

The Lake Heron "Banner" III

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



Merry Christmas to All

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.
January Banner Deadline is December 25, 2023

Volume 21 – Issue 9

2023 Board of Directors:

- President - Max Saus
- V. President - Ron Bowman
- 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.



Board Meeting
will be on
December 11th,
2023
at 6:30 PM
in the Clubhouse

November Board Meeting

Nothing really new to report on at the November meeting. It was completely written up in the November Banner. Still working on getting better rates for three of our CD's.

Now the good news. I want to thank Mark Cravens who has volunteered to organize the Christmas dinner on December 9th at 6:00PM. You need to contact him at 813-361-0399 if you will be bringing an item on his list in this banner.

More good news. Chris Kardos has volunteered to take over as Social Committee chair person. That girl is a BALL of FIRE, so full of energy. Looking forward to all the great ideas she has for 2024. You can contact her at (christinakk3k@gmail.com) with any suggestions you have for social events next year.

Had a lot of volunteers tonight, November 27th, to help decorate the clubhouse for Christmas. More needs to be done outside and some inside. So far they did a great job. You can always contact Mark Cravens when he plans on doing more.

The Lake Heron Yard Sale was great again this year. We have to thank Linn Torres for all the years she has set up this event, now over ten years.

The next meeting will be December 11th. See you then.

~Max Saus - President

From the Cook's Corner

Cream Cheese Mints

*1 3-oz pkg cream cheese at room temperature.
4 drops food coloring
(mint - green, lemon - yellow, strawberry - pink)
1 tsp flavoring extract as above
1 T milk*

Stir the above together until well mixed then add
1 lb confectioner's sugar

Mix all the sugar into the cream cheese mixture, kneading it with your hands. When completely mixed, roll into a large sausage. Break off small amounts and roll into balls, about 1" diameter. Place balls on waxed paper, and press flat with fork dipped in confectioner's sugar. * Let dry until tops are just dry, then flip and dry out underside. Store in airtight container so they don't dry out any further.

*I have a rubber stamp that I use exclusively for these mints every year, then they have a Holiday design rather than a fork motif
Yields 80-90 mints.

What A Fun Morning At Our First Pickleball Clinic!

We had all levels there and many helpers. Great attitudes and a ton of fun (and even some non-playing fans watching)! Thank you all for coming. Hopefully we can build this program up and have more fun as a community!



Lake Heron Holiday Party
Saturday, Dec. 9th 6 p.m. – 9 p.m.
RSVP Dec. 4th: 813.361.0399 or
Lheronsecretary@gmail.com



We need to get a head count and for you to tell us what you can bring!!!

The HOA is providing a turkey, ham, sweet potato casserole, 50 wings, green bean casserole, rolls/butter, cups, ice, plates, cutlery, tablecloths and some soft drinks.

We need YOU to help bring:

appetizers, salads, pasta dishes,
cooked vegetables, raw vegetables, stuffing/gravy
fruit, mashed potatoes, extra sweet potato casserole if you love it, deviled eggs, desserts,
soft drinks, tea, lemonade, punch, water,
casseroles and desserts (I know I said it twice, it is holiday time after all)!! **BYOB**

This is a potluck social time to celebrate with your friends and neighbors! Let us know if you can come and what you can bring please!

Wear your UGLY CHRISTMAS SWEATER-SPECIAL CONTEST THAT NIGHT

RSVP 12/4: text 813.361.0399 or Lheronsecretary@gmail.com

MINUTES
Lake Heron Board Meeting
November 13, 2023

Call to order: 6:30 PM Clubhouse and combined Zoom.

Present at the meeting: Max Saus, Ron Bowman, Linn Torres, Mark Cravens, **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Ron motion to waive reading, 2nd Max.

Committee Reports

Finance- Max Saus asked if the \$100 maximum funds to be spent by any chairman without approval could be increased to \$200. Unanimous vote to leave it at \$100.

Bids from banks for CDs not received yet. They are approximately 4.18% now.

Treasurer- Angela Hester. September 2023 Budget \$23,725.35, spent \$21,355.90, \$2,369.45 under budget.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachael Powers, not present, nothing reported.

