

# The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

## CITRUS PARK DRIVE: UPDATE

As you can tell the Citrus Park Drive Construction is almost at full tilt. The storm water infrastructure is going in, utilities lines are being rerouted and the old Boulevard that used to welcome us home, while still predominantly green and tranquil appears to be succumbing to the sprawl.

The next phases of the roadway design and construction are very consequential to our neighborhood and NewGauge management and HOA board members Denise and Jim have been active in meeting with KCI, WSP and County officials. The meetings have been constructive in the sense that it provides an orientation of where all the crucial components that accompany a roadway and how they are placed may affect the Fawn Ridge entrance.

Some of the components and their placement that are cause for concern are:

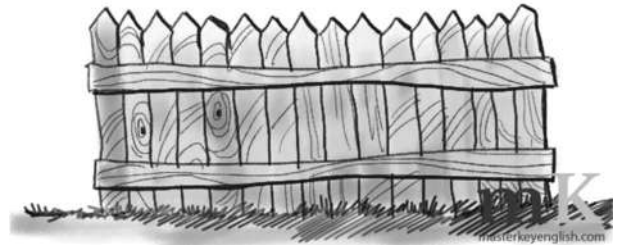
- Sidewalk and railing on the northeast side of Fawn Ridge Blvd. We are paying special attention and have asked for some construction modifications in order to accommodate the positioning of the northeast wall monument that will support the neighborhood signage.
- On the northwest side of Fawn Ridge Blvd. Some concerns have surfaced regarding power poles and the signaling device switch box's position. The recently released plans indicate that these components and their proposed placement are in an unfavorable spot for us.

It does not take an engineer to spot these unaesthetic features and the disadvantages that come from placing them in the proposed spots. We are constantly reminded that the county's primary goal is to satisfy Westchase's yearning for the roadway. Fawn Ridge's need to mitigate the consequences of the roadway don't appear to fall into the category of being the County's secondary goal. The neighborhood cannot rely on County government to come up with the best solutions for Fawn Ridge. Vigilance and Activism are key now more than ever.

The board and management will reach out to Breland and Hannigan residents with updates and invites to assist in keeping the essence of Fawn Ridge from being wiped out by the possible end results of the roadway construction. Stay tuned.

Respectfully submitted by Mike Castro.

Good Fences Make Good  
Neighbors



**“Good fences makes good neighbors.”**

Who's fence is it?

- 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, replaced or removed. Lack of fencing will increase accountability regarding the condition of the owner's back yard.
- There are certain yards that require fencing, i.e. homes with pools, homes that have dogs in back yard.
- All new and replacement fence installations require the submittal of an Exterior Modification Application. You can find the form at [fawnridge.org](http://fawnridge.org) or you may email management office at [ccr@newgaugeproperties.com](mailto:ccr@newgaugeproperties.com)

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# The FAWN RIDGER

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Please do not place household items on curb  
 Post on Friends of Fawn Ridge FB site OR  
 Neighborhood Swap and Shop sites



February through March 2020



66 Citations  
 51 Warnings  
 18 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

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## PROPERTY MANAGER

NewGauge Property Management  
 Mgr: Mike Castro  
 Phone: 813-922-1339  
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## ARC COMMITTEE

John Lehr      Rafael Milanes      Robert Neid

## NEIGHBORHOOD WATCH

Grace Hutchinson

## SOCIAL COMMITTEE



VACANT

## FAWN RIDGE - CITRUS PARK EXT RESTORATION

Council Chair - Barbara Dawes  
 manager@fawnridge.org

## WEBMASTER

VACANT

If you've been bitten by a wild or domestic animal call  
 813-307-8059.



## Congratulations Graduates



**The Fawn Ridge Community  
is proud of you!!**

**New Community Resource Deputy**  
Let me introduce our new Community Resource  
**Deputy Antony Forte!**  
By: Grace Hutchinson's

Our previous Resource Deputy, Deputy Christopher Cullinan has transferred to Home Land Security. Fawnridge will miss him for his dedication to the residents of Fawnridge, his assistance with Neighborhood Watch and his presence at our social events along with other deputies. Fawnridge wishes Deputy Cullinan continued success in his new assignment.

Hopefully, Deputy Forte will be able to make your acquaintance relatively soon when we are able to congregate in small groups. There has been an interest in having Coffee With a Cop in small gatherings. I broached that idea with him and he is willing to participate. More to come on that.

So, please refer to the Neighborhood Watch information and become familiar with all the instances of when it is appropriate to call the Sheriff for assistance. These are listed in our new Fawn Ridge website, Fawnridge.org. Look for Neighborhood Watch. Be able to determine when appropriate to call 911 and the local Sheriff's Office.

If you would like to speak to Deputy Forte personally he can be reached at Area 3 office 813-247-0330 or through the Non-Emergency number at 813-247-8200. In both instances you will need to leave a message. Additionally his email is [aforte@hcsotampa.fl.us](mailto:aforte@hcsotampa.fl.us)



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**Barbara Castro, Realtor® , s.a.**



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# Fawn Ridge Real Estate News

- I have a large network of professionals that I can put you in touch with for all your housing needs.
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- There is only .4% of all Fawn Ridge single family homes currently for sale. **NOW** is a great time to **LIST YOUR HOME**.
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