

The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE



**Hillsborough County,
Florida - Code of
Ordinances, Part B,
Public Utilities
Sec. 130-21. - Residential
collection service.**

a. General provisions.

(1) Residential collection service shall generally apply to those curbside collection services in which the customer places the container at the curb on the designated collection day for collection by the designated franchise collector. Residential collection service may be provided to residential units as well as commercial establishments. Residential collection service does not include collection services in which the solid waste is collected from a front-end container or roll-off container.

(2) Unless identified elsewhere in this article, residential collection service shall include curbside collection at a publicly maintained roadway. However, for those residential customers identified in Subsection (g) (4), (5) and (6) of this section, residential collection service shall include curbside collection at a privately maintained road.

(3) Containers shall be set out prior to 6:00 a.m. on the day of collection, but in no case shall such containers be placed on the public-maintained roadway prior to 6:00 p.m. the day proceeding the day of collection. The normal hours of collection are after the hour of 6:00 a.m. and prior to 6:00 p.m. on days designated by the franchise collector.

(4) Residential customers shall place roll carts ready for pickup at a maximum distance of two feet from the public maintained roadway and adjacent to the residential customer's driveway. The residential customer shall leave at least three feet between each roll cart and any other container or other object such as a vehicle or mailbox. Each residential customer choosing to place its containers at locations other than those designated by this article may request a special collection service from the franchise collector for the alternative collection location.

(5) Residential customers shall place yard waste ready for pickup at a maximum distance of six feet from the public maintained roadway and adjacent to the residential customer's driveway. All customer-supplied yard waste containers shall be free of ragged or sharp edges, or any other defect liable to hamper or injure the person collecting the contents thereof. The franchise collector shall advise the County of any yard waste container which does not conform to the provisions of this article. The County shall investigate and determine whether the containers should be replaced and so notify the residential customer. The container must be promptly replaced by an approved container upon receipt of notice to that effect from the County.

(6) On non-collection days, containers shall be placed out-of-sight on the property of the residential customer.

(7) Residential units shall not be permitted to share residential collection service with other residential units.



**NOVEMBER 3RD
ELECTIONS OUR
VOICES ARE
IMPORTANT**

Elections are important! One of the critical local elections is District 1 County Commissioner. Sandra Murman has represented District 1 since 2010, but faced term-limits.

**WHY IS THIS IMPORTANT TO
FAWN RIDGE?**

Fawn Ridge falls into District 1. Some responsibilities of the County Commissioner are levy taxes, special assessments, prepare and enforce comprehensive plans for development in the county.

As urban sprawl and development continues, Northwest Hillsborough County faces more development and zoning, however FUNDS are not available to maintain many community roads and sidewalks including Fawn Ridge.

CANDIDATE RESPONSES

Two viable candidates running for District 1 seat are Scott Levinson(R) & Harry Cohen (D). Both candidates responded to Jim Desmond, President of Fawn Ridge. Candidates received questionnaires from the Keystone Civic Association. Through video, candidates responded to concerns raised by Northwest Hillsborough County residents. View video responses go to: <https://www.facebook.com/keystonecivicassociation/>



NEW TARPON SPRINGS LISTING

1101 ASHLAND DR

7 BED 6.5 BATH

LAKEFRONT

7 CAR OVER-SIZED GARAGE

40 YEAR ROOF

HUGE LANAI



UPDATED
KITCHEN &
BATHS

HARDWOODS

LAKE
IRRIGATION

WINE ROOM

PRICED TO SELL - \$825,000

DAVE MAKS

REALTOR CRS. GRI. CNE.

24 YEARS LOCAL EXPERIENCE - LIVED IN FAWN RIDGE 16 YEARS

Www.TampaBayMoves.com - Ph - 813-679-3445 - Email Maks@TampaBayMoves.com

OFFICES - WESTCHASE, CARROLLWOOD, NEW TAMPA,
SOUTH TAMPA, BRANDON, FISH HAWK

"OUR SERVICES ARE "ABOVE THE REST"