Clubhouse- Angela with UPI. 2 reservations.

RV Parking- Max Saus. 1 open spot available for rent. No problems.

The Park Team- lost a few gardeners and gained one gardener. Trimming done.

Parking Enforcement- new sign at Clubside now. RV was parked in front of RV gates.

Social Committee- no chairman. Poll going out on the Musings for the date of the holiday party for Dec. 8th or 9th.

Welcome Committee- Tiffany Wells(absent). 1 new owner on Woodstork.

Old Business:

Approve quote to repair sidewalks (\$1900 from Home Repair Works, proposal #1228. Max motion, Ron 2nd, unanimous approval.

Pool area Wi-Fi access approval Max motion, Ron 2nd, unanimous.

Pool heater usual dates of use and temperature-Temp. set at 75° appr. Mid Oct through Dec. Off Jan 1st (too cold to heat). Back on Late Feb/early March. Off in Mid April.

Cost to replace bad boots on units update. Manufacturer providing boots for free and contributing \$50/boot towards labor. Labor estimate in process from Suncoast Roofer. Addresses of each unit with replaced boots to be provided by roofer.

New Business:

Social Committee Chairperson-Volunteer needed.

Discuss cost, how to set up and start time for Christmas party on 12/9/23. Mark Cravens taking the lead for a FB/Musings poll for which date (12/8 vs. 12/9) and then a volunteer sheet to sign up for food. Max \$300 approved for HOA food.

Release of Lake Heron residents' name and address by UPI. No emails or phone numbers released. If names/addresses are requested, the list can be picked up at UPI free of charge or if mailed to the requesting resident at a cost.

Revised standards for Outdoor Security Lighting updated. Linn motion, Max 2nd. Unanimous approval.

Yard sale update-Community yard sale Saturday, November 18th.

Palm Trimming-discussion in December with Juan Sanchez.

Adjournment: 7:10 p.m.

Next Meeting: December 11, 2023.

Discussion to clarify parliamentary procedure that HOA boards must follow for the board to discuss matters on the agenda was presented before the official meeting, then to open for resident questions, concerns and input at the end, during the designated 15 minutes. Also, residents can submit items to discuss in future meetings to our UPI Property Manager, Angela Hester, at ahester@univprop.com.

Standard For Outdoor Security Lighting

Outdoor security lighting serves two purposes. It can provide illumination for the back or side yard when you need to be outside in the dark. It can also serve as a deterrent to theft. The front side of all residences are already provided with sufficient light from our streetlights; however, if residents wish to install any additional security lighting to their property, the following standard must be followed:

1. Low level, 12-volt and solar light landscape type lighting is recommended over 120-volt wall mounted lights for all entrance areas, including side entrances.
2. When 120-volt security lamps are installed on the wall of the residence they must be aimed downward at the ground, not outward toward neighboring residences.
3. Security lighting should be sufficient only to illuminate your yard, not your neighbors. In most cases our small backyards can be sufficiently illuminated with one double-light fixture with 500-1000 lumens and are a warm to cool light temperature (3,000-4,000 Kelvin). If you currently have security lights sufficient to read a newspaper by, you are over lamped and should replace your lights with lower watt or lower lumen bulbs (not above 1,000 lumens).
4. All 120-volt security lighting must be triggered by movement (motion sensor lights), not lights triggered by darkness (dusk-to-dawn systems). Low level 12-volt and solar lights are suitable for applications where you want lights triggered by a darkness sensor.

This standard is intended to serve as a guide to the homeowner but does not limit the Architectural Committee in carrying out its responsibilities.

Revised: 11/13/2023

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](https://zoom.us) app by going to 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

***This page will be updated
in the New Year***

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)	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
Kathy & Sam Gray	Linda Brunner
Lee Carter	Jerry Miller
Pam Schwebel	Mark & Jill Cravens
Bonnie Mikulla	Bill & Jennifer Prall
Sheila King	Max Saus
Beatriz Patino	Barb Charvat
Mike Flanagan	

Social Committee
 Chris Kardos - Chairperson
 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
 Ruth Copeland

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/>