



Phoebe Park Press

Phoebe Park
FishHawk Ranch
Lithia Florida

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www.phoebeparkhoa.com

Third 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: Oct. 19, 2016
6:30 PM @ Osprey Club**

LIVING IN A GATED COMMUNITY

Whether you are an owner or rent your property, living here comes with certain responsibilities, many of which pertain to respect for neighbors. These include following the rules and guidelines.



Most complaints include:

- **Parking on the street**, which disrupts garbage and mail service and the potential of an emergency vehicle being unable to respond
- **Pets**--pet waste not being picked up or unleashed pets allowed to roam
- **Mold/dirt** on sidewalks and exterior of homes
- **Mailboxes**

STREET LIGHTS

The District Manager for Fishhawk CDD and CDD II has informed us that both CDD Boards will be transferring the utility costs for the streetlights that are behind the gates of gated neighborhoods to the respective HOAs. The CDD Boards have concluded that the responsibility for these streetlights on the private roads must be funded by the respective HOA. Currently owners of ungated communities have an average of \$109 added to their tax bill annually. So, what does that mean to you? An increase in our HOA dues will be forthcoming as these costs are added to the budget for 2017.

SOCIAL COMMITTEE NEWS

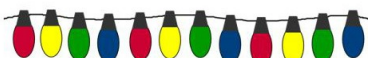
Your Social Committee has planned some terrific events for the next several months:

Labor day pool party/picnic at the pool — Monday, September 5 — times and details will be sent closer to the event.

Halloween — Meet in the pool parking lot to hand out treats to any little ghosts or goblins that come our way. Fun way to spend a fall evening with neighbors.



Holiday Open House — we are seeking a few homeowners to host this year's event planned for early December. Can be co-hosted by a few people to lighten the load. Please email Joanne at ajmontanarol@gmail.com if you can be a host. Its fun and you provide either appetizers or desserts and beverages. Great way to meet neighbors and kick off the holiday season.



LANDSCAPING UPDATE



The landscaping committee, along with Dawn Trattner, HOA President, and Jamie Bryan, our Vanguard property manager, interviewed four prospective landscape companies recently. The contract was discussed in detail during each hour-long interview.

At the August 24 meeting, the Board voted to give notice to the existing landscaping company and awarded a contract to Duval Landscape Maintenance LLC. This new service will begin in October. They will be working with our property manager and landscape committee to determine short and long-term objectives toward an improved look in our community, commencing with the irrigation system.

CITIZEN'S PATROL NEEDS YOU

Citizen's Patrol is in need of volunteers to continue to serve FishHawk Ranch. Unless more people volunteer, we run the risk of losing this vital service to our community. Citizen's Patrol provides many services including: traffic control, missing persons, neighborhood patrol, graffiti enforcement; vacation patrols, and handle non-emergency calls.

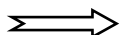
All members are First Aid and CPR certified. To qualify you must be 19 years of age, a US Citizen, have a valid driver's license, and pass a background check.

Monthly volunteer hours require a minimum of 12 hours, but there's always an opportunity for more. Shifts are 6 hours and can start as early as 6am and end as late as 12am—it is very flexible.

For more information contact: Master Deputy Lorraine Jordan - HCSO Community Outreach Division - (813) 247-8223 or <http://hcsovcp.com/>

Special thanks to Joyce, Gary and Les from Phoebe Park who through the years have been Citizen Patrol Volunteers.

MORE ON THE NEXT PAGE



WHY DID I GET A VIOLATION NOTICE?

When purchasing property in this deed restricted community, the owner is bound by a Declaration of Covenants, Conditions and Restrictions. This document, along with supporting guidelines that the Association may from time to time approve, describes the restrictions and/or processes that all lot owners must adhere to. Violation notices (letters) are sent by the Association or its managing agent to lot owners who are found to be in violation of the governing documents. If you receive a violation notice, you are required to correct the specified violation in a timely manner and ensure ongoing compliance.

If you have additional questions regarding violation letters, please contact Vanguard (see contact information below).

The complete governing documents are available at phoebeparkhoa.com in the Documents section.

THE RAINY SEASON IS HERE

Reminder--it is homeowners' responsibility to clean gutters and downspouts. Many downspouts near the front of villas have become clogged



by roots and should be cleared or altered so the water flows away from your home. There are relatively inexpensive remedies that can be made by a handyman or the owner to alleviate this situation.

VANGUARD MANAGEMENT GROUP...

...is the single point of contact between a Phoebe Park homeowner regarding concerns to landscape maintenance, parking issues, trash cans, blocking sidewalks, roads, etc. Any request by a property owner should be made directly to Vanguard via work order, email, or telephone:

Jamie@vanguardmanagementgroup.com

813-930-8036 ext. 318

HOW DO I REVIEW PHOEBE PARK GOVERNING DOCUMENTS AND RULES AND REGULATIONS?

The answers to many of your questions can be found in the governing documents for Phoebe Park or the Rules and Regulations as approved by the Board of Directors over the years.

Our website, phoebeparkhoa.com, has a section titled **DOCUMENTS** which contains all these important documents. A printed copy of the documents was also likely provided to each owner by the title company when the villa was purchased.

Simply go to the website, click on the documents section, then click on whichever document you wish to review. Recent questions about responsibilities of homeowners and the HOA in regard to maintenance (including roofs) can be found in Article II, Section 13, paragraphs (a) and (b).

FACEBOOK USERS

If you're a regular or just an occasional Facebook user, take a look at our Phoebe Park page. It's listed as

Phoebe Park Community and is a closed group. Resident Charlotte Albert is the administrator, so just request to join and if you are a Phoebe Park resident, you'll be added to the group.

Some things you will see there....

- ◆ Upcoming neighborhood social events
- ◆ Requests by residents for contractor recommendations
- ◆ Items of general interest

Join us!

VOLUNTARY NEIGHBORHOOD DIRECTORY

We have a directory of names, addresses, phone numbers and emails for any residents who wishes to participate. It's been a while since it was updated and distributed, but it will be re-published this fall. A copy of the updated directory will be emailed to all participants. It has been helpful in the past when a neighbor sees a potential problem and needs to contact you (i.e. water leaking out of your garage).

If you participated in the past and your information has not changed, you do not need to do anything. If you'd like to participate, please send information listed above to Joanne at ajmontanaro1@gmail.com.

Looking forward to