**A SAMPLING OF "ABOVE THE REST" SERVICES WHEN YOU CHOOSE
DAVE MAKS TO MARKET AND SELL YOUR PROPERTY**

COMPLIMENTARY CERTIFIED APPRAISAL - TAKES THE GUESS WORK OUT OF PICKING THE LIST PRICE

COMPLIMENTARY PROFESSIONAL INTERIOR DESIGNER STAGING CONSULTATION

PROFESSIONAL PHOTOGRAPHY INCLUDES AERIAL, TWILIGHT - VIRTUAL TOUR AND VIDEOGRAPHY

OUR NETWORK IS LARGEST RELOCATION COMPANY IN THE WORLD - 565 COMPANIES - \$368 BILLION IN SALES

CUSTOM EXTERIOR SIGNAGE PITCHING THE BEST ASPECTS OF YOUR HOME

DAVE MAKS - CERTIFIED RESIDENTIAL SPECIALIST(CRS) - CERTIFIED NEGOTIATION EXPERT(CNE)



FLORIDA EXECUTIVE REALTY



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

The FAWN RIDGER

THE OFFICIAL Newsletter OF FAWN RIDGE

THE OFFICIAL Newsletter OF FAWN RIDGE



For Advertising Contact • 813-991-7843 • www.ikarepublishing.com

This newsletter is mailed to the residents of Fawn Ridge at no cost to the community. IKare Publishing is not responsible for the actions or credibility of any the advertisers in this newsletters. It is the individual's responsibility to check references on all advertisers. IKare Publishing is not responsible for content and as editor reserves the right to edit articles for content, length, grammar, and readability.

Please Read Color Palette Guidelines Before Submitting Colors to ARC.

It will save you a lot of time, money and frustration.

1. All exterior paint and repainting must be submitted to Fawn Ridge Architectural Committee (ARC)
2. Approved Exterior Paint colors found on 1st page of FAWNRIDGE.ORG
3. Only approved paint colors which are listed are permitted.
4. Must use a minimum of two (2) and a maximum of three (3) colors are permitted per home.
5. One color must be declared as the house body color.
6. Any siding must be painted house body color only.
7. If home needs repainting than an approved color from palette must be selected.
8. Colors shall not be similar to adjacent homes or homes directly across the street.
9. Trim color must be within three (3) shade colors up or down, on the same color strip as the body.- or - one of the trim ONLY colors.
10. There are five (5) approved white house colors on the palette. The trim must be within the top three (3) colors on any trim/body color strip on the palette.
11. Garage door must match body or trim of units' exterior color or simulation wood finish.
12. Sheen of the paint finish may not exceed semi-gloss for the house body.

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 - President
 Greg Smith - 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 "Rusty"Lehr Anthony Trijillo Bob Nied

NEIGHBORHOOD WATCH

Grace Hutchinson

SOCIAL COMMITTEE

➔ VACANT

WEBMASTER

Denise Acevedo



July 2020
33 tickets
21 Warnings
4 Faulty Equipment Notices

Please Drive Safely!

AIR CONDITIONING DON'T FIGHT THE HEAT!!! 15 SEER A/C SYSTEM

WITH UV LIGHT SYSTEM (KILLS VIRUSES)... WITH 15 SEER SYSTEM \$300 TAX CREDIT

FREE SECOND OPINION

TIME FOR YOUR TUNE-UP OR REPLACEMENT

**Special
Financing**
**17 Months
No Payments**
— OR —
**0%
Interest**

72 Months with No Payment
for the First 3 Months



\$69

**Tune-Up
Special**

1st time customers
(Reg. \$99)
Good Credit or Bad Credit 99%
Approval Rate!

Call Today!

813-964-7155

Exp. 10/31/2020

Air Masters
of Tampa Bay, Inc. Since 1983
An Cooling & Heating

Family Owned & Operated Since 1983 | Home Advisors | Google Guaranteed Contractor
Hablaamos Español.

* Subject to credit approval and credit limit. See stores for details.

Buy a new 15 SEER A/C System
& we'll include a UV Light System,
WiFi Thermostat, Lifetime
Guarantee On Workmanship, Free
1-Year Maintenance Agreement &
Heat Load Calculation

Up to **\$1500**
Trade-In Special

with Existing Unit
Up to \$900 in Utility Rebates
Up to 12 years Parts & Labor



Residential Weekly Pool Maintenance since 1996

CFC 1457608



PPS

PROFESSIONAL POOL SOLUTIONS

(813) 908-7000

ppsoftampa.com

Receive weekly emailed service reports

ANDERSON ALUMINUM, INC.

