditioners** — many requiring repair, maintenance and/or replacement. Several local contractors offer yearly maintenance contracts.
- 3) **Mailboxes** — some are in need of paint or repair. New numbers and the FishHawk logo are available at the Osprey Club for a small fee. From FishHawk Ranch, the following suggestions for mailbox refreshing:  
Scrape any peeling and loose paint from the mailbox and post. Using a brush, paint the box and post with Rustoleum black gloss paint. Do not use spray paint. Let paint dry for a couple of days before applying the decals. Once your mailbox is looking like new again, remember that a coat of car wax applied every few months will keep it looking that way much longer.
- 4) **Gutters** — should be routinely cleaned, especially after storms.
- 5) **Downspouts** — initial installation near front side of villa included a drain pipe that ran under the sidewalk for water to flow through. It is necessary to routinely clean this out or possibly by-pass via the use of flexible downspout extensions available at home improvement stores.
- 6) **Sidewalks** — tree roots are causing sidewalks to rise up, causing potential tripping hazards. The sidewalks in Phoebe Park are owned by property owners. Owners are required to maintain and repair them; this includes periodic power washing when mold forms.



## FISHHAWK CDD II

Phoebe Park is part of FishHawk's CDD II. They have a new website: [fishhawkcdd2.org](http://fishhawkcdd2.org) Check the site for news, meetings, agendas, financial information, etc. Monthly meetings are held at 6:30 pm the third Tuesday of the month at the Palmetto Club and are open to the public. Next meetings are October 20 and November 17—watch for notices on the FishHawk message boards at the circle near the Tern Wood village and at the main entrance just before the Osprey Club.

