

# The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

## Annual Assessment Report

Jim Desmond, President

- 81.3% - That is the percentage of homeowners who have paid their 2021 annual fees on time!
- The board would like to THANK those 553 accounts.
- As discussed in past budgeting meetings, the annual contribution from homeowners covers the current year operating expenses, reserves for the maintenance and upkeep of your community.
- The board has a fiduciary responsibility to actively collect from all homeowners.
- We also have a responsibility to the vast majority of those who do pay on time to ensure the remittance from all.
- We reviewed the current collection policy with our management company, New Gauge Property
- Management, and will adopt a clearer and more concise collection policy for 2022 annual cycle.
- We will publish the policy when the Board formally adopts it.
- For the 2020 cycle, the property manager is instructed to strictly adhere to the current policy and
- what is allowable under Florida Statutes to insure the collection of annual assessment up to and including the intent to lien, debiting late charges and allowed accrued interest.
- Again, thanks to all who did pay on time.

### 2021 Assessment Payment Statistics:

On-Time	Partial	Late
553	5	122
81.3%	0.7%	17.9%

## Hillsborough County Mini-Grant Update

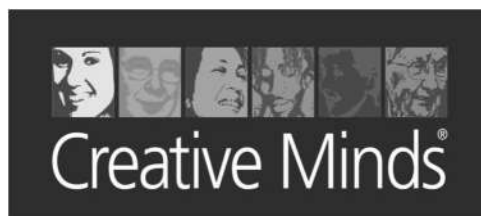
Denise Acevedo, Secretary

Mini-grant submitted to replace message board dismantled during construction of Citrus Park Dr. **DENIED!** Incomplete application, permitting not satisfied (per sign company, permit not needed)  
**WAIT! WHAT? Have I been Punk'd?**

Hours spent on due diligence researching signs, quotes, correspondence and phone calls to county personnel, obtained maps/plats for placement, completed approximately 10 page application to include a budget, enthusiastically writing why a message board is integral to Fawn Ridge past/present and benefits to residents

Disheartened and perplexed by the decision, wrote and telephoned Neighborhood Relations. In final conversation, determined other neighborhoods do not have additional resources and depend on grant funds.

It's okay Fawn Ridge, pulling up the boot straps and trying to find **PLAN B**. Sponsors? Fundraiser? HOA Matching funds? Where are the creative minds?



## Neighborhood Watch

Troy Bishop

In light of the recent events brought to the community's attention, I believe it is important that every member of the community be aware of their role and responsibility in the prevention of crime within the community of Fawn Ridge.

For any crime to occur there must be three elements present:

1. desire
2. ability
3. opportunity

We cannot control another person's emotions, mental state, or actions and we cannot change a person's ability to carry out their desire to commit a crime. However, we can have an impact on a person's decision to commit a crime by limiting their opportunity. We, as citizens of Fawn Ridge, can take steps to limit the opportunity for crime to occur by following these guidelines:

### When At Home

- When someone comes to your door always demand identification before opening your door. Even if it is a person from a company you have hired to do work.
- Always lock your home when you exit your home and never leave keys hidden.
- Utilize interior and exterior lighting because a well lit home is a deterrent.
- Do not answer personal information about your home such as security and occupancy.

*Continued on page 5*



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

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**FAWN RIDGE WEBSITE**  
 Denise Acevedo, Secretary/  
 Webmaster  
 email: secretary@fawnridge.org

**Welcome all to Fawn Ridge!** Are you a new homeowner or tenant? New homeowners or new to website, register by following steps below: New tenants are welcome to view public areas (Stay Connected/Announcements)

- www.fawnridge.org
- Welcome Visitor (drop down menu)
- Register link\*
- Create a Username and Password or Site User Login\*
- HOA DOCS & FORMS (Access forms, minutes, newsletters)
- STAY CONNECTED (open for public view)

