***Volume 19 – Issue 9***

***2021 Board of Directors:***

**President – Sam Gray**

**Vice President – Max Saus**

**Secretary – Ron Bowman**

**Treasurer – Cyndie Smith**

**Dir. at Large – Mike Flanagan**

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*Lake Heron is a welcoming, caring, vibrant and well managed community we call home.*

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| ***C:\Users\Dee\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\C3T81G1Y\ninot_de_neu_Karen_Hillard[1].jpg***  **\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***  Email your articles for the next issue to  Dee Ryder at **Dee\_Ryder@Verizon.net**  put ***"For The Banner"*** in the Subject line *Please* …  Only emailed items will be accepted.  ***January 2022 Banner Deadline is December 22, 2021*** |

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Lake Heron HOA does not recommend nor endorse any advertisement printed in the Banner.



christmd

***December***

***Board Meeting***

***will be on***

***Dec 13th, 2021 at***

***6:30 PM on ZOOM. This is a permanent time change***

***President’s Corner***

**Reminder**: December 13, 2021 Board Meeting at 6:30 PM will be a Virtual Meeting on Zoom.

In 1776 Thomas Paine published a pamphlet titled “Common Sense” which helped unify America. Then in 1779 Thomas Paine wrote another valuable work “The Rights of Man”. I like to believe that Mr. Paine was attempting to educate Americans to the fact that they live in a country where to abide by rules and rights is just using common sense and respect. The LH community asks that all residents use common sense and to respect other residents, their private property, our common property, and the rights of all to live together in harmony.

Lake Heron is a Deed Restricted community consisting of individually owned townhouses and comprised of a Home Owners Association (HOA) and managed by an elected board of directors. Deed restricted means that we have rules, regulations, and guidelines that residents must abide by. Your HOA governs the appearance of properties, yards, exterior alterations, color schemes, maintains the community, and has rules on certain behaviors.

Lake Heron residents own their lots and their homes. They own their front yard and their back yard as dictated by land survey maps received at purchase. The yard (lot) ownership including townhouse, shrubbery, plants, trees, and flowers were transferred to the owner per their deed and are the resident’s PRIVATE PROPERTY. Maintenance and yard crews have the limited right of egress and yards must be kept free of obstructions for mowing. This private land is NOT COMMON GROUND and should never be used as a quick access to a street or to visit someone. Pets should always be leashed and not imposing on private property. Lake residents own their property rights and water rights into the lake. Therefore, any fishing or lake access must be from the park or clubhouse area which is designated common ground.

Common Ground such as the park, clubhouse area, designated parking areas, etc. are for the use and enjoyment for all residents. However, there are rules, regulations, respect, and common sense for the use of these areas. Keep them clean, tidy, and be mindful of others right of use. There are restrictions on RVs, trailers, commercial vehicles, unlicensed vehicles, boats and long term parking.

Roads are the private property of the HOA. Each resident’s HOA dues pay for maintenance, lighting, repairs, and for any liability the community should incur. The sizes of most of our townhouse private yards are small. People have the desire / tendency to consume space for recreation, pet exercise, etc. Our roads are used for driving, walking, bicycles riding, and limited skate boarding or scooters. They are not playing fields for sports, hopscotch, or a children’s playground. Private driveways are excellent area for some of these uses.

I ask that all residents read and follow the rules and regulations of the community in which you chose to live. Be respectful of private property and common ground. Use your yard for your pets business, not your neighbors. Dispose of all pet waste, papers, and trash in your

trash can or the appropriate designated receptacles. When possible help keep our community pristine, pick up trash or debris and properly dispose of it.

Common Sense plus respecting your property and respecting others keeps a community harmonious. Also add a smile, a cheerful greeting, and be courteous to ensure that Lake Heron remains a great community.

Stay healthy and safe,

Sam Gray

Email: [LH.President99@gmail.com](mailto:LH.President99@gmail.com)

PH: 607-738-2137

Note: To obtain an email copy of the LH Meeting agenda and to receive email of pertinent information or notifications between Banner printings, I need interested residents to send me an email stating their approval to receive email agendas and pertinent notifications. Your email will not be publically shared. Sent the email to: [LH.President99@gmail.com](mailto:LH.President99@gmail.com)

