

MANAGER'S NEWSLETTER PLANTATION HOMEOWNERS, INC.

manager@plantationhoa.com

November 8, 2019

HAPPY HOLIDAY SEASON TO ALL! Be Safe, our kids are playing outside.

Manager's Notes: Thanks for all your support. We have made much progress through this past summer catching up on and initiating a host of projects as you will read below. Since the last newsletter, a fantastic Back-to-School Bash was held with free school supplies and Family Day was a blast. Even the Sheriff's helicopter joined in the festival and was a big hit. So many worked so hard to create and host events for so many. What a great bunch of volunteers! Last month was a bit spooky with Trunk or Treat, another wonderful community event for all ages with a host of more volunteers making it all happen. I remain amazed at the fabulous folks from all walks that make up this community. Let's keep focusing on the good and positive, the happy and the smiling. These are the events, attitudes, and feelings making up 99.99% of this wonderful family neighborhood. *If you see something that can be better, consider offering a positive solution.*
Note, this newsletter is delivered cost and postage free by Soccer League volunteers. Thanks teams & players!

A quick reminder we have Spanish speaking staff available at the office

INCLUDED IN THIS THIS EDITION:

DEED RESTRICTIONS ENFORCEMENT - STREET PARKING COURTESY - BULK ITEM DISPOSAL - BELLEFIELD VILLAGE - ANNUAL MEETING - PET CONTROL/ CLEAN UP - SPEEDING - COUNTY/UTILITY SERVICES - RECENT GREAT ACCOMPLISHMENTS - EXCITING ONGOING PROJECTS

DEED RESTRICTION ENFORCEMENT 1.0

Thanks, always, to the majority who take great care of their homes and lots. For the past few months, there has been a focus on getting folks to clean mildew from home exteriors, repair siding, repair/replace fences and remove junk and trash. Also, we have been working to motivate numerous owners to regularly mow, trim, edge, weed, and prune yards. Junk cars are towed! Being a large community, we have a way to go; however, there has been noticeable improvement. **Consistent and impartial** enforcement remains an important element of our program. Unfortunately, a number of non-responsive homeowners have received attorney demand letters, the final step at the local level before possibly sending the matter to pre-law-suit mediation. A handful of recipients commented that the period afforded them by the HOA to correct the violations was too short. It is important to note that a violation starts when the home or lot comes into disrepair or substandard appearance, a point a concerned homeowner recognizes and a point well before a citation is received. For those residents a bit behind in home maintenance, consider joining the overwhelming number of good neighbors who follow the rules and standards and whose homes and lots are maintained and contribute positively to property values.

While continuing these efforts started earlier this year, the Association will focus this Fall on Mailboxes.

DEED RESTRICTION ENFORCEMENT 2.0

So, let's continue and address the occasion when a homeowner who has received a citation has an unexpected hardship and is unable to timely correct a violation. If you need assistance in correcting an issue whether or not a citation is received, feel free to communicate with the management staff. Your HOA will listen. The enforcement program is a wide band program with a goal of compliance in the quickest manner. Options can be considered. For example, if your fence requires replacement now and the project is very expensive for you at this time, how about we sit and chat about possible upfront HOA monetary assistance in exchange for a three-month payment plan for you to reimburse the HOA? To be proactive, the HOA is entering the villages on a one-time basis to cut grass, edge sidewalks and spot pressure wash sidewalks to help residents understand what the HOA will expect our villages to look like moving forward.

PLEASE BE COURTEOUS WHEN STREET PARKING. AVOID BLOCKING NEIGHBORS' DRIVEWAY ACCESS, MAILBOXES, AND TRASH CONTAINERS. KEEP SIDEWALKS FREE FOR OUR MANY DISABLED RESIDENTS, CHILD STROLLERS, AND KIDS. SIDEWALKS ARE FOR PEDESTRIAN SAFETY.

