***Volume 21 – Issue 4***

***2023 Board of Directors:***

**President - *Max Saus***

**V. President - *Ron Bowman***

**Treasurer - *Tiffany Wells***

**Secretary - *Mark Cravens*  
Director at Large *- Linn Torres***

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

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| **Screenshot 2023-03-27 201705.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.  ***May Banner Deadline is April 23, 2023*** |

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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 10th, 2023*

*at 6:30 PM*

*in the Clubhouse*

***March Board Meeting***

I want to thank John Copeland for putting on two workshops for the board members. The first was about the documents of how our community was formed and some of the upgrades that were added to make it run more efficiently. The second was a review of the reserve study, how it works and find better ways to use it in our budget.

I also want to thank John Copeland of the Finance Committee and Angela Hester for their work in getting much better interest rates in our CD’s. Went from less than 1% to over 4%. That will help our budget for over a year.

Professional Pressure did a very good job in pressure washing our community and the clubhouse. The canopies and pool area look great. Only one complaint and that had to with some plants.

Lawson Courts is going to start resurfacing our tennis court in about a month. When it is finished there will be one tennis court and two pickleball courts. Looking forward to more demand for both.

I know there was some confusion during the last March board meeting. That will be addressed at the start of the April 10th meeting at 6:30.

***~Max Saus - President***

***Why the Deed Restrictions Document***

***Requires an Architectural Control Committee***

Like many community associates, we have a set of written design standard and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association- that is, maintaining property values.

OK, but why do we need processes and guidelines to maintain architectural standards?

Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the Architectural Control Committee to work from the same criteria.

Sometimes architectural requirements can be complex. The standards show you exactly what is required, and helps you design improvements that comply with the community standards.

And then there’s the application and approval part of the process. The review committee members assure you they want the paperwork to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.

In fact, they not only provide criteria for the current committee to make appropritate decisions, but for the successive committee members to make consistent decisions in the future. Without the criteria in the standards, the application approved today may result in alternations deemed unacceptable by new committee members upon completion.

One last purpose of the standards is to clarify the association’s authority in this area. State statues and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don’t agree.

***From the Cook’s Corner***

***Broccoli Salad***

***Ingredients:***

***Bacon:***  Use eight slices of your favorite bacon.

***Broccoli:***  Cut a head of broccoli into bite-sized florets.

***Red Onion:***  Dice a third cup of red onion.

***Dried Cranberries:***  Buy unsweetened dried cranberries.

***Raw Sunflower Seeds:***  Toasted sunflower seeds will work if you don’t have raw.

***Goat Cheese:***  Crumble a quarter cup of goat cheese over the salad.

***Dressing:***  Greek yogurt and mayonnaise (light or regular)

***How to Make Broccoli Salad***

***Bacon:***  Cook the bacon in the skillet or place the bacon on a rimmed baking sheet lined with parchment paper and bake for 15 to 20 minutes at 400°F.

***Salad:***  Combine broccoli, onion, cranberries, seeds, and cheese.

***Dressing:***  Stir the mayo and yogurt in a small bowl. Pour the dressing over the broccoli mixture, and add the crumbled bacon.

***Note:*** You can substitute 1 cup of bacon bits for bacon slices. My opinion, not as good as the real thing but it will do in a pinch.

***RV Park Rentals***

We have an opening in the Lake Heron RV Park. Our RV Park is in a locked and fenced area next to Aaron Court. Use of the park is limited to residents of Lake Heron and the Hammocks. To keep the expenses down, volunteers manage and maintain the park. All rentals have to have wheels so they can be moved, no sheds. The price is $1.50 per foot per month. You will get one month free if you rent for a year.

You can contact me at 948-4538 or Larry Kelly at 758-4503. Do leave a message with your phone number.

***~Max Saus***

***Who wants termites????***

I know you don’t, and I don’t either!!!

Did you know you have a **FREE** termite inspection included with your HOA dues?

That is correct. You have **FREE**, yearly inspections that then come with the warranty through Wright Termite and Pest Control.

Most of us are in a connected, 3 or 4 unit building that is built of wood frame. It is best to keep inspecting yearly and treating if termites are found to protect your entire building.

A picture containing insect

Description automatically generatedThere are two types of termites to look out for: **Subterranean** termites that live in the ground and make tunnels up into a house. Typically, their tunnels look like small mud tubes. They have to always have moisture and they head for rotten wood.

The other is **drywood** termites. They usually have a small hole from boring into A close-up of a bug

Description automatically generated with medium confidencewood trim or drywall to get to the wood behind it. Or they fly around “swarm” when their colony is getting too large, and they want to set up a new colony and are often attracted to light. They too are looking for damaged or rotting wood for the colony to eat.

