***Volume 20 – Issue 4***

***2022 Board of Directors:***

**President – Sam Gray**

**Secretary – Ron Bowman**

**Treasurer – Cyndie Smith**

**Dir’s. at Large -**

**Mike Flanagan**

**Max Saus**

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

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| *Save the Date!*  ***Lake Heron’s Spring Fling***  ***Saturday, May 7th, 2022***  ***Lake Heron Clubhouse and pool***  **Details to follow!**  **C:\Users\Dee\AppData\Local\Microsoft\Windows\INetCache\IE\RNS1PIK3\flowers-jonathan-dietric-01[1].png C:\Users\Dee\AppData\Local\Microsoft\Windows\INetCache\IE\RNS1PIK3\flowers-jonathan-dietric-01[1].png**  **\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***  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.  ***May 2022 Banner Deadline is April 25, 2022*** |

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



christmd

*Board*

*Meeting*

*will be on*

*April 11th, 2022 at 6:30 PM*

*on Zoom*

***President’s Corner***

**Reminder**: April 11, 2022 Board (Zoom) Meeting at 6:30 PM Please join us.

I look forward to April 1st, April Fool’s Day, as it is the birthdate of one of my daughters. However, some say I was a fool wanting another child after the extensive time span between previous children. But she is a treasure and I love my April Fool surprise dearly as well as all the others.

Spring has sprung and Lake Heron needed to deal with issues “springing up”. We have had up and down pool closures. These have been primarily caused by an intermittent pump issue. Like a ghost, sometimes it would work and sometimes it would not. It became an elusive problem that baffled our repair services. Once the major fault was traced to the pump itself as opposed to electrical systems, water flow, or a mischievous ghost we then faced the problem of procurement. Piping connections dictated a certain replacement pump. None were available and our supplier scrambled to find us one requiring back order time. The pool is now running and safe for swimming. There remains some additional piping, flow meter, and filter installation work to be scheduled to meet Pasco County requirements.

Another spring pop up has been the clearing on the private property running parallel to Lake Heron Drive near the park entrance. This is a concern especially to those residents in that Lake Heron proximity and of interest to many of us that live in our community. I applaud the efforts of some of the affected Lake Heron residents for checking with Pasco County to ensure that the clearing and possible construction on that property meets all legal regulations. The official position of the Lake Heron HOA, the Board members, committee members, and our Management Company, UPI, is that the parcel in question is private property and we officially may not interfere with the legal rights of the private property owner unless there is specific impingement upon Lake Heron property. In other words, the HOA must remain neutral and uninvolved.

Change is an inevitable variable. We may not like or appreciate it, may resist it, and may rebel against it. However, change is like nightfall it creeps up on us and in most cases a brighter day follows.

Stay healthy and safe,

***~Sam Gray***

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

PH: 607-738-2137

Next scheduled Board zoom meeting – May 9th, 2022 at 6:30 PM

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)

***MINUTES***

***March 14, 2022 Lake Heron HOA, BOD Meeting***

# Call to order: 6:30 PM (Virtual Meeting in Zoom)

Roll call: ***Sam, Ron, Max, Cyndie, Mike***   **Quorum Established**

Proof of Due Notice Posted: 48 Hrs. 3/11/2022

Motion to forego reading prev. Minutes: Cyndi, 2nd Max Approved 5/0

**COMMITTEE REPORTS:**

**President: Sam,** Explanation of proposed motions.

**Treasurer: Cyndie, Revenue** $20,603, Expenses $38,040, Net Income ($17,436.)

**ACC: Pam:** No new requests

**Rec. Ctr:** No Report

**RV Park: Max:** 1 space available

**Park Team: Linn:** Sprinkler timer needs to be adjusted.

**Grounds: Angela:** All OK

**Parking Enforce: Linn:** No report

**Social: Cyndie:** March 17, St.Patty’s Day Party,6PM. Plans starting for Spring Fling party.

**Welcome C****ommittee:** No Report

**Old Business**: (1) Motion for Rose Paving. (2) Motion for GPS pool pump replacement.

**New Business(1)** LH Reserve Study: Sam, Angela meeting with engineer on 3/30/22. **(2)** Review bids for LH power washing. Tabled until 3rd bid received, and clarification of power wash vs chemical wash. **(3)** Discuss possible oak tree removal. LH will seek bids from multiple vendors. **(4)** Discussion of hold Board meetings in Clubhouse. Motion listed below.