\*Once registered - membership is PENDING until APPROVED

\*APPROVED name(s) as listed in official public records

\*Homeowners must APPROVE additional names to access

## 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

Troy Bishop & Kim Clark

## SOCIAL COMMITTEE

VACANT

## WEBMASTER

Denise Acevedo



## Florida Highway Patrol February

**30 tickets 26 warnings  
 5 faulty vehicles**



## Neighborhood Watch Continued...

### When Walking In The Neighborhood

- Always plan your route ahead of time and never walk alone after dusk.
- Use well-lit streets and avoid large bushy areas.
- Carry signaling devices such as whistles or shriek alarms.
- Carry defensive devices such as pepper-spray.
- Be alert to your surroundings – look behind your regularly – be observant of cars (type, model, distinguishing marks or decals and license tag).

### If You Need To Contact Law Enforcement

It is important to first take these steps:

**FIRST** - Breathe! If you take a few deep breaths before calling you will be able to recall more information if you are in a relaxed state than if you are panicking.

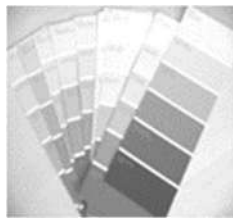
**SECOND** - get the name of everyone you speak with and write it down.

**THIRD** - always request a law enforcement officer make contact with you so you can make a written report and then get their name and either the case number or the FIR (field information report) number.

- Any time an officer makes contact with anyone they must document the contact with either a case number or an FIR number.
- If you are not satisfied with the choice of the officer you have the right to speak with their shift supervisor and if you aren't satisfied with the shift supervisors' response, you have the right to speak with their unit commander. And as always, get their names and rank and document everything.

### Always remember

Every law enforcement officer is a public servant and their responsibility is to protect and to serve each and every citizen.



### Update Paint Palette Arrived

In October, the HOA Board voted to reduce the outdated too broad paint palette  
Updating the paint palette every 5-6 years is recommended  
Spring @ Sherwin Williams did great selecting and the assembly of the new palette

**FIRST:** Selected shades of warm, cool and neutral from former palette

**SECOND :** Narrow colors further by popular demand from builders and professional painters

**THIRD:** 4 books assembled to display the palette consisting of: coordinating body, trim\* and accent colors

\*some trim colors may be used for a base color

Preview a booklet contact: Mike Castro, Rusty Lehr, Jim Desmond or Spring @ Sherwin Williams (Sheldon)

Preview online: [fawnridge.org](http://fawnridge.org) (palette linked under 3 tabs)

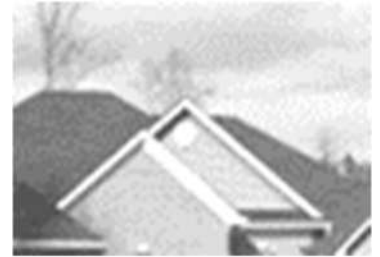
**HOA Docs & Forms**  
Architectural Request

**Home Tips**  
Exterior Modification

**Stay Connected**  
Announcements

### Unsightly Black Streaks on Roof Shingles - What Is It?

- it is algae - a strain of bacteria known as Gloeocapsa Magma
- typically grows in humid climates
- feeds on the protective granulated shingle coating
- reduces lifetime of asphalt shingle (limestone)
- attracts more sun, increasing utility bill
- it is airborne - spores carry to nearby homes
- algae removal is part of home maintenance
- Be a good neighbor and remove ROOF ALGAE!