Wright Termite has over the past 12+ years performed our soil treatment (Termidor) on a 5-year, rotation basis between the buildings. This treatment is to create a “barrier” around the perimeter of our buildings to help stop subterranean. If Wright termite comes across live, swarming drywood termites they typically spot treat to kill them in the unit(s). Historically, we have had very few problems.

Although I’m definitely not a termite inspector or an authority on termites, I do see damage done by termites all the time in my real estate business. You want to keep leaves out of gutters and valleys. Why? Water backup. You don’t want to cause rotting plywood or support rafters by water backing up. That rotting wood is “food” for both types of termites.

Thankfully, it is easy to reduce your exposure for that by blowing off leaves, pollen, small limbs and having your house termite inspected once a year for **FREE**.

**Contact Wright Termite and Pest today at 813-948-0229 to schedule your 2023 inspection** (and then setup a yearly inspection on your calendar)! Your yearly inspection qualifies you for your termite warranty treatment and is the best way to help protect your investment (and your neighbor’s investment in your building). If everyone gets their inspections done yearly, it is a win-win situation.

Have a great Spring and here’s to no termites!!!!

***~Mark Cravens, Secretary Lake Heron Board of Directors***



You’re invited!

Lake Heron

TOWN HALL MEETING

***Community Clubhouse***

(21361 Lake Floyd Drive)

Monday, April 17th - 6:30PM-7:30PM

No RSVP is required.

Talk openly, share opinions, ideas, & ask questions.

***We hope to see you there!***

***Covid 19; Where Do We Go From Here?***

Five vaccinations later, the scientific community realizes we cannot continue making a new vaccine every few months and expect people to take each one. As of March, 2023, only 16% of the US population has received the fifth, and most recent booster, despite being recommended for all adults. According to one survey, most Americans are either unaware of its existence, believe that prior vaccines have conferred enough  immunity, or are simply suffering from “ vaccine fatigue”. It’s as if we’re chasing our collective tail and can’t catch it, and, in a sense, we have been. Witness a new vaccine for practically every new circulating mutated virus that has emerged. It’s not hard to see that people are not in lockstep with the CDCs recommendations. Masking, for example, is now almost absent.( Incidentally, masking is still recommended indoors when many people are present; it is optional outdoors, unless large numbers of people are present,  such as in a sporting event or concert.)

Where, in the US, do we stand in terms of the pandemic as a whole? Things are definitely better, with many fewer cases of Covid infections, and far fewer deaths( keep in mind that there are still about 400 deaths daily in the U.S.) The current predominant virus is Omicron, which confers mild disease for most, like a bad cold or the flu. This

is partly due to much more widespread population immunity, due to vaccinations and to prior Covid infection. But the chronically ill and the elderly remain at higher risk for serious disease and worse outcomes, making reasonable precautions in these groups, such as masking and vaccination, especially important.

The scientific community is now recommending an annual vaccine, much like influenza, the makeup of which is yet to be determined. It is possible that elders and the chronically ill will require two vaccinations per year. The FDA will meet in May of this year to specify exactly what the makeup of the vaccine will be.

So, to reiterate, the best ways to stay Covid free are taking all available vaccines( which includes the original 2 vaccination series, and 3 boosters) and reasonable precautions, like masking, where appropriate.

~***Bram Smith, MD***

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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!

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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) Max Saus (813-948-4538)**

**Board (V. President) Ron Bowman**

**Board (Treasurer) Tiffany Wells(845-532-2434; Tiffany.L.Wells@outlook.com)**

**Board (Secretary) Mark Cravens(813-361-0399; Lheronsecretary@gmail.com)**

**Board (Director A. L.) Linn Torres**

***Park***

Linn Torres - Chairperson Rachel Powers

Ruth Copeland Kathy & Sam Gray

Linda Brunner Lee Carter

Don Bushkie Pam Schwebl

Bonnie Mikulla Maxine Pickert

Sheila King Max Saus

Beatriz Patino Barb Charvat

Mike Flanagan Bill & Jennifer Prall

Mark & Jill Cravens Julie & Campbell Buchanan

***Social Committee***

Tiffany Wells - Chairperson

Mark and Jill Cravens

***Lake Heron Musings*** Dee Ryder

***Newsletter Delivery***

Vickie Morris Beverly Patterson

Olivia & Tiffany Wells Sherry Williamson

John Copeland Maria Saldarriaga

Hoke Cash Robert Spaulding

***Newsletter Editor*** Dee Ryder

***Welcome Committee***

Tiffany Wells-Chairperson Michael Flanagan

***Grounds and Irrigation***

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

Ruth Copeland

***Architectural Control***

Rachel Powers - Chairperson Vicky Morris

Bill Prall

***RV Park***

Max Saus - Chairperson Larry Kelly   
Hoke Cash

***Community Center and Courts***

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

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