**Questions/Comments from floor**: Resident questioned Spring grass cutting schedule.

**Meeting Adjourn: 7:30**PM, Next Meeting: April 11, 2022. 6:30PM

**Motions: March 14, 2022**

Motion 1 by Max/2nd Cyndie – To authorize a payment of $ 5,519.77 to Rose Paving LLC per proposal OPP-22-003613 of March 04, 2022 for Club Side Loop drainage concrete and asphalt work. (Charge to account # 400800.5 Road Reserves). **Approved 5/0**

Motion 2 by Max/2nd Sam– To authorize a payment of $ 4,207.56 (Invoice DR REPAIRS of 02/24/22) to GPS Pools #2 LLC for one (1) new circulation pump and upgrades to piping / flow meter / piping / and filtration. (Charge to account # 400801.9 Deferred Maintenance Resv Exp-Rec Ct) **Approved 5/0** ------- Continued on next page

Motion 3 by Sam/2nd Max- To initiate contract for pool services with GPS Pools LLC until 12/31/2022, and to give current vendor,

Sunshine Pools, a 30 day notice of cancellation. **Approved 5/0**

Motion 4 by Sam/2nd Max, to open the LH Clubhouse to rentals. UPI, Angela, will handle contracts and payments. Pam Kelly will handle inspections and cleaning.  The Clubhouse opening will also allow any board member to utilize the existing smart television or their computer to attend zoom board meetings at this location. This provides the board member the opportunity to invite residents to join them in attending the zoom meeting.

-Provides a platform for all five (5) board members to attend / vote at each meeting regardless of their location.

-Allows our Property Manager to control each meeting from her office where her official records / community data are readily available to access.

-Allows non computer residents the ability to attend and the computer savvy residents to attend from their location of choice.

-Allows the continuation of the format of a Board of Directors meeting of managing through board members’ discussion, proposals, bid reviews, and spending approvals for the benefit of the community as a whole. Board Meetings are not defined as social or major residents’ interaction gathering. Town Hall Meetings can lean more toward those lines. **Approved 5/0**

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

1. The Lake Heron Swimming Pool is now open, clear, and safe for swimming. (fingers are crossed)
2. The Clubhouse has been opened for residents to rent as of April 1st, 2022. Contact UPI for rental details.
3. Our pool must still undergo about ½ days’ work of piping, filter, and flow meter scheduled installation.
4. The Saint Patrick’s clubhouse event was a success. Great turnout, wonderful food, and a surprise visit from a Bagpiper. Many thanks to our surprise visitor. And that is no blarney.
5. Soft washing of our Townhouses, fences, and some walkways is scheduled to start April 25, 2022 and require about one week.
6. The remainder of our road concrete work, a drainage issue on Club Side Loop, will be scheduled early April.

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1. Weed abatement treatment for Lake Heron generally occurs on a regular two month schedule.
2. Solar lights that were installed to illuminate the signs on entering Lake Heron Drive and Aaron Court have mysteriously disappeared. One broken assembly can be seen at Aaron Court. These solar lights remained unhampered for a few years.
3. The HOA updated and published a pamphlet titled “Lake Heron Welcome Guide”. We tried to distribute it to all residents. The goal was to familiarize residents with many of the basic considerations and policies of our community. There is some great information in this pamphlet for all residents. If a copy was not received email: [cyndiesmith7@gmail.com](mailto:cyndiesmith7@gmail.com)
4. Lake Heron is a deed restricted community. Each resident should have been provided, at purchase, a set of By-Laws and Articles of Incorporation. These documents tell homeowners the do’s, don’ts, and regulations for governing our development. These documents are also available on the UPI Lake Heron web site. It is the responsibility of each resident to read and practice the regulations put forth in these documents.
5. **Modifications** to the exterior of property within the Lake Heron Community must be approved by the Architectural Committee prior to project start. This includes exterior door color (must be white and of a certain configuration) and landscaping or patio plans. Items such as exterior trash receptacles, rain barrels, and window AC units are not allowed. Contact you ACC committee for advice before you start an exterior project.

