



Phoebe Park Press

Phoebe Park
FishHawk Ranch
Lithia Florida

Volume 12, Issue 2

www.phoebeparkhoa.com

Second Quarter 2017

| Phoebe Board of Directors | |
|---------------------------|-----------------|
| Dawn Trattner | President |
| Ron Haase | Vice President |
| Todd Ziegler | Treasurer |
| Linda McPherson | Secretary |
| Gary Winters | Member at large |

BOARD MEETINGS
Posted on message board at Phoebe gate 48 hours prior to meetings.
Next meeting: Aug. 16, 2017

Property Managed by:
Vanguard Management Group
1219 Millennium Parkway
Suite 133, Brandon, FL 33511
Phoebe Park Property Manager,
Bonita Vandall
Phone: 813-955-5887 Email: bonita@vanguardmanagementgroup.com

SOCIAL COMMITTEE
Upcoming planned events to put on your calendars:
4th of July at the pool, 11a-2p
Labor Day at the pool, 11a-2p
Halloween, Oct. 31, candy handout in pool parking lot
Veterans Day, Nov 11—TBD
Holiday Party, Dec. 3



ROOF STUDY COMMITTEE

Kudos to this committee that has been working diligently on our behalf. They recommended to the board that **roof replacement begin this fall and proceed until completion in the first quarter of 2018**. Working with a consultant, bids have been requested; proposals have been received and are currently being evaluated. This will be a major project, funded by our reserves and will require all 118 villa owners' cooperation regarding coordination of many facets of the process.

Our Property Manager will be sending detailed information regarding specifics such as: scheduled time frame for each villa, removal by owners of satellite dishes and solar panels, dumpsters placed in driveways for tear-off, cars needing to be out of garages and driveways during specific scheduled date of roofing—just to name a few.

Needless to say, weather is also an issue and could delay or cause schedule adjustments, so flexibility will be necessary. Updated notices will be on the message board at the exit to keep everyone apprised of the status.

LANDSCAPING UPDATE

Another hard-working committee on our behalf. Drought conditions are tough to deal with for everyone, not just Phoebe Park. We are fortunate to have reclaimed water. Duval has been working to bring our irrigation up to date and has provided the schedule below, also available on our website. Remember the system is on a rotating basis, (i.e. not every property on Phoebepark Avenue will begin promptly at midnight Tuesday). Suggestion: if you are concerned that your yard is not receiving water, place an empty cup or tuna can near a sprinkler head and check it in the morning.

| PHOEBE PARK IRRIGATION SCHEDULE (April 26, 2017) | | | | | | |
|--|-------------------|----------|------------------|-----------|----------|----------|
| APPLICATION | PHOEBEPARK AVENUE | | PHOEBENEST DRIVE | | | |
| | TUESDAY | FRIDAY | MONDAY | WEDNESDAY | THURSDAY | SATURDAY |
| TURF SPRAY | Midnight | Midnight | Midnight | | Midnight | |
| ROTORS | 6 PM | 6 PM | | Midnight | | 7 PM |
| PLANT MIS-TERS | 9 AM | 9 AM | 9 AM | | 9 AM | |

Duval will be applying fertilizer and insect control in June, which will be followed by the mulching of our property. Rain also affects the timing of these applications.

Regarding some miscommunications pertaining to the recently planted front areas: **to clarify, the recent BOD ruling states that only potted plants need to be removed from that area. Any violations that were sent in error have been rescinded.** If you have further questions, contact Bonita Vandall, Property Manager (see more about Bonita on the back).

With our sprinklers running on a set schedule and the summer rains arriving, our landscaping will flourish once again!

MORE ON THE NEXT PAGE
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HILLSBOROUGH COUNTY MINI-GRANT

Our neighborhood has received monies from the County for many years to improve our community. Some funded items in the past include a bike rack, bench, the message board, funding for hurricane and safety seminars, etc. We are currently seeking ideas for this year's grant request process. Projects must be for the good of the community and cannot include food, infrastructure or plantings (and additional restrictions). If you have a suggestion, please forward to Tom McPherson at mcperson2516@verizon.net.

PHOEBE PARK WEBSITE

Check out the new and improved neighborhood website:

phoebeparkhoa.com

The site was redesigned to allow for better phone/mobile device access.

The website includes information about committees, Board meetings, access to our documents, property management information and much more!

NEW PROPERTY MANAGER BONITA VANDALL

We recently were assigned a new Vanguard Property Manager, **Bonita Vandall**. Bonita has considerable experience and accreditations in property management and has permanently relocated here from south Florida. She is quickly familiarizing herself with our community, the other communities that she will represent for Vanguard and the Vanguard system. Bonita has attended several Phoebe Park Landscape Meetings and Roofing Committee meetings and our recent Board meeting.

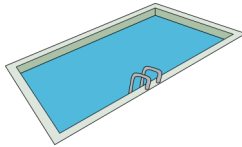
If you have any concerns or questions, she is your go-to contact. Direct phone number is 813-955-5887 or bonita@vanguardmanagementgroup.com.

Remember that change takes time and patience; if you feel something should be addressed, please contact Bonita. She is working hard on our behalf.

PHOEBE PARK POOL

Our pool is definitely open and getting warm! Remember that we abide by the same rules at the FishHawk Master HOA...hours are from dawn to dusk and anyone under 14 must be accompanied by an adult at all times. FishHawk guest rules also apply!

Your pool key is used in the bottom lock...the top lock is an override for HOA and pool maintenance use only in the event the pool has to be locked for some emergency situation.



**THANKS SOCIAL COMMITTEE
FOR ANOTHER GREAT PHOEBE PARK EVENT
THE MEMORIAL DAY POOL PARTY HAD GREAT FOOD
AND WONDERFUL COMRADERIE**