DISCARDED BULK ITEMS SUCH AS MATTRESSES, FURNITURE, APPLIANCES AND SUCH MUST NOT BE LEFT ON THE LOT OR CURBSIDE UNLESS ARRANGEMENTS HAVE BEEN MADE WITH THE COUNTY (813) 272-5680 FOR A PRE-PAID SPECIAL PICK-UP. Abandoned items left at the curb will be picked up by a commercial hauler for the HOA and the homeowner will be charged a much higher fee than the county would charge. Let the HOA office know of a pending pickup to avoid an HOA charge.

BELLEFIELD VILLAGE

Renewed excitement in Bellefield is in play as we soon begin work on common area parking lots to include pavement cleaning and washing, replacement of broken curb stops, re-striping, curb repair and repainting, and new towing signs. We are also looking to inventory private parking spaces in need of replacement on the various private lots and working with homeowners towards wholesale resurface of their deteriorated asphalt driveways. Since homeowners are responsible for repair to parking spaces on their lot, it makes sense to complete resurface on a wholesale basis to keep costs to a minimum and to consider a homeowner payment plan to reimburse the HOA. General village cleanup and street light pole repainting is in the mix as well.

ANNUAL MEMBERS MEETING

At the August Membership meeting, the following homeowners were elected, reelected, or remain on the Board of Directors: Brandie Bailey, Rob Curry, Mike Dickerson, Scott Dickerson (Secretary), JoAnn Flagg, Angela Malone, Dennis Ragano (Vice President), Tony Rivera (President), Ann Victoria (Treasurer). Congratulations to those volunteers elected and thanks to the other volunteers who submitted their names as candidates. Big thanks to all who voted!! With election over, time to move forward.

PET CONTROL AND POOP CLEAN-UP

Additional dog poop stations were installed over the summer in high traffic areas and additional are planned. Remember, doggie owners, leash 'em and pick up after 'em! Please be neighborly. Cats cannot roam freely.

SPEEDING

The Sheriff Department continues speed limit enforcement on Plantation Boulevard. Please slow down!

COUNTY & UTILITY SERVICES

The County has become more responsive in repairing roadways within the subdivision while the HOA continues to insist on quality service. We are persistent in pressing the County for sidewalk repairs and replacement, as well as storm sewer and pond overflow structure repairs. TECO has started to respond to past demands for street light pole numbering and light repairs. The Manager was able to have State sales taxes waived for the HOA and save approximately \$ 800 per month in lighting bills.

Recent Great Accomplishments

DANGEROUS TREES REMOVED – FIRST PHASE OF PALM TRIMMING COMPLETED - DRAINAGE CULVERTS PRESSURE WASHED- SERVICE GATES AND FENCES TO POOLS BROUGHT UP TO CODE – CABLE/TELEPHONE HUB BOXES CLEANED – DETERIORATED VILLAGE SIGNS REPLACED -

MINI GRANT FUNDED PICNIC TABLES INSTALLED (Grant of \$ 5000 awarded HOA by County Commissioners)

Exciting On-going Projects

WALKWAYS/PATHWAY REPAIRS - ADDITIONAL POOL LIGHTING TO PERMIT LATER POOL OPERATION - REFURBISHMENT OF SOFTBALL FIELD - BASKETBALL COURT RESURFACE AND NEW GOALS – TENNIS COURT RESURFACE – TENNIS COURT BALLASTS AND LIGHTING REPAIRS -

SPORTS FIELDS REFURBISHMENT - LINEBAUGH ENTRANCE MEDIAN BEAUTIFICATION -
VILLAGE STREET LIGHT POLES REPAINTING

*****OFFICIAL BULLETIN BOARD AT CLUBHOUSE ENTRANCE *****

Ron Trowbridge, LCAM
Manager

PLANTATION HOMEOWNERS, INC

11380 Brookgreen Drive, Tampa, FL 33624
Phone (813) 969-3991