



Phoebe Park Press

Phoebe Park
FishHawk Ranch
Lithia Florida

Volume 11, Issue 1

www.phoebeparkhoa.com

First Quarter 2016

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: March 9, 2016
6:30 PM @ Osprey Club**

Reminder!

ANNUAL MEETING

Our annual meeting will be held **Wednesday, March 9 at 6:30 PM at the Osprey Club**. On the agenda is election of HOA Board of Directors (see article at right). It is important that we have a quorum; if you cannot be present, please submit your proxy to Vanguard or sign and send with an owner/neighbor. Proxies and meeting notice will be mailed to your home this month.

There will also be a speaker, **Paula Staples, from the Hillsborough County Extension Service** regarding Florida Friendly planting and irrigation.

PHOEBE PARK EVENTS:

The Social Committee has been hard at work planning events to promote a community atmosphere in Phoebe Park. This Saturday, February 13, will be the first Chili Cookoff at 5pm at the Pool. Check the message board for details.

Other events still in the planning stages include:

March 12 — Pasta the Pasta	Sept. 5 — Labor Day Picnic
April 16 — Scavenger Hunt	Oct. 31 — Trick or Treat Night
May 14 — Celebrate Women Tea	Nov. 12 — Veteran's Day Salute
May 30 — Memorial Day Picnic	Dec. tbd — Holiday Party
July 4 — Independence Day Picnic	Jan. 2017 — Neighborhood Cruise?

The committee needs your input to determine if you have interest in these events and/or if you have ideas for other activities. Please send your comments and/or suggestions to Joyce at joyceborne@gmail.com or 813-571-0584.

NOMINATIONS

The election of board members for the year commencing March 2016 will be the focus at the Phoebe Park HOA annual meeting. New members will be elected at the meeting and begin serving immediately for the following year. If you as an owner in PP have a desire to serve, or if you can persuade another owner to serve, please make the nomination. Inquiries about serving can be made to Gary Winters at [813-571-0584](tel:813-571-0584). He can tell you of time requirements and answer other questions you may want to ask. If preferred, you may ask the Vanguard Community Manager, Patty Lane, at [813-930-8036 ext.307](tel:813-930-8036) concerning the qualifications and expectations of a board member. Five persons will be elected for the new board.

FROM THE LANDSCAPE COMMITTEE

For many months the landscape committee has been working on a long range plan to replace the faltering gardens that were originally planted 11+ years ago in Phoebe Park and to address the washout problems in the front of our villas. Due to the enormity and cost of this project, it is one that will take several years to accomplish. This project is necessary to maintain the appearance of our community and, in doing so, maintain the value of our homes.

Last week Schatz Landscape Design presented the preliminary templates for enhancing the landscaping of Phoebe Park to our committee. The plans include multiple Florida friendly shrubs as well as two drainage suggestions. We are in the process of reviewing these long range plans and tweaking them where necessary. Once the final plans are completed by Schatz, we will present them to the HOA Board for approval.

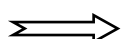
There will be many decisions made as to how to implement this project over the coming years. We encourage the homeowners to attend the Board meetings in order to understand this involved undertaking.

Ellen R. Chambliss

UPCOMING ENTRANCE GATE CODE CHANGE

Please be aware that the entrance gate code will be changing following the annual meeting. Owners will receive information through the mail with the new code with the annual meeting notification. If you use an HOA-issued remote, no change is required as this occurs automatically.

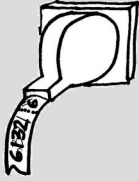
MORE ON THE NEXT PAGE



HOMEOWNER

Complaints Here

Take
A
Number



Now
Serving



WHEN YOU HAVE A COMPLAINT

INSIDE THE GATES

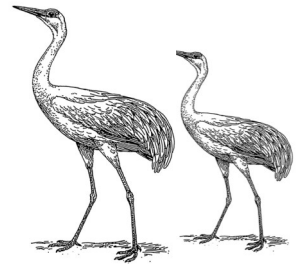
Contact Patty Lane at Vanguard Management Group, (Phoebe Park's professional management company). Patty is temporarily filling in for Jamie Bryan, our property manager who is on maternity leave. This can be done via email Jamie@vanguardmanagementgroup.com or phone 813-930-8036, ext. 318.

OUTSIDE THE GATES

Contact FishHawk Ranch Resident Services at 813-657-6629 or email tmartinez@rizzetta.com or phone 813-994-1001.

WILDLIFE IN FLORIDA

In Florida, it is illegal to feed Sandhill cranes, bears, raccoons, foxes, and alligators. Feeding animals often has a detrimental rather than a helpful effect. When fed, these animals can overcome their natural wariness and learn to associate people with food. Enjoy the nature show, but keep your distance for the sake of the animals and your neighbors!



PHOEBEPARKHOA.COM

Have you ever visited our neighborhood HOA webpage? It's a fabulous resource for information about upcoming events, Board meeting dates, community documents, committees, etc.

For instance, if you are unable to attend a Board Meeting, click on the "Board" page and read the draft or final meeting minutes that are usually posted shortly after the meeting date.

Late in 2015, the reserve study which helps guide the Board's financial planning was updated. A copy is available for your review at the bottom of the "Documents" page.



SO YOU LIVE IN A DEED RESTRICTED COMMUNITY... WHAT DOES THAT MEAN?

It means the CDD and HOA set limitations that are built into your homeowner agreement. These limitations benefit the community at large by helping to maintain your community's overall look and property values. Homes located with an HOA tend to maintain their value better than those located in areas without a community association because the HOA monitors how well homes are being maintained. A drawback is the lack of individuality afforded by HOA rules. In Phoebe Park, we have several governmental entities with rules and regulations to follow.



Rules

- ◆ **Phoebe Park's Covenants, Rules & Regulations** include parking, pets, mailboxes, driveways, signs, sidewalks and more. Refer to: www.phoebeparkhoa.com.
- ◆ **FishHawk Ranch CDD2:** Responsibilities are to administer bonds, operate and maintain the community facilities for the benefit of the property owners: Refer to : www.fishhawkcdd2.org. Meetings open to owners, held 3rd Tuesday of each month at Palmetto Club at 6:30 pm.
- ◆ **FishHawk Ranch Master HOA** is responsible for the enforcement of the covenants and deed restrictions as governed by the adopted by-laws. The services provided are administrative, financial, architectural reviews, enforcement activities and legal. Refer to: www.fishhawkconnect.com.

Homeowners should have received copies of the documents from both the FishHawk Master Association and Phoebe Park when they purchased their home, but copies are available at the websites listed above.