

The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

The Board of Directors would like to thank the residents in attendance at the Annual Budget Meeting on January 10th, 2019. We had about 30 residents show up to hear a rundown of the proposed budget, that was unanimously approved by the board members.

Other topics discussed at the meeting: Revitalization - The unofficial update on renewing the Statements of Commitments (yellow proxies for Villages D and F) and the Declaration of Covenants (green proxies for every resident in the community) is that we received enough YES votes. All Proxies received have been submitted to the State of Florida for review. Once we receive the official word that the documents are renewed, we'll post on the fawnridge.com and other communication outlets.

The Board of Directors is looking for resident involvement in 4 committees!! If you are interested, please email the President, Ryan Cizmarik, at president@fawnridge.org.

Social Committee – Michelle Williams has volunteered for the planning and implementation of events that would provide opportunities for fellowship among the residents of Fawn Ridge. Past social events include the annual garage sale and picnic. A well-functioning committee requires between three to five “active” members in order to make it fun and easy for all.

Communication Committee – Responsible for communication to residents via official Fawn Ridge outlets: “Fawn Ridger” Newsletter, front marquee sign, fawnridge.org, official mailers, and any not-yet-developed outlets. Most of the communications must be objective in its context and pre-approved before dissemination. The board will select a committee chairperson.

(We are looking for residents to contribute articles for the Fawn Ridger. The two main categories would include Hillsborough County-related news and Beautification. The stories/articles should be factual/informative in nature, and written in AP style.)

Neighborhood Watch Coordinator and Block Captains – Three neighbors have volunteered to be Block Captains for: Bayaud, Krameria, Pontiac and Galena. Other streets need representation. Block Captains are responsible for reaching out to neighbors and creating and sharing a call chain amongst neighbors on their block. They will also facilitate a block party for their respective areas during the National Neighborhood Night Out Event. The Watch Coordinator will be primary link between the board, the block captains and Community Resource Officer.

Welcoming Committee- Be the first to say, “Welcome neighbor!” Committee chair may be well served by integrating with Neighborhood Watch. Based on the neighborhood’s diversity bilingual chairperson may be advantageous.

New Front Entrance Committee – There is nothing like making a good first impression, and that goes for communities also. The impending construction of the Citrus Park Drive Extension (mid 2020) will force Fawn Ridge to reconfigure its front entrance and signage.

The FR Board invites the residents to consider being part of the design



committee. The board will elect a committee chair that will be charged with compiling submitted sign designs. Other duties may be added as the need is recognized.

Meetings - The Board plans to increase the number of meetings in 2019. Tentative schedule includes a meeting in April/May with annual meeting in June/July. Time and date TBD. Meeting notices will be posted on sign and by mail if required.

By-laws – The modification of Bylaws continues to be of interest. A 75% majority is required; according to the Bylaws. Any modification carries possible legal and economic impact (positive/ negative). Suggestions are welcome. Modifications must be universal in their appeal if majority approval is to be garnered.

The Walls – some segments of the perimeter walls are failing and the board and management will work on establishing real costs and setting appropriate reserves for future work. The board will consider employing engineering firm to provide a set of updated plans and accurate cost projections in order to set reserves funding and construction timelines.



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 Homeowners Board Of Directors**

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president@fawnridge.org

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ARC Review

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Neighborhood Watch

Chair - Open Position

Social Committee

OPEN

Webmaster

webmaster@fawnridge.org

**Fawn Ridge, Citrus Park
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Chair - Barbara Dawes

**Visit our website at www.fawnridge.org
 to see more about what is going on in
 Fawn Ridge.**



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For obvious reasons I am not one for selfies, unless they are humorous and self-deprecating. So when I saw this sign posted I had no other option, a selfie was definitely necessary!

I'm sure that the neighbor who placed the sign up wasn't joking and wanted to exercise their options and petition to live in a neighborhood that is free from any deed restrictions.

Our sign maker isn't alone. During our Declaration and Covenants Revitalization campaign 7% of the residents felt that they had no use for community governance/ deed restrictions. Hard to imagine not having any options, having no recourse when a neighbor decides to convert their front yard into a monolithic slab of concrete and park junky hobby cars that are held together with rust and Bondo for everyone to see.



Consider having friends over for a holiday party and the house next door has foot-long weeds and a soggy, ratty sofa out front. Is that even remotely fair to someone nearby that cares about their primary investment? What options would a resident that cares have in mitigating such a negative externality if deed restrictions and a way to enforce them aren't available?

Well, unfortunately for the 7% it appears that the deed restrictions and the HOA that enforces the regulations might just be here another 30 years.

There is one real and measurable consolation, however. The 7% have the ability to sell high in their present deed - restricted community and buy for less in a less regulated neighborhood. It's nice to have options.

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What Works in Shady Places

It only takes a little imagination and some elbow grease and you can turn the root zone of an Oak tree into a beautiful planting area. The filtered light that shines through the leafy limbs of the Oak tree is perfect for Bromeliads and Philodendron Xanadus; as pictured here. Fawn Ridge resident, Tammy states that, "The Xanadus are planted between the roots of the Oak tree." The Bromeliads are air plants. According to Bromeliads.info a little potting soil, perlite and Pine bark nuggets sets the stage for healthy bromeliads.

