***Volume 20 – Issue 5***

***2022 Board of Directors:***

**President – Sam Gray**

**Secretary – Ron Bowman**

**Treasurer – Cyndie Smith**

***Dir’s. at Large -***

**Mike Flanagan**

**Max Saus**

an02097_

*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\INetCache\IE\QBB35VAZ\image-1586964730RUA[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.  ***September 2022 Banner Deadline is August 28, 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*

*May 9th, 2022*

*at 6:30 PM*

*on Zoom*

**President’s Corner**

**Reminder**: May 9th, 2022 Board (Zoom) Meeting at 6:30 PM Please join us.

May!! Time flies whether you are having fun or not. This month includes the First Day of Asian Pacific American Heritage (May 1st), Cinco de Mayo celebration (May 5th), Mother’s Day (Sunday May 8th ), and of course Memorial Day (May 30th) to honor all of those who have fallen and served to keep and continue our American Dream and our Freedom.

Lake Heron has completed its 2022 Reserve Study that projects our financial and asset replacement needs for future years based on market conditions, conditions of our assets, and their future projected replacement costs. What is a reserve study and what does it do for Lake Heron? A reserve study is a qualified unbiased engineering evaluation by a credited organization of our assets and our ability to provide future funding to maintain and replace those assets. This is not to be confused with our operating budget for services and maintenance on a monthly / annual basis such as pool repairs, lawn service, sprinkler maintenance, tree trimming, etc. Reserve funds are held in secured accounts per Florida guidelines and used when assets require replacement. Assets include roofing replacement, new roads, new building siding, pool rebuild, etc. The Reserve study estimates the average life expectancy of an asset, indicates the recommended year of replacement, and projects the amount of money LH needs in that specific reserve account to pay for the replacement of the asset. On a monthly basis, each homeowner’s HOA dues are separated in to two areas. A portion is placed in the Operation Budget account and a portion is placed into long term savings for the various Reserve Accounts. These two components determine the amount each resident pays monthly for HOA dues. Reserve Studies are one of the methods that HOA’s use to maintain the integrity, beauty, and prevent deterioration of a community over time. There is the potential for communities to fall into disarray if they underfund their reserves and doing that may require assessing residents exorbitant sums to replace or repair deteriorated assets. A reserve study is an educated guess of asset life expectancy. It projects future costs based on materials and labor cost, interest rates, inflation rates, market conditions, and future reserve funds required to meet these obligations. The study is not a snap shot of today’s costs projected outward, but an educated average of future needs and requirements based on proven facts and methods. Lake Heron attempts to extend asset life expectancies while maintaining asset condition through continuous maintenance, repairs, and replacement. Your Board applies practical management principles that do not cut quality but applies conservatism to spending. We utilize specifications to obtain conformity, consistency, and competition of bids.

The Operating Budget is the cost of running the community on a yearly basis. It pays for insurance, taxes, lawn service, pest control, fertilizers, tree trimming, lighting replacement, roof repairs, siding repairs, pool repairs, Management Company services of accounting, record keeping, and legal services for advice, protection, and letters to residents, etc. These costs can fluctuate year to year but generally increases due to yearly inflation as venders and services

raise rates. The board attempts to keep HOA dues stable. However, all residents understand and are experiencing the fact that costs of services, materials, and labor has sharply increased. Your elected Board members and appointed Committee members are all volunteers. Some spend many hours attempting to manage LH for the betterment of the community, the residents, and their pocketbooks. Can residents help and have an effect on HOA dues? Yes, of course they can!! Many residents step up offering to help. It can be the little things that make the difference. Follow the rules, pick up debris, and help clean up the park / common areas / your yard / your garage. Do not park on streets and educate your friends, relatives, and acquaintances concerning the same. Pick up and properly dispose of pet waste. Volunteer for small tasks that save dollars. Each letter sent to correct infractions, complaints addressed, small tasks to be handled, or questions to be

answered can cost dollars. Residents do affect HOA dues because we all must pay for the condition of the community we live in.