***Did You Know????***

1. There will be two motions on the mailed out ballots for the January 17th, 2022 Annual Membership meeting requiring a 2/3 majority resident’s vote to pass. I ask that each resident support these with your vote.
2. Motion to approve a land transfer between Lake Heron and Gulf Coast Construction which would provide LH entire ownership of the brick wall seen on the left as entering Lake Floyd Drive from RT 41. LH would be swapping some land now owned behind this wall for that portion of the wall owned by Gulf Coast Construction.
3. Motion to create a Capital Reserve Fund for future needs. At present LH can only maintain / repair our community. This fund would provide for future new community development projects.
4. In October the Clubhouse new electrical panel installation was complete plus repairs to the pool heater were made.
5. The receptacle for recycle paper by the Lake Heron Drive mail boxes has been permanently removed. It has long seen little use for paper recycling, has created a cleanup issue, and has been frequently used as a pet waste depository. It has been deemed a nuisance and health hazard thus not practical.
6. The new Lake Heron Welcome booklet has been edited and on its way to the printers.
7. In 2021 LH must comply with the state requirement of providing a certified financial audit. This audit is required every 4 years.
8. Two road repair bids have been received for road repair paving. Both are close in bid cost and would leave about $60,000 remaining in our road reserve account for future needs. There is still one bid request remaining plus LH requests for clarification of some possible items.
9. Santa is expected to arrive late evening December 24th or early morning December 25th with presents and goodies for the good children and residents of Lake Heron. His message is “Merry Christmas To All”

*~Sam - 11/27/21*

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***Vote!   Yes!***

In the last Banner we explained why it is necessary to amend the communities By-Laws to correct a faulty land survey of many years ago.

Giving the Board the authority to approve the correction requires approval of 66.7% of the membership of the association and that is a high threshold.  Those of us who have been in association management for many years understand why.

It isn’t the merits of the issue.  There isn’t any argument here – clearly we should fix this error.  The problem is always the same.  Inertia!  Lack of interest!  Forgetfulness!  Owners lose track of the proxy, forget to complete it and mail it in.  A few, unfortunately, don’t even bother to read it.

When the proxy arrives in your mail with the return envelope please complete it with your various votes and return it promptly.  Make your votes count!  The mailing date has not been determined yet, but it will be in late December or early January.

*~John Copeland, 948-0854*

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***Should you check your antibodies?***

﻿   When antibody testing was first developed after the beginning of the pandemic, many hoped that proof of antibodies as a sort of “immune passport” might allow them to avoid lockdown without putting themselves or others at risk. Then, as diagnostic testing such as the PCR test developed, interest in antibody testing waned. At the time, and at present, the FDA discouraged(s) antibody testing as a means of demonstrating immunity.  
  
  Recently, interest in antibody testing to establish immunity has been rekindled. People request the test fairly frequently, and some get it through concierge medical providers.  It has become clear, for a variety of reasons, that antibody testing should not be used for this purpose. First, it was not known what type of antibody was protective and therefore should be measured, or how long the antibodies would persist. As research eventually showed, the so called “neutralizing antibodies” were responsible for immunity, but it was not (and still isn’t) known what level of antibodies are required for immunity. Antibody testing was also hoped to indicate vaccine effectiveness, and when boosters might be required, but correlation is poor. Also, some antibody tests detect only antibodies produced by infection, and may not detect vaccine-induced antibodies, which could obviously be misleading as to the effectiveness of vaccination. One Florida company provides the testing, and charges 170$, and states that “in 24-48 hours patients would know if their immune system was protecting them from covid 19”. The FDA has said that” results from currently authorized SARS CoV 2 (antibody) tests should not be used to evaluate a person's level of immunity or protection at any time, including after covid 19 vaccination.  
  
  It’s important to point out that antibody  tests are indicative only of what is called “humoral immunity”, and make up only a portion of the immune system. “Cellular“ immunity, also part of the immune system, consists of memory B and T cells, which “remember” the covid virus long after the initial infection, and the so called “killer” T cells attack the invading virus. Cellular immunity is much more difficult to measure that humoral immunity , so when antibodies, or humoral immunity, are measured, they are not indicative of the full function of the immune system, since testing for cellular immunity is usually not done.  
  
  Currently available antibody testing is not indicative  of overall immune function, since only antibody tests (humoral immunity)are usually performed, while memory T and B cells (cellular immunity), an integral part of the immune system, are usually not measured due to the difficulty of doing so in the laboratory.  
  
*~Bram Smith MD*

***Lake Heron Homeowners Association, Inc.***

***Board Of Directors Meeting***

December 13, 2021 / 6:30 P.M.

