

The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

FROM THE HOA PRESIDENT

WELCOME NEW BOARD MEMBERS 2019

I would like to welcome two new board members to the Fawn Ridge Home Owner's Association. Denise Acevedo and Jim Desmond were voted onto the board at the last annual meeting held on July 30th at the Maureen B. Gauzza Public Library.

Denise has lived in Fawn Ridge for the past 20 years and she comes to us with very relevant experience working for a national home builder and as a licensed realtor.

Jim moved to Fawn Ridge 3 years ago from Atlanta, Ga. and he brings over 40 years of corporate management experience in Finance and Business Development.

Fawn Ridge is very fortunate to have such talented people join the board and I look forward working with the Denise and Jim as we address new opportunities and challenges that face Fawn Ridge.

In addition, I would like to take this opportunity to thank Ryan Cizmarik (previous HOA President) for leading our board and helping to drive new improvements in our community. We also thank Rich Casteline for his leadership on the board and working to improve our community.

Chris Dawes

Fawn Ridge HOA President

SOCIAL COMMITTEE

Michelle George

The social committee put on another outstanding event enjoyed by over 150 of our neighbors. We had an ice cream social where everyone could make their own sundaes (we had 23 toppings and 8 flavors of ice cream). We also had water slides for the kids who seemed to have a great time splashing and playing while the adults got to know one another and share ideas of how to make our neighborhood even better than it is today. There was a lot of discussion around groups we could start and social events and more. Thank you to all those of you who helped make it successful and everyone who came out. Our next event is planned for the end of the year- date to be determined. We are hoping to have a holiday-themed event and a collection for toys-for-tots. Stay tuned to the neighborhood signage and the Facebook account for more updates.



Ice Cream Social

Fawn Ridge
COMMUNITY
GARAGE SALE

Date: Saturday, November 9th
TIME: 8 am - 12 pm
Time to say "goodbye" to all those unwanted items no longer needed or used.



NewGauge Property Management
 Mike Castro - 813-922-1339
 Fax: 386-319-9301
 Email:
 m.castro@newgaugeproperties.com

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Polite Notice



**Please Don't Block the
 SIDEWALK**



REMINDER

Be the kind of a neighbor you would like living next to your and please keep trash containers out of public view!

FAWN RIDGE WEB PORTAL

Fawn Ridge has a web portal informational site! If you are a homeowner and have not accessed or created an account on the web portal go to:
<https://www.fawnridge.org>

- Personal association payments
- Payment history
- Violation information
- Association documents, forms, and other information regarding the community

BOARD OF DIRECTORS

Chris Dawes	President
Jim Desmond	Vice President
Denise Acevedo	Secretary

PROPERTY MANAGER

NewGauge Property Management
 Mgr: Mike Castro
 Phone: 813-922-1339
 Fax: 386-319-9301
 Email: m.castro@newgaugeproperties.com

ARC COMMITTEE

John Lehr Rafael Milanes Robert Neid

NEIGHBORHOOD WATCH

Ryan Cizmarik Grace Hutchinson

SOCIAL COMMITTEE

Michelle George

FAWN RIDGE - CITRUS PARK EXT RESTORATION

Council Chair - Barbara Dawes

WEBMASTER

manager@fawnridge.org

WAIT! WAIT! BEFORE YOUR PAINT



- Visit the FAWN RIDGEWEBSITE
- Verify colors are listed on the approved color list
- Submit to the ARC Committee
- Form are located : www.fawnridge.org

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Turnkey home featuring updated granite kitchen and baths. Home has newer appliances, roof, hvac system, pool pump. Exterior recently painted and new paint inside. New vinyl plank flooring just installed. Pool will be resurfaced with 25 year guarantee before closing. Another great Fawn Ridge property listed by Dave Moks.

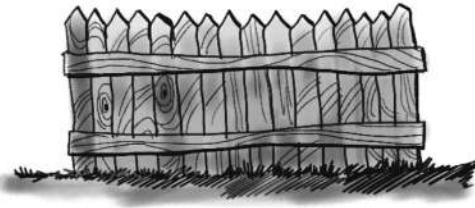


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Good Fences Make Good Neighbors



It is required that the owner of fence install the smooth side toward the neighbor. If the smooth side is facing your yard then more than likely the fence is owned by the neighbor.

Typically, a fence that is located exactly on the property line is known as a Party Wall in which both neighbors share in the maintenance of the fence.

A fence that is wholly located on a single lot is usually owned entirely by the lot owner and that owner is wholly responsible for maintenance.