***~Sam*** Rev. 03/29/22

***Notice***

***Soft Washing of Lake Heron Townhouses and Fences***

The Board has accepted a bid from Professional Pressure Unlimited to clean our Townhouses, white perimeter fences, and some walkways. This vendor has been servicing the Hammocks, our sister, community for about five years. The washing solutions used are environmentally friendly, non-harmful to plants, and applied with low pressure. The project will take about five days STARTING Monday April 25th, 2022 depending on weather etc. The tentative plan is to start first on Aaron Court, next proceed to Club Side Loop then on from there. The vendor will also be doing the perimeter vinyl fencing behind the townhouses. For the benefit of both the homeowner and the vendor, it would be prudent for the residents to remove potted plants or other objects away for walls / fences to prevent issues and allow cleaning. If a homeowner DOES NOT want their perimeter back yard fence cleaned, then a red flag marker or better a “Do Not Clean Fence” sign should be posted to indicate the area NOT to

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Be Cleaned. This will place the responsibility and cost of cleaning this portion of the fence on the resident.

Professional Pressure Unlimited is offering driveway and lanai washing at the following prices payable via cash or check directly to the vendor. To sign up for these or other services email:

[ryan@clearwaterpressurewashing.net](mailto:ryan@clearwaterpressurewashing.net) with your name, address, phone, & email address plus the services requested. (Furniture or item removal is not included).

Driveways (typical) $ 40.00

Lanai (typical) $ 30.00

***~Sam***

***My Easter Downfall***

Easter this year 2022 occurs on Sunday April 17th. Many celebrate it as a religious Holiday with church attendance and a family meal. Most children and many adults see brightly colored Easter eggs to hunt, milk chocolate bunnies to nibble on, and baskets holding an array of delicious and stomach aching causing candies.

I have to admit, I may have a downfall. I think only one, but others may think more than one. My downfall is Cadbury milk chocolate eggs at Easter time. I pass them by in the stores with a quick glance. I bolster up my reserve and will power. But, eventually I give in and buy a bag or two or maybe more. They are delicious. There are crème and mini Cadbury eggs. You can pop um in your mouth, enjoy them with a glass of milk, a snack at tv time, or just gobble a few down. Yum, yum, yum. For me it is a blessing that these delights are not sold all year long.

Cadbury was founded by John Cadbury in Birmingham, England in 1824. The company and its products have evolved through many recipes and ownership changes. It all started in a small candy shop in Birmingham which sold tea, coffee, and chocolate to drink. Once the shop achieved success, Mr. Cadbury opened a cocoa factory in 1831. As we know change can bring about innovation. Mr. Joseph Fry entered on the scene with his company, J. S. Fry &Sons, to become a major competitor to the Cadbury brothers in 1847. The J. S. Fry & Sons company became the largest commercial chocolate producer in the United Kingdom. Fry started experimenting with moldable chocolate. To survive, the Cadburys created the chocolate egg in 1865. A dark chocolate egg filled with “dragees” (sugared almonds) or with sugar-coated chocolate gum drops. In 1919 both companies merged together to create the “British Cocoa and Chocolate Company”. By 1921 this company was manufacturing crème filled eggs. The modern Cadbury Crème filled egg was born in 1963 and sold as ‘Fry’s Crème Eggs”. By 1971 the Cadbury Company merged with Schweppes Drink Company and the Cadbury Crème Egg name was attached to the product. A demerger lead to Kraft Foods ownership in 2010 and the company was split off to become a subsidiary of Mondelez International.

The flavor and other subtle difference can be detected in Cadbury Eggs produced to accommodate the different tastes of various countries. Hershey’s chocolate is a popular taste in the US but not so much in the UK. The Cadbury Egg has been revamped, modernized, and changed with time. However, I’m still happy to be able to enjoy a bag or two or sometimes more.

Happy Easter and May the Easter Bunny Bless You,

***~Sam***

***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!



***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 (Secretary) Ron Bowman**

**Board (Treasurer) Cyndie Smith**

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

**Board (Director A.L.) Max Saus**

**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

Ronnie Martinell

**Newsletter Delivery**

Vickie Morris Beverly Patterson

Olivia & Tiffany Wells Sherry Williamson

John Copeland Maria Saldarriaga

Hoke Cash

**Newsletter Editor**

Dee Ryder

**Grounds and Irrigation**

**UPI (Angela Hester) 813-980-1000**

Ruth Copeland

**Architectural Control**

Pam Kelley (Chairperson)

Matt Boisvert

Rachel Powers

Bill Prall

**RV Park**

Max Saus (Chairperson)   
Hoke Cash

Larry Kelly

**Community Center and Courts**

Mark Toney

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