

# The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

## ANNUAL MEETING



Due to Covid-19 pandemic and social distancing guidelines, the meeting was held virtually on July 15th @ 7 p.m.

Thank you to members who voted and to those who joined the virtual meeting.

## ELECTION

Please welcome newly elected Greg Smith to the Fawn Ridge Board of Directors. Mr. Smith has been a member of the community for 2 years however, he is no novice to HOA, as he held a board position for 7 years in a similar deed restricted community in Hillsborough County.

Votes were counted by the nominating committee during the meeting.

## CITRUS PARK EXTENSION

Jim Desmond, VP and Mike Castro, New Gauge Property Management updated members regarding the Citrus Park Extension. Presented were maps, sketches, drawings outlining possible landscaping, walls and fencing along CPE. The board, property manager, county professionals, and county contractors have met on three (3) occasions to collaborate scenarios to provide Fawn Ridge with aesthetically appealing entrance, noise abatement, and safety of the community.

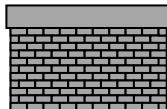
Most affected are the residents of Hannigan Drive, therefore many deciding factors are with the area in mind. In keeping the community and its entirety on the forefront, the board unanimously agreed it is advantageous to hire professionals, i.e. civil engineer and landscape architect to represent, guide and circumvent obstacles that Fawn Ridge encounters while working with the county and its contractors.

## FAWRIDGE OFFICAL WEBSITE

Denise Acevedo provided an overview of the official Fawn Ridge website ([fawnridge.org](http://fawnridge.org)). Official community business, announcements, events and documents are posted to the site. Community members are encouraged to create an account.

- Members with tenants and/or additional household members, must grant permission for membership
- E-blasts are a great way to get information out quickly. It is an email periodically sent to the email address on file. To receive communications, please verify your account is updated with a current email address.
- Visit the website - Stay Connected (tab)/News and Announcements is OPEN to ALL residents without an account

## Fawn Ridge Walls Study/Status Background



Centex, our builder/developer, in the course of the Fawn Ridge project constructed various sections of concrete block based walls throughout the development. These walls have been periodically maintained by the HOA in the past. The costs have been minimal to date and funded from operating funds. Prior HOA boards have budgeted and reserved for the repair or replacement of these walls. A commissioned engineering report was done in 2019 to survey the existing walls. We have about 6,500 ft. of wall with several configurations/designs. This study, along with estimates from construction firms, gave us a range of \$200k for seal and repaint to \$900k for replacement. It is felt that not all the 6,500 ft. of wall needs to be rebuilt in the near term but, the useful life is nearing the end so detail planning is required.

Whereas, there is no formal “wall reserves”, the Association has been allocating a line item yearly for the walls and it is projected this balance will be \$120K by year end. This is about 30% of the total reserves of \$360K. Other assets in the reserves are: front entrance, fountain, grounds. Obviously, we are not fully funded for a total wall rebuild from a reserves perspective.

Although we had a very clean financial audit, one of the Notes was the lack of a formal plan on Reserves funding and subsequent repair/replacement of our Common Areas assets. The Board reviewed the Wall Survey with our Property Manager and we had questions as to the types and location of the walls and how legally the Association could approach its responsibility. We asked our attorneys, Friscia & Ross, to review the governing documents and original subdivision plats to determine the legal standing of the Association and help us to move forward with a comprehensive plan of the walls.

## Legal Opinion

The Board was surprised with the research done by our attorneys. Cutting through the legal jargon, the salient points are:

- Other than the Hannigan wall, the other wall segments are on private lot property and are not deemed as “Common Maintenance Areas” and as such not the specific responsibility of the Association but, in effect, the responsibility of the residential lot owner.
- While our attorneys are confident in their findings, 90% of the walls are not Common Areas and therefore not the responsibility of the Association, they have offered an opinion on an approach that the Association could take.

*Continued on page 3*

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# The FAWN RIDGER

THE OFFICIAL Newsletter OF FAWN RIDGE

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### Legal Opinion Continued...

- Determine what wall segments, by property owner, the Associations wants to deem Common Areas and enter into a specific maintenance easement and quit-claimed ownership to the Association.
- The Association can take the position that it has an implied obligation to maintain perimeter walls that serves as a buffer (security) for all Association residents.

**REMINDER:** Regardless of who is liable or who owns the wall, the wall is subject to Architectural Review and Prior Approval protocol regardless of where the segment of wall is located.

*Love and Kindness are never wasted.*

They always make a  
 difference. They Bless  
 the one who receives them,  
 And they bless you,  
 The giver.

Barbara De Andelis

**June 2020**

**21 Citations  
 25 Warnings  
 4 Faulty Equipment Notices**

**Please Drive Safely!**



## 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

Jim Desmond  
 Denise Acevedo  
 Greg Smith

## 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

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Mike Castro, Lic Broker.

### Tree Care Tips • Fertilizing Palms



**Are you concerned your palms don't look so great? Do leaflets look yellowish, translucent, or sunburn?**

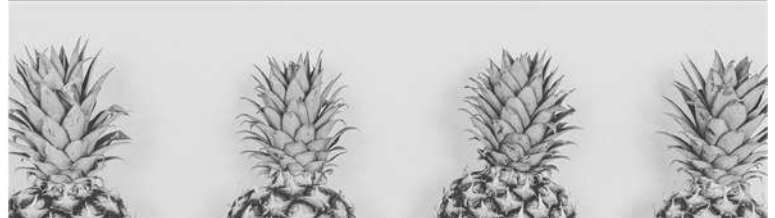
Most Florida palms require supplemental fertilization to address potassium (K) and other deficiencies. Fertilizers typically applied to turfgrass are not suitable for palms. In fact, according to IFAS, turf type fertilizers have been shown to kill palms by exacerbating their deficiency in potassium.