Negotiating the community’s future is going to be difficult for your Board. Due to Covid, shutdowns, vendor sickness, material / labor shortages and funding, some maintenance and repair projects were put on hold. Now it is catch up in an increasing cost environment. To be blunt, 2023 appears to be an increased cost year both for reserve funding and operation budget.

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 – June 13th, 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***

***April 11, 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. 4/08/2022

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

**COMMITTEE REPORTS:**

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

**Treasurer: Cyndie, Revenue** $162,336.97, Expenses $158,173.35, Net Income $4163.32

**ACC: Pam:** No new requests

**Rec. Ctr:** 1 rental completed, 2 more reservations pending.

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

**Park Team: Linn:** All OK. Spring clean-up date TBD

**Grounds: Angela:** All OK

**Parking Enforce:** Linn: 2 major violations. Request legal letters be sent.

**Social: Cyndie:** Spring Fling party, May 07.

**Welcome C****ommittee**: Booklets being given to new residents, when identified. Help needed from current residents.

**Old Business**: (1) Concrete work completed on Clubside Loop. (2) GPS Pools Inc, now servicing the pool. (3) Reserve Study in progress. (4) Motion to contract for washing of all buildings and misc. fences.

**New Business** (A) Discussion on funding of Spring Fling community party. (B) Discussion of possible removal of oak tree at Aaron Court entrance. Bids will be requested. (C) Discussion of need for new toilets and faucets in Clubhouse restrooms. (D) Discussion of buying lockable cabinet for camera surveillance equipment. (Tabled)

**Questions/Comments from floor** (1) Residents concerned about speeders on LH streets. More signage? (2) Residents concerned about exposed, possible electric or cable wires in neighborhood. (3) Resident concerned about funding source of Spring Fling party.

**Meeting Adjourn: 7:40** PM, Next Meeting: May 09, 2022. 6:30PM

**Motions: April 11, 2022**

**Motion 1,** by Max/2nd Mike – Request to approve spending of up to $1,000 by the Social Committee Chairperson as deemed needed for the 2022 calendar year Lake Heron Community Social events. Funding will come from Misc. Expenditure Account. **Approved 5/0 Continued on next page**

**Motion 2,** by Sam/2nd Ron- Motion to purchase four new, handicap height, low water consumption toilets, plus seats, new sinks and faucets, and professional installation for Clubhouse restrooms**. Approved 5/0**

**Motion 3**, by Sam/2nd Cyndie –Motion to authorize payment of $8,850, to Professional Pressure Unlimited for soft washing and cleaning of the Lake Heron community, fences and walkways as per their bid of March 05, 2022. (Charge to acct# 400722.1 Building Maintenance)

**Approved 5/0**

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

1. Soft washing of our residence and perimeter fences is scheduled to start Monday April 25th. A schedule list by street names and dates has been posted on the bulletin boards and social media. (Schedule is subject to change.) Residents should review this schedule for plant and item removal if needed. The vender is offering additional services to residents such as driveway, sidewalk, and lania cleaning at rates that have been posted. These optional offerings are between the vendor and the resident for payment and services needed.
2. Solar lighting has again been added to illuminate the Lake Heron sign at LH Drive. Hopefully all residents will be watchful to prevent this set of lights from being damaged or missing.
3. New toilet replacement for the Clubhouse men’s and women’s restrooms is scheduled for Saturday April 30th. This may be a slight inconvenience to some and also note that all CH water will be turned off during the installation. The current restroom fixtures are old and deterioration makes them targets for frequent repairs. The new fixtures are chair height with self-closing seats, high flush capacity, and low water consumption. This is a maintenance cost savings for the community.
4. Lake Heron has a Water Aerobics class, weather permitting, Monday – Friday at 9:30 AM in the pool. The class instructor is Robin Merkil of the near neighborhood and is a one hour body rejuvenating adventure. Journey over and join the group.
5. There appears to be a modular home being set on the private property adjacent to Lake Heron Drive near the park.
6. A Park Gazebo inspection has been completed that has found the basic structure to be in good to excellent condition. It has been discovered that the wood walkway leading into the Gazebo shows deterioration. Efforts to repair this condition are in process.
7. Clubhouse rentals have been open to LH residents as of April 1st, 2022. Please contact UPI for reservations and details.
8. It has been noted that vehicles are being used to drop off or pick up school children and are creating a potential safety hazard for vehicles, children, and residents leaving or entering Lake Heron at those times. Those parents of school age children may consider group communication to institute a safe, sensible, and equitable method for their children to safely get on and off the school buses while ensuring the safety of LH residents.
9. May 7th is the “Grand Spring Fling” scheduled at the LH Clubhouse and pool area. The theme is “Kentucky Derby”. Ladies put on your best bonnet, men bring your fanciest best cane and hat, strut down the boulevard singing “Camp Town Races” to enjoy a social adventure with old friends and meet new ones.
10. Please Note: Vacation time is here. Our Banner editor is postponing Banner publication and delivery for the months of June, July, and August. The Banner will resume with the September issue. A much needed break for a person that keeps us informed of news and events. Dee, thank you for all you do for Lake Heron. Enjoy.
11. 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.

