

The Lake Heron "Banner" III

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



Volume 22 – Issue 3

2024 Board of Directors:

- President - Max Saus
- V. President - John Copeland
- Treasurer - Tiffany Wells
- Secretary - Mark Cravens
- Director at Large - Linn Torres

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



HOA Board Meeting will be on April 8th, 2024 at 6:30 PM in the Clubhouse

No Zoom

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 2024 Banner Deadline is April 25, 2024

The President Is Back

I went to the hospital the middle of January for a complex back surgery. Did not go as planned so I spent a month in the hospital getting better. Finally was able to walk enough to go home. Slowly getting better but it could take at least six months to a year before I am nearly normal with my mobility.

I want to thank John Copeland, our vice president, and the other board members for covering for me. Took care of everything that needed to be done in my absence.

As a side note, have you seen what a great job Fence Pro is doing with the property north of our repaired brick wall. Put a new white fence around it and cleaned up the inside. I stopped by and complemented the owner as Mr. Copeland did earlier.

~Max Saus - President

From the Cook's Corner

Sawdust Pie Recipe

Ingredients

- 1-1/2 c sugar
- 1-1/2 c ground pecans
- 1-1/2 c ground graham crackers
- 1-1/2 c shredded coconut
- 7 egg whites, mixed not beaten
- 1 unbaked pie shell

Directions

1. Preheat oven to 350 degrees F.
2. Combine sugar, pecans, graham cracker crumbs, and coconut.
3. Add egg whites and mix.
4. Pour into pie shell and bake for 35 minutes.

MINUTES
Lake Heron Board Meeting.
March 11, 2024

Call to order: 6:38 PM Clubhouse.

Present at the meeting: Max Saus, John Copeland, Tiffany Wells, Linn Torres, Mark Cravens, **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: John motion to waive reading, 2nd Tiffany, unanimous.

Committee Reports

Finance- Tiffany Wells. Motion made to move \$150,000 from reserve cash account to a CD at Bank of America for approximately 5% for 13 months. John made the motion, 2nd Tiffany, unanimous.

Treasurer- Tiffany Wells. January 2024 Budget \$24,382.25, spent \$23,778.94, \$603.31 under budget.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachel Powers. Angela said 1 window request was approved.

Clubhouse- Angela with UPI. No new reservations.

RV Parking- Max Saus 3 new spaces. Reminder it cost little to keep this going for income.

The Park Team- Linn Torres-New mulch looks great.

Parking Enforcement-Linn Torres-new No Parking sign installed on Curbside.

Social Committee- Mark Cravens, interim chair. Adults only mingle and BYOB April 20, 6:30 p.m. May 4th, 5:30 p.m. is the Kentucky Derby. BYOB. All invited.

Welcome Committee- Tiffany Wells-2 pending sales, 2 listed for sale.

Old Business:

Brick wall repairs are almost complete. Waiting on epoxy to blend in.

Roof boots update-completed and invoice paid.

Building Committee -not needed for now. Complaints go to Angela.

Pool Volunteer-discussion of getting a volunteer resident to help monitor. Still in process.

Request to move sprinkler timer at front of clubhouse in the morning an hour earlier so that kids waiting for the bus won't get sprayed. Still adjusting the system.

Tennis court surface cracks-Lawson contractors will be out to inspect.

Junk newspapers are being thrown on driveways - resolved.

Sign painting completed. Request additional lights for signs. New road sign at Woodstork to be installed.

FGUA check received for their easement. \$2,750.00

New Business:

Revise front door standard for window inserts-more input needed from the community about options and if there is a need for updating the front door standards. Existing door standards are on the UPI website.

Townhall meeting scheduled for Monday, May 6th at 6:30 p.m.

Clubhouse repairs/renovations inside-Drywall ceiling repairs/paint would be maintenance items. Painting interior walls is a maintenance item.

Replacing clubhouse flooring (tile and carpeting) discussed. A committee will be selected to get estimates and suggestions for work.

Roof discussion for a resident. Roof is 12 years old. Resident requesting replacement of roof. Suncoast Roofing was sent out and not leaking, no repairs needed at this time. Additionally, it is not time for community roof replacement. Normal wear and tear noted.

Adjournment: 7:27 p.m.

Next Meeting is April 8, 2024.

UN-WINE-D

with your Neighbors.

Adults only.

Saturday, April 20th

at 6:30 in the clubhouse.

BYOB (or whatever you want to drink)
and some snacks to share.

See old friends and meet new neighbors.



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. Minimum rental time is for six months.

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

~Max Saus

Garbage and Recycling - This is a paid service

Waste Connections (727-847-9100) picks trash up Tuesday and Friday mornings.

Recycling is picked up Wednesday morning. Your recycling container should have a "Recycle Sticker" on it. Boxes must be broken down and stacked inside another box or cut and twined together for easy pickup. Please be sure to refer to the items not permitted list.

If your trash/recycling is not being picked up weekly, please call 727-847-9100 to confirm you have an account set up and payment is being received quarterly.

If you have any questions, please contact the vendor directly at:
(727) 847-9100

wasteconnections.com

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.

No More Zoom Calls for the Meetings

***All irrigation repair requests should now go to
our UPI Property Manager, Angela Hester,
at ahester@univprop.com or call 813-980-1000***

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"

<u>Volunteers</u>	<u>Name</u>
Board (President)	Max Saus (813-948-4538)
Board (V. President)	John Copeland
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

Finance Committee
 Tiffany Wells-Chairperson
 John Copeland
 David Powers

Park
 Linn Torres - Chairperson Rachel Powers
 Kathy & Sam Gray Linda Brunner
 Lee Carter Jerry Miller
 Pam Schwebl Mark & Jill Cravens
 Bonnie Mikulla Bill & Jennifer Prall
 Sheila King Max Saus
 Beatriz Patino Barb Charvat
 Mike Flanagan

Social Committee
 Chairperson - Open Mark and Jill Cravens

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
 Sherry Williamson

Grounds and Irrigation
UPI (Angela Hester) 813-980-1000

Architectural Control
 Rachel Powers - Chairperson Vickie 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



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.

Thinking of putting in a PORCH?

Remember, you need to contact the ACC committee and Angela Hester with UPI for forms, approvals and standards.

You can see the standards at:
<https://www.univprop.com/resources/association-pages/hoa-4350/>