***AGENDA***

1. **Residents Discussion and Comments from the floor**
2. **Call to Order**
3. Establish Quorum –Roll Call
4. Proof of Due Notice Posted: 48 Hr. Secretary
5. Reading of Minutes – Secretary
6. **Committee Reports**
   1. Treasurer / Finance – Cyndie
   2. Architectural Control - Pam
   3. Grounds - Don
   4. Club House - Mark
   5. RV Parking - Max
   6. The Park Team - Linn
   7. Parking Enforcement - Linn
   8. Social Committee - Cyndie
7. **Old / Unfinished Business:**
8. Update: UPI road repair bids and additional information request

1. **New Business:**
2. UPI will handle securing our 2021 State required certified financial audit.
3. The 2022 Annual Membership meeting will be held on Monday January 17, 2022 at 6:30 PM in the LH Clubhouse. On this ballot will be the voting for two directors and two residents motions that require 2/3 residents approval.
4. Waste paper receptacle next to the LH Drive mailboxes has been permanently removed due to little use, area cleanup issues, and people depositing pet waste.

Motion 1 – Authorize the permanent removal of the waste paper receptacle located on LH Dr. by the mail boxes and transfer ownership to Mark Toney to dispose of it as he desires.

1. Motion 2 – Approve the revised “Lake Heron Homeowners Association Residents Guide” and authorize it to be printed.
2. Motion 3 – Open the LH Clubhouse effective January 1, 2021 for use by Lake Heron and the Hammocks for only social events and meetings. Rentals are not included and will be addressed at a later date.
3. Discussion: The continued missing or vandalism of LH signage and park lights / items.
4. **Adjournment**

***Note: Annual Membership Meeting Monday January 17, 2021 at 6:30 PM in the Lake Heron Clubhouse***

Note: First part of meeting residents and committee members may address a topic for up to 3 minutes. Speakers must refrain from entering into a debate or group interaction. Board members may return only pertinent brief comments. Then Committee reports will be given as a report. Moving to the board members portion, all residents and committee members will be muted to provide board members discussion and voting.

***Garbage and Recycling***

If you recycle, you ***CAN NOT*** use any bags.

You ***MUST*** use a dedicated container (tub or can).

***The Recycling will be picked up every Wednesday,***

***usually before 7am***

The truck crews will pass by any container that has plastic bags.

We see more and more bags being left out for curbside pick up, and those bags are being ignored.

Your recycle container should have a “Recycle Sticker” on it.

The stickers can be obtained by calling **727-856-4539**.

***Reminder – When Home or Away***

You can still get The Banner and keep up with Lake Heron news by accessing the Lake Heron website.

Access to Lake Heron Web Page

1. Type into your internet search page **“univprop.com”**
2. Locate **“Association Pages”** in the contents list in the left border
3. Lake Heron’s number is 4350. Put your mouse in the number list and scroll down to 4350 and click on it.
4. The website will now open with the calendar of events for the clubhouse.  To reach other pages just scroll down (or Page Down).

On our web page you’ll find copies of The Banner, Board Minutes, Directors and committee Chairpersons. Our standardized forms in printable copies are on the web page.

***Information To Set Up Zoom For Lake Heron Meetings***

In order to attend the Zoom meeting you will need to download the [Zoom.us](http://zoom.us/) app by going to [www.zoom.us/download](http://www.zoom.us/download) and click to sign up. You will need a camera and a microphone on your computer in order to participate. On the scheduled date and time of the meeting you would click on join a meeting and you will be asked for the following information in order to be a part of the meeting:

**MEETING ID: 219 022 5906    /     PASSCODE:  2020**

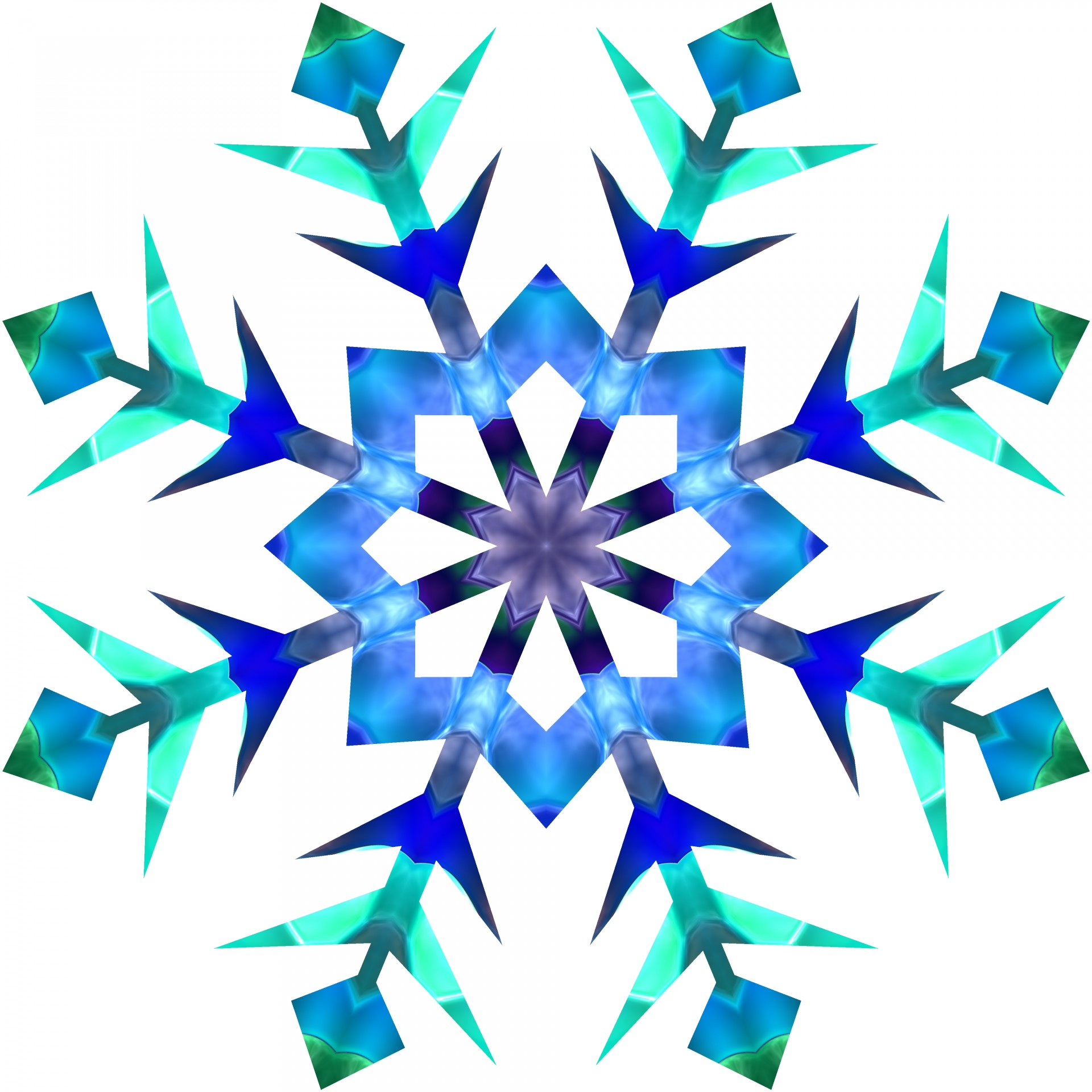
***RECYCLING***

You can place your recycling curbside for pickup every Wednesday of each month. Please Recycle in a container (NOT A BAG)

Things to recycle are...Plastic, paper, Amazon boxes, other cardboard. *NO GLASS*

Thank you for doing your part to

Save our Planet!

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***HOA Dues***

Homeowners can now pay association dues with credit cards if they wish.

Simply go to **www.univprop.com** and click on pay credit card payment and follow the link.

Visa, Master Card, American Express and Discover Card may be used.

If the homeowner does use the credit card there is a 5% convenience fee the homeowner is charged.

***Lake Heron Contact Information*:**

***Property Manager*** - Angela Hester

University Properties Inc. 813-980-1000

or email her at... ahester@univprop.com

***Website* -** Univprop.com - HOA# "4350"

***Volunteers* *Name***

**Board (President) Sam Gray**

**Board (VP) Max Saus**

**Board (Secretary) Ron Bowman**

**Board (Treasurer) Cyndie Smith**

**Board (Director A.L.) Mike Flanagan**

**Park**

Ron & Lori Bowman Kathy & Sam Gray

Pam Schwebl Ruth Copeland

Don Bushkie Linn Torres

Bonnie Mikulla Maxine Pickert

Susan Hoelseggen Lee Carter

Pam Kelly Sheila King

**Social Committee**

Cyndie and Bram Smith

**Newsletter Delivery**

Vickie Morris Beverly Patterson

Betsy Nehr Sherry Williamson

John Copeland Maria Saldarriaga

Hoke Cash

**Newsletter** Dee Ryder

**Grounds**

Don Bushkie Ruth Copeland (Irrigation)

**Architectural Control** Pam Kelley (Chairperson)

Matt Boisvert

Rachel Powers

Bill Prall

**Finance**

Kathy Gray Cyndie Smith

**RV Park**

Max Saus (Chairperson) Larry Kelly   
Hoke Cash

**Community Center**

Mark Toney

**Wright Termite & Pest Control - 813-948-0229**