6214 W. Linebaugh Ave. Tampa FL 33625

- Concrete Work
- Pool Enclosures
- Vinyl Windows
- Carports
- Replacement Custom Sliding Screen Doors and Window Screens



Anderson.aluminum@verizon.net
www.andersonaluminum.com

- Awnings
- Screens & Glass Rooms Commercial

D.I.Y. Kits
Available

961-1764
962-4536
Fax
968-6685

License #RX0065031 Licensed • Bonded • Insured

BOYTE PLUMBING

Complete Plumbing Repair

- Sewer and drain cleaning
- Slab Leaks-ultrasonic leak detection
- Water Heater Installation and Repair (Never more than 1 hour labor charge for electric water heater repairs, plus parts)
- Faucet and toilet repairs
- Repipes
- Fixture replacements

Free Estimates, All Work Guaranteed,
No Travel Charge

(813) 882-8646

Lic # CFC022569



Deed Restriction and Violation Policy Resolution

Just over a year ago, the membership of the Fawn Ridge Homeowners Association voted overwhelmingly to continue to enforce the deed restrictions set forth in the original declarations and bylaws of Fawn Ridge to maintain our beautiful community and keep our property values higher.

Our deed restrictions are quite lax compared to other communities. There is a short list of things that are addressed by our covenants and by Hillsborough County bylaws including;

- a) No outdoor parking of Commercial Vehicles, Campers, Boats, Trailers and non -licensed vehicles
- b) No displaying of signage with exception of Security, Election and For Sale signage
- c) No construction of temporary structures or outbuildings including sheds
- d) Not keeping livestock and poultry
- e) Storing refuse and trash except in designated bins
- f) Not Parking on Common Areas, Right-of-Way, or Easements
- g) Not erecting fencing outside of building setback lines
- h) Clean up after pets (County Violation)
- i) Not conducting changes to property without Architectural Board Approval
- j) Not conducting noxious or offensive activity which is an annoyance to neighborhood
- k) Maintain your property to keep it in same or better condition to the original

It is the fiduciary responsibility of the Board of Directors to enforce these deed restrictions, but currently those deed restrictions are spread across multiple community documents which loosely spell out the recourse for resolution. To formalize the reporting, processing and resolution of violations, the Board of Directors adopted a written procedure and policy for dealing with violations.

The process provides a formal document to define the violation procedures and recourse for members to ensure there is complete clarity with the process and that Homeowners and the Association are held to the same level of accountability. The procedure also defines different levels of violations, the time to resolve and the process by which violations are enforced should those time frames not be met, or the Homeowner does not communicate with the Association. The following table summarizes the violation categories and resolution times.

| Violation | Description | First Notice | Second Notice |
|------------------|--------------------------------|---|---------------------------------------|
| Critical/Major | Specified Deed Restrictions | 7 Days to Comply | Notice of Action to enforce |
| Minor | Required | 30 Days to Resolve | 30 Days: Intent to enforce compliance |
| Transient | Illegal Parking, Grass Cutting | No Notice first offense, will Escalate to Major Offense After 3rd occurrence. | |

In an effort to restructure this process, we will also be clearing the majority of existing maintenance violations from our records and focusing on a new and uniform approach to reporting these types of violations.

For more information, please consult the document at our website <https://www.fawnridge.org> or contact New Gauge Properties (813) 922-1339 for a printed copy.

The Association only wishes to provide a fair and equitable resolution to all deed restrictions and encourages a dialogue between Homeowners and the Board to resolve difficulties, misunderstandings and negotiate realistic timeframes.

Fawn Ridge Violation Process

The Fawn Ridge Homeowners Association has recently formalized our procedures around the violation process. The goal of the Association is to clearly define the rules around processing violations and to set expectations and standards around the process. We live in a deed restricted community and both the Association and Homeowners have a responsibility to maintain our community and property values by observing those restrictions. Deed restrictions for Fawn Ridge are not extensive and include NO:

- a) Parking of Commercial Vehicles, Campers, Boats, Trailers and non -licensed vehicles
- b) Displaying of signage with exception of Security, Election and For Sale signage
- c) Construction of temporary structures or outbuildings including sheds
- d) Keeping of livestock and poultry
- e) Storing refuse and trash except in designated bins
- f) Parking on Common Areas, Right-of-Way, or Easements
- g) Erecting fencing outside of building setback lines
- h) Not cleaning up after pets (County Violation)
- i) Conducting changes to property without Architectural Board Approval
- j) Conducting of noxious or offensive activity which is an annoyance to neighborhood
- k) Maintain your property to keep it in same or better condition that original

Violations a) through j) will be considered critical violations requiring compliance within 7 days. Homeowner's will be afforded a little more time to deal with property maintenance issues, but all violations will be enforced by the Association at the end of the defined deadlines should the issue not be resolved and/or the homeowner did not request an extension.