The best way to determine who owns a fence is with a survey of the boundaries.

Fences are a part of owner's lots and thus are subject to a standard of maintenance.

Fences that are broken and rotted should be repaired and maintained.

There are certain yards that require fencing, i.e. homes with pools, homes that have dogs in back yard.

All new fence installations require the submittal of an Exterior Modification Application. You can find the form at fawnridge.org

Oops, Guess What's Holding Up Your Closing?

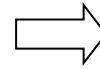
There are many parts to a real estate transaction and ultimately the closing. Most people want to have a clean transaction with no real surprises. In order to get to closing a few important things have to happen: There has to have been an agreed upon contract for price and terms, a loan application, a home inspection a payoff letter and a lot of paperwork flying between the title office, mortgage company and the buyers and sellers.

The title company's job is to ensure that the property is transferred to new owner cleanly without any past due balances and other liabilities. If there are any open violations or balances due, the title company will inform the parties that issues exist that need to be rectified.

If the property that is being sold is located in a community with a Homeowners Association /Deed Restricted Community then the Management Company is obligated to inform the title office of any past due assessments and past or present unresolved deed restriction and maintenance issues.

If the property has been cited with deed restriction violations and maintenance requests the existence of these items may slow down the closing. The buyer(s) will either compel the seller to take care of unresolved issues before property transfer or they may have to assume the responsibility of bringing the property in to compliance soon thereafter. If you have been notified that a deed restriction issue exists on your lot please take care of it and notify the management company when you have done so. No one wants to be surprised at closing time.

Fawn Ridge Ponds: Seawalls And Permitting Requirements



Attention – Residents that live on lakes and ponds in Fawn Ridge.

The Fawn Ridge Maintenance association (HOA) answers directly to Southwest Florida Water Management District with regards to the condition of the ponds located within Fawn Ridge.

The Association and assigned contractors have the right off easement and access to all ponds and at every shoreline and has the right to access owner's back yards for the purpose of maintaining the ponds located within the development.

NO alterations/modifications can be made to the ponds and shoreline without expressed approval of the Fawn Ridge Maintenance Association (HOA). This includes construction of seawalls, backfilling pond or building a dock.

Any alteration to the shoreline has to be designed and pre-approved by HOA-approved water resources engineers. Before work is initiated you must submit an Exterior Modification Form as found on Fawnridge.org

Legal fees and civil damages for not adhering to preapproval process will be formidable, especially when combined with SWFMD imposed fines.

You may find Exterior Modification Form at www.fawnridge.org You may also call or email the management office at 813-922-1339 or email at ccr@newgaugeproperties.com for more information.



Who had the best fun at the Fawn Ridge Ice Cream Social?

See the article on page one to see what the next event is.

Perhaps you can volunteer and meet more of your neighbors!



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*Ingersoll Rand Marketing Insights. Trane Brand Consumer Survey, October 2018.

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**FAWN RIDGE MAINTENANCE ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
REQUEST FOR EXTERIOR MODIFICATION FORM**

NAME: _____ EMAIL: _____
 ADDRESS: _____ TAMPA, FL 33626
 PHONE: _____

TYPE OF REQUEST *** PLEASE CHECK ALL THAT APPLY**

- EXTERIOR PAINTING Submit sample and color chips AND paint a swatch on a front portion of the House. Paint submittal applies even if planning on painting with same color.
- PERIMETER FENCING Submit copy of survey with fence location, materials and height indicated. (all finished sides of fence must face outwards)
- SATELLITE DISH Submit copy of survey with placement indicated. Must be placed at rear of home.
- ADDITION OF POOL Submit copy of survey with pool and deck design. Show height and materials of enclosure-not to exceed the roof line.
- OTHER TYPE OF MODIFICATION Description _____

 (provide as much detail as possible: submit survey / plans, drawings and blueprints)

APPROVAL MUST BE RECEIVED PRIOR TO THE COMMENCEMENT OF WORK. HOMEOWNER IS RESPONSIBLE FOR COMPLIANCE OF CONTRACTORS TO ABIDE BY ASSOCIATION RULES AND LOCAL LAWS AND ORDINANCES.

FORWARD APPLICATION TO 


Fawn Ridge Maintenance Association
 C/O New Gauge Property Management
 11928 Sheldon Rd. #101 Tampa, FL 33626
 FX 813-436-5118 PH 813-922-1339
 EMAIL CCR@NEWGAUGEPROPERTIES.COM

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COMMENTS/CONDITIONS _____

ARC or BOARD MEMBER _____ DATE _____



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