Recommendation: Look for a 8-2-12 + 4% kieserite magnesium, slow release fertilizer, with 1-2% Fe and Mn, plus trace amounts of Zn, Cu, and B. (100% of the N, K, Mg, and B sources should be slow release and the Mn, Fe, and other micronutrients should be present in sulfate or chelated form.)

Spread the fertilizer throughout the entire ornamental planting area (or at least the entire palm canopy area) at a rate of 1.5 lbs./100 sq. ft. four times a year. A fertilizer suitable for palms is also suitable for trees, shrubs, ornamentals, fruit trees, and even turfgrass growing in the same location. The opposite is not true, however; your regular fertilizer will not work for palms.

*Source: "Out on a Limb: Tree Care Tips for the Tampa Bay Region" by Robert Northrop, Extension Forester, University of Florida IFAS*

### Encouraging Quotes to Lift Your Spirits



"I'm stronger than I thought I was. My favorite phrase has been 'This too shall pass.' I now understand it really well." — Robin Roberts

"We can do no great things, only small things with great love." Mother Teresa

"If you're feeling helpless, help someone." — Aung San Suu Kyi

"One's life has value so long as one attributes value to the life of others, by means of love, friendship, indignation and compassion." Simone De Beauvoir

"People will forget what you said, people will forget what you did, but people will never forget how you made them feel." Maya Angelou

"If we have no peace, it is because we have forgotten that we belong to each other." — Mother Teresa

"No one has ever become poor by giving." — Anne Frank

"People, even more than things, have to be restored, renewed, revived, reclaimed, and redeemed."---- Audrey Hepburn

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## Ever Wonder What Happens To All Those Coins Tossed Into Fountains?

Besides bringing wishes to fruition (obviously), have you ever wondered what happens to the coins that are tossed into fountains?

While it seems an unlucky move for the person charged with removing the cash, coins can clog a fountain's filtration system and need to be cleared out on a regular basis. Here's how a few different places around the world clear their fountains of coins and what they do with the money:



**New York City.** In New York City, according to The Atlantic, “entrepreneurial New Yorkers” are responsible for scooping out many of the coins tossed into fountains there. Parks staff is responsible for clearing out the remaining coins every few weeks, and the money collected often goes toward maintaining the fountain's upkeep.

**Rome.** The Trevi Fountain, in Rome, is a famous coin collector. Tourists are supposed to toss a coin over their shoulder into the fountain in order to ensure they return one day. Officials pull as much as \$4,000 a day in coins from the Trevi Fountain, and the majority of it goes to a supermarket for the needy, according to the BBC.

**Mall of America.** Mall of America in Bloomington, Minn., collects about \$24,000 a year from its fountains and ponds. Nonprofits can submit applications to receive a cut of the funds collected.

**Walt Disney World.** The thousands of dollars in coins that are collected from fountains and waterways around Disney World go to support foster children living in Florida. Now there's a cause worth tossing a coin for.

Now you can toss your coins knowing you are not only getting a wish but helping out.



## Beach Safety for Dogs



- Check the **tide times** before you go.
- Don't forget **poo bags** so you can clean up after your dog.
- Make sure your dog has a **collar, ID tag** and preferably is **microchipped**, just in case he gets lost.
- **Don't assume your dog can swim.** All dogs have to learn to swim just like us. Some breeds are naturally good strong swimmers, but other breeds (such as corgis and pugs) are not. If your dog is not used to swimming then the sea is not the place to start so make sure he doesn't get out of his depth.
- **Drinking salt water is a bad idea.** For some reason dogs do drink salt water, but it doesn't do them any good and can make them vomit, or worse lead to potentially fatal salt poisoning. Ensure you have plenty of fresh water to keep you both hydrated.
- **Consider a life vest if you are planning to swim, sail or surf with your dog.** You can buy life vests for dogs of all sizes. Waves and currents can quickly exhaust your dog, especially in cold water. Some life vests also have a handle on the back, making it easy for you to lift your dog out of the water.
- **Consider a doggie sunscreen** – especially for dogs with thin or pale fur and apply to areas such as the nose and ears.
- **Don't overdo it.** Running on sand is more tiring than on grass, so don't expect your dog to be able to run and play for as long as he might on his normal walk. And start slowly, giving him time to warm up.
- Make sure your dog has a **shady area** to rest in and remember that sand can be scorching on paws on a hot day.
- **Be careful to avoid heat stroke** – watch for signs of overheating such as excessive panting, drooling, coordination problems, vomiting and/or diarrhea and collapse.
- If your dog suffers from **arthritis or other joint conditions** limit the amount of time he spends swimming in cold water. He may think it is great fun at the time, but he will probably be very stiff and sore the following day.
- At the end of the day check your dog over thoroughly for **cuts and scrapes**, rinse him thoroughly to remove salt and sand from his coat and paws and dry him to ensure he does not get chilled.

# Fawn Ridge Real Estate News

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