



Phoebe Park Press

Phoebe Park
FishHawk Ranch
Lithia Florida

Volume 12, Issue 1

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First Quarter 2017

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 8, 2017

Property Managed by:

Vanguard Management Group
1219 Millennium Parkway
Suite 133, Brandon, FL 33511
Phoebe Park Property Manager,
Jamie Bryan

Phone: 813-930-8036 Ext. 318

Email [jamie@](mailto:jamie@vanguardmanagementgroup.com)

VanguardManagementGroup.com

IMPORTANT....ATTEND THE ANNUAL MEETING MARCH 8, 2017!

The annual meeting of the Phoebe Park Homeowners Association will take place on Wednesday, March 8 at 6:30pm at the Osprey Club. It is important that at least one homeowner from each villa attend or return the proxy they will receive in the mail the week of February 19. A quorum is necessary to conduct official business and elect the Board for next year.

ROOF STUDY COMMITTEE

The Roof Study Committee authorized at last year's October Board meeting has met and done some initial research. A plan is being formulated to possibly begin roof replacement as early as late 2017, continuing into 2018. The group has received information from both Heron Park and Sandhill villa communities, both of which are in the process of re-roofing or have completed their projects. Using that information, next step is to meet with a consultant to create specifications on which to receive bids and create a list of potential bidders.

The current plan is to roof villas in roughly the order in which they were built/closed by owners.

LANDSCAPING

After considerable research, the PP Landscape Committee, working with Jamie Bryan, Property Manager, and Duval Landscape, our landscape contractor, proposed the next phase of landscape improvements to the Phoebe Park Board of Directors. The following proposal from Duval was unanimously approved by the board:

- Existing Junipers or Indian Hawthorns will be removed
- Variegated Arbutus with a Liriope border will be installed, leaving an 18" easement next to the driveway to allow for easy entry/exit from vehicles.
- Mulch will be installed and irrigation adjusted as needed.

This installation will begin in the near future with the marking of all underground utilities, followed by removal of the existing plants, concluding with the installation of new plant materials, mulch and irrigation adjustments as needed.

In order for these improvements to take place, the Board has approved a change to the ARC rules, stipulating that all pots in the area of the new plantings must be removed. No more than three (3) visual pots not to exceed 20" in diameter are permitted between the garage and the pillar. Any request for exceptions are to be forwarded to ARC for approval through Vanguard.

Your cooperation is appreciated as this new phase of improvements begins. This project will take a significant amount of labor to complete, so your patience is requested. Photos on back of this newsletter depict location and example of plantings, which will vary based upon the size of the bed on specific properties.

If you have any questions or concerns, please contact Jamie Bryan, Vanguard Property Manager at 813-930-8036, ext. 318 or

jamie@vanguardmanagementgroup.com

SOCIAL COMMITTEE

March — St. Patrick's Day Event, Friday, March 17, 6-9pm at the pool, potluck dinner with an Irish theme. Wear green! A game of charades is planned. RSVP to Joyce at 571-0584.



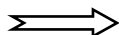
April — Scavenger Hunt, Saturday, April 22, 3-5pm starting at the pool. Pizza will be provided by the Social Committee. Prizes awarded to winning team. RSVP to Charlotte at a22albert@aol.com.

May — Tea Party, Friday, May 6, 2pm at Victoria Rose Tea House. Janet will be collecting \$30 per person as the date nears which includes tax and tip. RSVP to Janet at 215-6637.

May — Memorial Day party, Monday, May 29, Details later....

If you have ideas for an event, let us know!

MORE ON THE NEXT PAGE



NOMINATIONS NEEDED!

The Nominating Committee (Gary Winters and Bob Garrett) have been working to find homeowners to run for the Phoebe Park Board of Directors. There are two members of the current Board who would like to leave the position and one other who would be willing to step aside if there are enough others interested in serving. Many homeowners have taken one or more terms of office to help administer our community for the benefit of all. Please give this your thoughtful consideration and contact Gary, Bob, or Jamie Bryan at Vanguard (contact info on front of newsletter) if you would be willing to run for office.

FILE OF LIFE

Seconds count – they can make the difference between life and death. In November, all villas should have received a “File of Life”, a small red magnetic plastic envelope. It contained a form to be completed with personal information including emergency contacts, name, address, medications, allergies and medical insurance information to adhere to your refrigerator.

Medical emergencies can happen anytime. When they do, there is confusion, panic and urgency. Paramedics arrive on the scene with no information about the person in need. Does the patient have prior medical conditions or allergies? What medications are they taking? Who do they want us to call? How do we contact their family or friends? File of Life puts these answers at their fingertips. It allows first responders to immediately begin the best possible treatment, notify loved ones, and pass this vital data on to awaiting physicians at the emergency room. File of Life has saved thousands of lives. It is an absolute asset to emergency preparedness, and peace of mind, for every household and community across the nation.

Please remember to update your “File of Life” periodically to keep it current as medical needs and contacts change.



POLICE DEPARTMENT URGES....

...that you keep car doors, villa doors and garage doors locked at all times to help eliminate those “crimes of opportunity” that occur in our community, per Detective Howell. Car Hopping continues in FishHawk Ranch.

STREET PARKING.... AGAIN!

On Sunday, January 15, an Emergency Response Team/Ambulance had to block PhoebePark Avenue because of cars parked on the street. If you or a contractor must park on the street for a very short amount of time, be especially vigilant that another vehicle is not also on the street on the opposite side!

NEW LANDSCAPING PICS



Variegated Arbutus



View of new Landscaped area



Liriope

If you currently have Jasmine around the oak tree in this location, it will remain.

FISHHAWK GARAGE SALE

Friday, April 28 (Pre-sale) and
Saturday, April 29.

Shredding truck will be at Park Square—great way to safely dispose of sensitive documents at no cost!



CDD NEWS

The “FishHawk Amenity Advisory Committee” comprised of representatives of the FH CCD (CDDI), CDDII and CDDIII Boards is in the process of reviewing amenity costs and providing recommendations regarding the sharing of these costs to their respective Boards. For more information, contact the FH CDD & CDDII District Manager, Greg Cox at gcox@rizzetta.com. This decision could make an impact on our CDD fees. Note: Phoebe Park is located in CDDII.

The CDDII Board meets monthly on the third Tuesday of the month at 6:30pm at the Palmetto Club. Their website is fishhawkcdd2.org where you can check for dates and times of meetings, minutes of past meetings, along with other relevant information. Meetings are open to the public and residents are encouraged to attend.