Sam Rev. 04/22/22

***OUR SPRING FLING HAS A THEME!***

The Kentucky Derby Party

When: Saturday, May 7, 2022 @ 4 pm

Where: Lake Heron  clubhouse

We will view the race on our big TV.

Sandwiches, sodas and water will be provided.

Please bring a side dish to pass and the beverage of your choice ( think Mint Julep!)

There will be a Derby Hat contest…best, funniest and ugliest. Bring your finest!

Race time is approximately 5:45 pm so come early and enjoy the pre race festivities!

Even if you don’t like horse races, come enjoy the fun surrounding the event.

See old friends! Meet new ones!

***Hope to see you there!***

***New booster***

Hello everyone. A word about the second SARS CoV 2(the cause of Covid 19) booster, recently offered by the FDA and CDC, for those who are fully vaccinated and have already had the first booster. The second booster is recommended for persons over age 50, with or without high risk health conditions.  
   Unlike the first booster, which, for the most part, had the enthusiastic recommendation of the entire medical and scientific community, the second is being called “permissible”, meaning that the people in the above group can get it, but the scientific community is not unanimously recommending that they do.  
   First, let me point out that the second booster is believed to be safe and potentially beneficial. But some in the scientific community wonder if, and when, it is necessary. Studies show that it increases antibodies somewhat, about to the level of antibodies 5 months after the first booster was given. But many scientists believe that the current level of protection (conferred by the original vaccine series and the first booster)will prevent serious illness, hospitalization, and death, without the second booster. At the same time, it is important to point out that immunity conferred by vaccine and/or having had Covid 19, will eventually wane, leaving persons less protected.  
You can be sure that the timing and administration of the second booster is and will be intensively studied, but presently, as stated before,  there is no agreement on when, or if, it is needed.  
   I would suggest you discuss the role of the second booster with your physician. The two of you may conclude that getting the booster now is the the best course of action for you.  I can tell you that, for myself, I will probably have it at some point; for me, it is about more about timing. I would like to see more studies emerge in the hope of becoming better informed.  
*~Bram Smith, MD*

***DO NOT FEED THE GATORS***

It is has been brought to our attention that possibly someone is feeding the gators that travel through our lake to get to another lake. PLEASE do not feed them. Did you know it is illegal to feed the wildlife in Florida and you can be fined if you do?

Yes a gator will follow a lure from a fishing pole or if you have caught a fish... it's after a food source from your fishing pole, not you. Just move away from the lake and let the gator be on its way.

*From the 4/2019 Lake Heron Banner*...........The association also installed four ***“Do Not Feed the Alligators”*** signs around the pond. Not only is it against the law to feed alligators, *it is against Florida law to feed any wildlife*. Residents of Lake Heron in recent years have spent thousands of dollars to repair damage to soffits and attics caused by raccoons and squirrels. Don’t habituate wildlife by feeding them.

***Read the signs, Don't Feed the Wildlife***

***The Banner is Going on Summer Vacation***

*The staff of the Banner is taking the months of June, July and August*

*off, as in the past, and will return for September onwards.*

*Have a Safe and Wonderful Summer Y'all !!!*

*See you in September.*

***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**

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

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