It is our hope given the formal process and commitment of the Association to follow up regularly on outstanding violations and the number of violations should decrease over time.



You were made to *move*.

Trust the **Orthopedic Experts**

We're meant to be active. So when I hurt my shoulder, I didn't let pain change my plans. The orthopedic specialists at AdventHealth got me back on the course and on top of the world again. Their new subscapularis-sparing shoulder surgery reduced my time in a sling from weeks to days, which made my recovery a lot easier. Now I'm back to doing what I love.

To learn about how we are keeping you safe from COVID-19, visit [AdventHealthCarrollwood.com](https://www.AdventHealthCarrollwood.com).

🌐 [FloridaOrthoExperts.com](https://www.FloridaOrthoExperts.com)

📞 813-536-1645


AdventHealth
Carrollwood

Fawn Ridge Homeowners Association Continued

Architectural Application Changes

- Fawn Ridge Deed Restrictions require all homeowners to submit an application to the Architectural Committee when making changes to their properties including:
- Altering Building Façade (Siding, Painting, Windows)
- Installing Fencing
- Roofing including installation of Solar Panels
- Tree Removals
- Major Landscaping Modifications
- Modifying or Extending Driveway or Pathway
- Mailbox Replacement
- Additions, Screened in Patios, Pools and other construction

Unlike other communities, the process for submitting an application to the Architectural Board is FREE.

- Apply online at <https://www.fawnridge.org>
- Submit to: New Gauge Properties, 11928 Sheldon Rd. #101, Tampa, FL, 33626.

Due to additional administrative overhead costs of pursuing Homeowner's electing to make changes without submitting an Architectural application:

- √ Starting October 1st - \$30.00 administrative fee will be applied to the Homeowner's account
- √ Homeowner(s) are still required to submit an application
- √ Please check with the Association before making any changes to avoid complications or additional costs to resolve the matter.

Property Maintenance – Driveways and Sidewalks

Dirty and mold covered sidewalks and driveways not only take away from the aesthetic appeal of the neighborhood, but also pose a danger and a potential legal liability due to the slippery nature when wet.

All homeowners have the responsibility to periodically clean their pathways, driveways and sidewalk bordering their property.

To set an example for the community, the Association is undertaking the cleaning of sidewalks which are bordered by forested areas along Exposition and by Association maintained walls on Fawn Ridge Drive and Exposition Drive. The Association has negotiated a discount for homeowners with: **RIPTIDE PRESSURE WASHING.**

\$50.00 Standard driveway/sidewalk
\$75.00 Corner lot driveway/sidewalk
Register for this limited time offer:
www.riptidepressurewashing.com/residential

- Homeowners are encouraged to take advantage of this exceptional discounted deal
- Conduct the work themselves
- Hire a vendor of personal choice
- Cul-de-sac homeowners, please review site plans as you are responsible for those sidewalks

The Association will be enforcing violations for those homeowners who fail to act, so we encourage everyone to help participate and improve the look and safety of our community.

Riptide Pressure Washing will be in Fawn Ridge October 5th, 6th, 7th.

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
- Currently, for the month of August, there is only a 1.1 month supply of single family homes for sale in Hillsborough County
- There are **ZERO** Fawn Ridge single family homes currently for sale. **NOW** is a great time to **LIST YOUR HOME**
- Call me today to find out which home improvement projects have the highest return and add the greatest value to your home before starting your project



PENDING
814 Bay Island Dr.
Tampa, FL 33615



PENDING
8903 N. Edison
Tampa, FL 33604



JUST SOLD for \$300,000
5826 Bitter Orange Dr.
Tampa, FL 33625



PENDING
4314 S TRASK St.
TAMPA, FL 33611



JUST SOLD
Sold for \$170,000
10447 La Mirago Ct
Tampa FL 33615



Time to sell? Time to buy? Want to know more? If you want a hard working realtor working for you, please call me today for great professional results!



VINCENT ZEOLI— Realtor®

500 N. Westshore Blvd Suite 850
Tampa, FL 33609

Cell (813) 690-7028

Office (813) 289-1712

Vincent.zeoli@floridamoves.com

vincentzeoli.cbintouch.com



**COLDWELL
BANKER
REALTY**