***Volume 20 – Issue 7***

***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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The Lake Heron" Banner"

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

|  |
| --- |
| ***Halloween Party***  October 29, 2022, 6:30 pm  Lake Heron Clubhouse  *Costumes Optional*  *Bring a snack to share and your drink of choice and join your friends and neighbors in a spooky evening.*  **C:\Program Files (x86)\Microsoft Office\MEDIA\CAGCAT10\j0305493.wmf C:\Users\Dee\AppData\Local\Microsoft\Windows\INetCache\IE\3NOD483J\Ghost_002[1].png C:\Program Files (x86)\Microsoft Office\MEDIA\CAGCAT10\j0305493.wmf**  **\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***  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.  ***November 2022 Banner Deadline is October 23, 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*

*Oct 4th, 2022*

*at 6:30 PM*

*on Zoom*

***President’s Corner***

**Reminder**: **October 4, 2022 - TUESDAY** Board (Zoom) Meeting at 6:30 PM Please join us.

To all Lake Heron Residents,

The past Board meeting again discussed the subject of the LH Peacock population. There are many different opinions, suggestions, and comments on this controversial community subject. I reached out to some resources that have addressed similar community concerns, discussed the Board’s responsibility with our Property Manager, and understand that LH has previously received a legal opinion on this subject. Based on my findings, the official Board position on the Peacock subject is as follows:

The function of the Lake Heron Board of Directors with the support of our Property Management Company is strictly the management of the Common property and related property services to maintain the integrity, upkeep, and repair of the LH property. The Board is not responsible nor will be involved in community neighbor issues or disputes.

Each Homeowner of record is a share owner of the common property. Lakeside Homeowners actually own a portion of the lake bottom except for the water above in addition to a share of the common property. Therefore, any alteration or use of common property requires the written authorized consent of all property owners of record. The Board is not authorized to provide consent or funding for any Peacock removal, reducing, or culling project within Lake Heron unless mandated by a Government Body directing us to address a community health / safety issue.

The options available to those that believe Peacock reduction should be addressed are to utilize deterrent methods ONLY on their specific property and at their cost. It was pointed out that there are many devices and methods to deter Peacocks, protect autos, and property. One fact is that the builder provided and our Deed Restrictions state that garages are to house vehicles not storage. Another fact is that the Association is not responsible for any resident’s personal property. NO service or trapper may setup or remove a Peacock from any portion of Lake Heron common property. This includes while parking on common roads, trespassing on any common areas, or on neighbor’s property.

**Next Subject:** Lake Heron trees residing on Homeowners property. Your deed restriction documents received from the previous owner or their real-estate agent clarifies the rights and responsibilities of Lake Heron property owners. All property owners should read and review. Lake Heron has many large mature oak trees and limbs that may become hazardous under certain weather conditions. Trees located on private property are the responsibility of the homeowner. Trees on common property are the responsibility of the Association. Any damage, removal, cleanup, etc that is caused by a tree incident is the problem of the responsible party and possibly their insurance company. As a courtesy to our homeowners, the Association will publish a listing of at least three, UPI vetted, tree services for residents to contact for needed tree trimming or removal. Please note: The association cannot pass judgment on tree health or

condition. However, the Association encourages all concerned property owners to contact tree experts for recommendations concerning their privately owned trees.

**Last Subject:** There appears to be safety concerns due to autos and congestion at the LH bus stop on Lake Floyd Drive and the entrance area of Lake Heron Drive. Safety, especially which involves children, should be a concern of all. I ask those that drop off and pick up children at this bus stop to apply common simple solutions to this issue. Walk your child to the bus stop, it is great exercise. Maybe appoint a round robin child bus stop monitor or multiple children escorts to walk children to the stop. If a vehicle is absolutely necessary, go early and park in the Clubhouse parking area, leave the car and escort the child to the bus on foot. DO NOT park on Lake Heron Drive or Clubside Loop. Each involved individual should apply common solutions to their behavior to eliminate any hazardous conditions. I have confidence that those involved will apply intelligence, creative thinking, and communication skills to effectively establish a safe and non-congested bus stop experience for all involved children and adults.

Stay healthy and safe,

~Sam Gray

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

PH: or txt: 607-738-2137

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

1. That there is a LH Standard established 05/2017 explaining how the LH Covenant and Deed Restrictions apply to the Homeowners privately owned irrigation systems. The Association, as a homeowner courtesy, has been helping residents maintain their sprinkler systems utilizing the services of Green Bandit. However, our irrigation / sprinkler repair costs have greatly increased in 2022 causing a budget over run. The Board has agreed to continue irrigation / sprinkler repair services for 2023 with some changes. (The Standard is Published for resident’s information).
2. Sprinkler system repair request must be directed to UPI, Angela Hester, at 813-980-1000 or [ahester@univprop.com](mailto:ahester@univprop.com) . UPI will provide ONLY Sprinkler system repair maintenance.
3. Issues with adjusting your Sprinkler control system contact Max Saux 813-948-4538 or [cm.saus22@verizon.net](mailto:cm.saus22@verizon.net) . Max will educate residents ONLY on how to adjust their Sprinkler Controller.
4. Residents are still responsible and liable for maintaining a watered healthy lawn and shrubbery / foliage at their expense.
5. That for every $1,000 additional spent to maintain and provide services for the LH community it costs each homeowner about $0.52 / month of HOA dues.
6. There is an October Social Event planned at the Clubhouse for new and established families with a Halloween theme. Costumes encouraged. Keep tuned for details and spread the word. Come, enjoy, meet your neighbors, and have fun.