### DIY - Algae Roof Cleaner

#### **Materials needed**

Cleaner  
Pump Sprayer  
Garden Hose w/ nozzle  
Safety Glasses or Goggles  
Rubber Gloves  
Safety Rope  
Old clothes  
Slip Resistant Shoes  
Ladder

#### **DIY Cleaner**

1qt bleach (6% Sodium Hypchlorite)  
1 gallon water  
¼ cup TSP (no ammonia)  
Mix in Pump Sprayer  
Wet roof and plants with garden hose  
Spray roof with solution  
Soak for 15 min.  
Rinse solution off roof with garden hose  
Pressure washing NOT recommended

### Combat Lawn Weeds

Weeds are a symptom of poor lawn health  
Regular mowing prevents weeds  
Fertilizing prevents weeds  
Consult a lawn care professional

### Architectural Committee

19 applications submitted  
February 16 – March 8  
Thank you to members for following the guidelines.  
You are appreciated!



# Gardening Tips

## Gardening Calendar – April

### What to plant:

**Annuals:** New varieties of coleus do well in sun or shade and provide vivid colors and patterns for months.

**Bulbs:** Planting early-, mid-, and late-blooming varieties of daylily will insure months of color from these low maintenance plants.

**Herbs:** Add nasturtiums to your herb garden. The leaves and flowers add a peppery zest to salads.

**Vegetables:** Continue planting warm season crops such as bean, cantaloupe, and okra. Mulch well to prevent weeds, and provide water if the weather has been dry.

### What to Do:

**Pests:** Monitor landscape plants weekly for aphids on tender new growth.

**Flowering Plants:** Check for thrips if leaves and/or flowers of gardenias and roses are damaged.

**Divide Perennials & Bulbs:** Divide clumps of bulbs, ornamental grasses, or herbaceous perennials to expand or rejuvenate garden beds or to pass-along to friends.

**Lawns Problems:** Many lawn problems, such as lack of water, mimic insect damage. Confirm the damage is being caused by insects before applying a pesticide.

**Lawns :** Apply fertilizer after new growth has started. Choose a fertilizer (not a "weed and feed") with little or no phosphorus unless a soil test indicates the need for it. A fertilizer with controlled-release nitrogen yields longer-lasting results.

**Shrubs:** Choose from a wide variety of shrubs to add to the landscape now.

## Gardening Calendar – May

### What to plant:

**Annuals:** Plants that can take summer heat include salvias, torenia, wax begonias, and ornamental peppers.

**Bulbs:** Some lilies do better when their roots are crowded. Try planting Amazon, Aztec, and Kaffir lilies in containers to increase blooming.

**Herbs:** Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

### What to Do:

**Pests:** Harmful insects become more active as the weather warms. Watch for thrips, scale, and mites on ornamental plants.

**Gardenias:** While some yellowing of older leaves is normal, yellowing of new growth usually indicates a micronutrient deficiency.

**Oleanders:** Chewed or ragged leaves indicate oleander caterpillars at work.

**Lawn insects:** Watch for damage from chinch bugs in St. Augustine.

**Prevent lawn diseases:** Prevent or minimize disease by following proper cultural practices when caring for lawns.

**Tomatoes:** Watch for pests, disease, and nutritional disorders on tomato plants.

### What to Do Every Month:

• Adjust irrigation based on rainfall • Deadhead flowers to encourage new blooms. • Monitor the garden for insects and disease. • Plant trees, shrubs, and perennials and water until established. • Mow lawns at recommended heights: St. Augustine: 3-4"



# Healthy Easter

Easter is on its way! Along with Peter Cottontail, you and your kids will encounter more than your share of sugar-packed jellybeans, malted milk balls, cream-filled chocolate eggs and life-size chocolate bunnies. The common Easter basket is filled to the brim with pastel-colored candy eggs, bunnies, lambs and more, but while celebrating with sweets is fine in moderation, eating a pound of chocolate eggs in a matter of days doesn't fall under that definition.

This year, why not load your baskets and office candy jars with some alternative treats? Teach your children, grandkids, friends and co-workers that you *can* enjoy this spring holiday, basket and all, without overindulging in sugar. And when you do choose to treat yourself, be conscious of your choices. Instead of eating on a whim from a bottomless basket, plan your treats each day and track your calories. Don't throw away your wrappers when you're finished; keeping them in sight will become a visual reminder of how much you've already eaten, and you'll be less likely to keep reaching into that basket without thinking first.