Your Oak Tree canopy doesn't have to look like a wasteland. With a little effort you can add a lot of beauty to your canopied front yard.



Thanks Ana and Tammy for keeping Fawn Ridge beautiful!

DECEMBER 2018 TRAFFIC STOPS IN FAWN RIDGE YIELDS:

- 34 Tickets
- 22 Warnings
- 5 Faulty Equipment Notices



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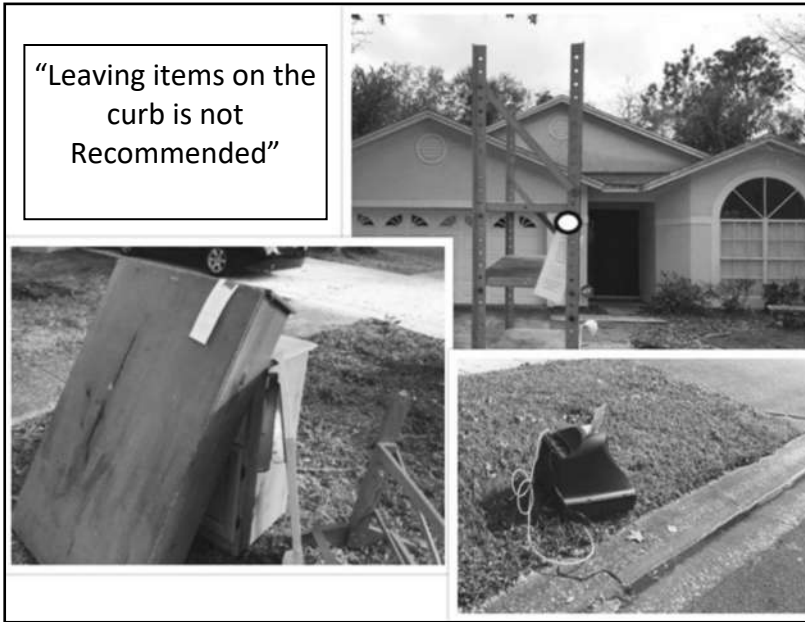
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Love Thy Neighbor

During the holidays and into the New Year the management office noted a trend where residents placed large items at the curb like TVs, carpets, book cases, office chairs, old toys, etc. Leaving items on the curb is not recommended or encouraged in Fawn Ridge. Leaving items on the curb is not a customary way to say, "Happy Holidays, neighbor!"

The solid waste transfer station is located just 2 miles away at 8001 W. Linebaugh Ave. It takes less than ten minutes to drive over and drop off the junk. Go to the Tax collector's website and print your tax bill, take it with you. Dropping off junk is free with proof of ownership. Don't leave it on the curb in the hopes that someone else will deem it to be useful and take it off your hands.

If the items are left out for more than a day New Gauge Management will arrange for pickup and HOA will charge the homeowner to \$90.00 to \$200.00, depending on size and weight. Please show a little "LOVE" to your neighbors and make arrangements to get large items disposed of correctly.



Social Committee

Michelle Williams

has agreed to chair the social committee. Her hope is to pull together a group of 4-6 residents that can meet occasionally to discuss events for residents. As a neighborhood, it would be great if we could do 1-2 smaller events and then another larger one in the Fall.

If you would like to be part of this committee please email Michelle directly at michelle@wishingwellworks.com Any and all ideas are welcome.

Ideally we would have our first event in March or April, which means we need to start putting together some ideas.



Come and meet us at the park on Saturday February 16th at 10am in the community park.

So Simple Recipes!



Home + Good Food = Happiness!

by Laura York

Valentine's Day is coming and it's easy to plan ahead and enjoy a delicious meal at home. I've been making these So Simple Chicken Enchiladas for years. They're easy to make the night before using shredded rotisserie chicken. You can team them with a fresh garden salad, some canned Mexi-corn and the chocolate desert of your choice for a stress-free dinner for you and your favorite sweethearts. BONUS – They're even better the next day warmed up for lunch!

So Simple Chicken Enchiladas

- 2 large onions, thinly
- 2 Tablespoons butter
- 2 cups shredded cooked chicken
- ½ cup chopped pimentos
- 1 (4 oz.) can chopped green chilies
- 6 ounces cream cheese, cubed
- 2 Tablespoons chopped fresh cilantro
- ½ teaspoon salt
- ½ teaspoon pepper
- 1 cup shredded Monterey Jack cheese
- 12 corn or flour tortillas
- 1 cup whipping cream (or Substitute -3/4 cup skim milk mixed with 3/4 cup fat-free or low-fat sour cream)
- 1 cup (another) shredded Monterey Jack cheese

For the filling:

Separate the onions into rings. Sauté in butter in a skillet over medium heat for 20 – 30 minutes or until translucent. Add the chicken, pimentos, green chilies, cream cheese, cilantro, salt, pepper and 1 cup Monterey Jack cheese. Cook over low heat until the cheeses melt, stirring to mix well.

For the enchiladas:

Spoon the chicken mixture onto the tortillas and roll to enclose the filling. Arrange seam-side down in a buttered 9" X 13" baking dish. Pour the cream over the enchiladas. Preheat the oven to 375°. Bake for 20 minutes. Sprinkle with 1 cup of Monterey Jack cheese. Bake until cheese melts. Garnish with sliced black olives, salsa and guacamole.



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