~Sam 09/25/22

***LAKE HERON ANNUAL***

***YARD SALE***

Sat. Nov. 19th 2022

7:30am-2:30pm

**Please Drop off $3.00 in a SEALED ENVELOPE**

**With your NAME, ADDRESS, and PHONE #**

**If you plan to PARTICIPATE in ADVANCE**

***to:***

Linn Torres 813-240-4398

\*\*1713 Lake Heron Drive\*\*

**THIS WILL ENSURE a sign on your STREET as well**

**as signs put up on Osprey, 41 & 54.**

**I will be blasting Face Book Marketplace the week of our sale.**

**You could also! Start NOW digging things out for the sale!**

***LET’S MAKE THIS A BIG ONE!***

***MINUTES***

***Sept. 12, 2022 Lake Heron HOA, BOD Meeting***

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

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

Proof of Due Notice Posted: 48 Hrs. 9/09/2022

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

**COMMITTEE REPORTS:**

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

**Treasurer: Cyndie, Revenue** $21,196.42, Expenses $13,857.57, Net Income $7,338.85.

**ACC: Rachel:** No Rpt.

**Rec. Ctr: UPI:** Rentals:2 booked for Sept, 2 booked for Oct.

**RV Park: Max:** Full. Two on wait list.

**Park Team:Linn:** No Rpt.

**Grounds: Angela:** All OK

**Parking Enforce**: No Report.

**Social: Cyndie:** Halloween Party! Oct 29! Costumes Welcomed!

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

**Old Business**: (1) Board discussed electrician’s quote to install 6 new LED fixtures to illuminate tennis/pickleball courts. See Motion#5.

(2) UPI will solicit bids to trim 235 LH area palm trees. Separate bids will be solicited to identify problematic trees that are on resident’s property. Individual residents will then be notified of their responsibilities in maintaining problem trees.

**New Business** (A) Board discussed rising cost of irrigation systems. Doc review shows residents responsible for all “above ground” components.

**Questions/Comments from floor**: Residents discussed many topics; including pool door locks, sloppy work by landscapers, sloppy work by power wash vendor, too many peacocks and new lighting for tennis courts.

**Meeting Adjourn: 7:50** PM, Next Meeting: Tues. Oct 04, 2022. 6:30PM

**Motions: September 12, 2022.**

Motion 5: To contract with Tim Fuxan Electric LLC, to relocate timer inside of tennis court entry door and provide/install six 300 watt LED Area fixtures to illuminate both tennis courts, at the cost of $5000. ***Approved 5/0***

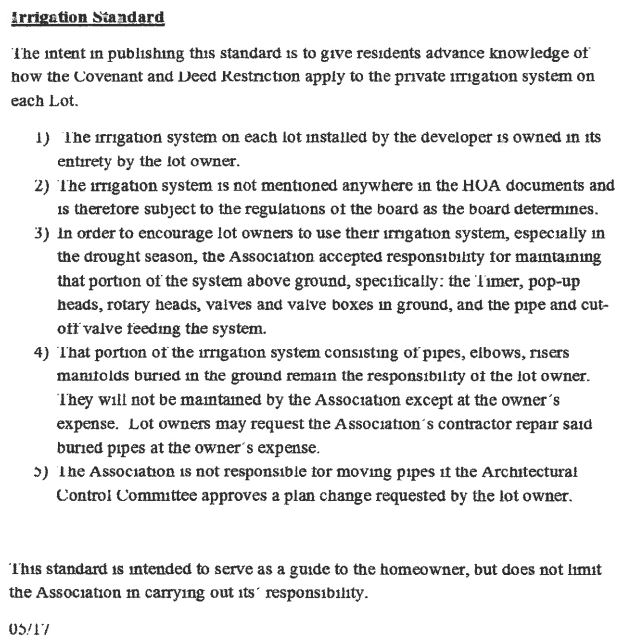
Motion 4: To have GPS Pools Inc., install an automatic chlorinator system to the Lake Heron Pool, at a cost of $940.03.  ***Rejected 0/5***

Motion 3: To authorize the reimbursement of $510.04 to Pam Kelly for the procurement of 20 pool area chairs and AC filters. ***Approved 5/0***

Motion 2.  To contract with Juan Sanchez Tree Service, to perform tree trimming at 13 locations (raise from roof/buildings and streetlamp clearing), for the sum of $2475. ***Approved 5/0***

Motion 1. - To authorize the three (3) year contract (# EST-000235) with Professional pressure unlimited for the sum of $ 9,670.00 per year to soft wash all of our Lake heron townhomes, clubhouse, sidewalks, and PVC fences using hydrant water only starting in March 2023 and commencing in March 2025.  ***Approved 5/0***

***NOTICE***

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***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

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**

Rachel Powers (Chairperson)

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**