Here are some more ideas that will inspire you to think outside the basket and still have fun this Easter!

## **Egg-xactly!**

Those hard-boiled, decorated Easter eggs are a healthful addition to any basket. Don't let all that protein go to waste! Peel and eat your dyed eggs plain, with or without the yolk. Consider slicing them onto a salad, including them in a wrap or pita, or making them into egg salad with light mayonnaise for a tasty springtime sandwich.

Plastic eggs are a great way to add a celebratory twist to your basket, but be careful how you stuff them. Tuck sugar-

free gum, small boxes of raisins, or miniature packets of peanuts into the colorful eggs for a healthy twist. For kids, fill the eggs with age-appropriate prizes, such as beaded jewelry, lip balm, small toys or other fun tokens. Coins and small bills make for exciting treasure as well!

## **Beyond Bunny Carrots**

For a festive look, pack orange crackers (like cheddar Goldfish made with whole grains) or dried apricots into a triangle pastry bag. Tie some green ribbon or raffia to the top and you have a healthy carrot-shaped goodie. You can even take a black permanent marker and draw a carrot onto the outside of the plastic bag to create a more distinguished look.

Create cute and tasty carrot-shaped homemade granola bars by baking your recipe in a pan and then cutting your masterpiece into lengthy triangles. Wrap them in baggies to pop into baskets. You can even add a few drops of orange food dye to make your "carrots" more colorful! Vegetables aren't the only thing your little bunnies should be eating this Easter! Dried fruit is a great way to meet your daily fruit quota. For ease, purchase it at the store, but be sure to read ingredients labels and avoid items with added sugar. You can also use a dehydrator at home to make your own dried fruit. Try apricots, mangos, apples, banana slices, cherries, and pear slices. When you dry your fruit at home, you don't have to add any sugar and it tastes great! It can also be a fun project for kids to do with you.

## **Hop to Health**

Who says an Easter basket should only contain edible surprises? You can include creative items that promote movement and aerobic activity, too. A jump rope packs easily into a grass-filled

basket and can be used year-round. Hop to heart health with this great calorie burning, muscle-building, and fun activity. Get a rope long enough and three or four people can partake, double-dutch style.

Rev up a game of hopscotch outside by packing a box of sidewalk chalk into your child's basket. It's a simple way to get them outside and active, and to teach them to play games without cords and controllers. Enrich their minds and bodies with this idea! In addition, don't forget about balls, which are inexpensive and can entice kids of all ages to play outdoors.

## **Brain Treats**

Books are a great non-food gift for a loved one of any age. Slip the latest teen fiction series, a copy of the traditional Easter Bunny tales, or the most recent non-fiction best seller.

Other ways to pop some fun into your gifts baskets are to add playing cards and a small book of card games. This addition can provide good old-fashioned family fun. Small and portable travel games are always useful, as are packets of crossword or math puzzles. Pair these gifts with sets of colored pens or pencils and it'll be a sure hit.

## **Reach your 10,000 Steps**

Increase your activity on Easter morning and help your family reach the recommended goal of 10,000 steps a day by encouraging additional activity to help offset some of the candy and sweets you'll be eating. Hide your healthy Easter baskets in a discrete spot in the house or yard and put together a scavenger hunt to lead your kids and friends to them with multiple clues and stops. At each station, leave a physical activity assignment (have your scavengers perform jumping jacks, frog leaps, push-ups or other silly tasks) along with the clue for the next location on the hunt. Make sure to follow the group around as they search to help get your steps in, too!

Enjoy your sweet treats in moderation and get creative to include some healthier items in your celebration!



**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

**FOR ASSOCIATION USE ONLY**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

COMMENTS/CONDITIONS \_\_\_\_\_

ARC or BOARD MEMBER \_\_\_\_\_ DATE \_\_\_\_\_