

The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

A Beautiful Day in the Neighborhood

Jim Desmond – Board President

That catch phrase from Mr. Rogers is what I thought about a week ago when my wife and I dusted off our bikes and decided to take advantage of the FL fall weather that finally came after the hottest October on record! What struck both of us besides the cooler, drier weather was the appearance and appeal of many properties in Fawn Ridge.

We observed many lots with new fencing, driveways, lawns and landscaping. There are new roofs and paint on many homes. Could not see the back side of homes, but based on my neck of the neighborhood and ARC filings, many modifications are being made.

Normal and necessary maintenance are being done as well. We are overwhelmed by the many residents who took advantage of the Riptide special when the Board contracted with them to pressure wash the “orphan” sidewalks in the community.

Hard to estimate the dollar investment residents are making in all of this but it has to be a significant amount! It is a Smart Investment since the Fawn Ridge real estate market is hot and selling at \$ square ft. not seen since the 2008 crash.

All of this confirms to your Board that our focus on maintaining the appearance and property value of our homes is and will be a top priority.

This is why the Board is working to make our deed restrictions and complementary county ordinances easier to understand; and backed by a written process that gives residents ample opportunity to voice their concerns. The recent updated Violation Policy is an example of that effort. If you have not yet reviewed, please do so at: www.fawnridge.org

We will continue to enhance the methods and means used to manage this Board’s responsibility.

Our many thanks to those residents who are making this responsibility a much easier task for us and making a bike ride through the neighborhood such a pleasant experience!

Welcome New Neighborhood Watch Coordinators

Troy Bishop & Kim Clark

Troy and Kim along with their children moved to Fawn Ridge last spring. The husband and wife team have a plethora of experience working with the public making them a dynamic duo in the community. The work experience and focus on mental health is a combination of attributes in creating a vibrant and forward thinking Neighborhood Watch!

- ⇒ Troy brings a background in probation /parole in Pasco County and recently received a Masters Degree in Mental Health Counseling
- ⇒ Kim is a social worker in grief counseling at the Veteran’s Hospital

If you would like to be involved in the Neighborhood Watch:

Email: troybishop68@gmail.com
 Friends of Fawn Ridge (FB group)
 Updates: www.fawnridge.org



HONORABLE MENTION



Thank you to **Sam Casusky** for his unselfish desire to give back to the Fawn Ridge community. He spent many volunteer hours removing debris, home building materials and vegetation from the backyard of a family in need. Sam’s good deed shall not go unnoticed.

Recognize a member of Fawn Ridge by submitting the name(s) and accomplishment to: secretary@fawnridge.org

“No one is useless in this world who lightens the burdens of another.”
 – Charles Dickens



Fawn Ridge Board of Directors and New Gauge Property Management wish all the residents of the community a Happy Holiday(s) and a prosperous New Year.

- LIGHT UP FAWN RIDGE
- Let’s have some family fun during the holidays and decorate our homes
- 3 prizes will be awarded to the top 3 decorated homes in Fawn Ridge
- Get Ready – Get Set – GO!



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



From
 IKare Publishing Inc.



HAPPY HOLIDAYS FROM

Realtors with a Red Truck

www.jmcastrorealty.com
(813) 345-4728

J.M.Castro Realty: Mike Castro, lic. Broker
11928 Sheldon Rd. #101
Tampa, FL 33626

HOME IMPROVEMENT

Solar Array

While many consumers find virtue in switching to alternative energy, the consequences of a poorly designed and installed solar power system can leave you feeling disconnected from the happiness grid.

- Work with a reputable contractor who understands your energy consumption
- Do not let anyone tell you that submitting an Exterior Modification Application to the HOA management office is unnecessary
- Solar panels are just like any exterior modification to your home, i.e. exterior paint, adding a swimming pool, changing the roof
- There is a community standard and contractors are required to follow guidelines for installation
- [http://www.leg.state.fl.us/statutes/Florida State Statute 163.04](http://www.leg.state.fl.us/statutes/Florida%20State%20Statute%20163.04)
- Sign on to: www.fawnridge.org / HOA Docs & Forms / Owners Forms/ Architectural Requests
- Email management office at office@ngpcam.com



Renewing Driveways The Right Way

This is another worthy attempt to advise our residents that a community with deed restrictions is a community where property values are preserved.

What do the deed restrictions say about modifying driveways?

Not much, specifically, but modifying a driveway, albeit with interlocking pavers or stamped concrete is a typical exterior modification that requires - you guessed it!

Architectural Modification Application

- The Board of Directors at its last meeting reaffirmed the prior community standards/ design guidelines for driveway modifications
- Go to fawnridge.org for more information
- Please remember to submit the Architectural Modification Form whenever you are choosing to make an exterior modification and before commencement of work
- A service charge is levied against anyone who makes changes to the exterior without first applying for approval
- Not seeking approval before commencement of work can be an expensive venture
- If the modification is not up to community standards the lot owner may be subjected to removing the improvements

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 FAWRIDGE.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. 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.
9. 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.
10. Garage door must match body or trim of units' exterior color or simulation wood finish.
11. Sheen of the paint finish may not exceed semi-gloss for the house body.



**Hillsborough County
Ordinance
Sec. 130-21. -
Residential collection
service**

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

Month	Tickets	Warnings	Faulty Equipment
Aug	28	31	6
Sept	29	25	8
Oct	25	27	5



BOARD OF DIRECTORS MEETINGS

- www.fawnridge.org
- 2nd Wednesday each month - 5p.m. to 7p.m.
- Members - may attend BOD meetings
- Agenda - posted 48 hours prior to meeting (website under Announcements)
- Virtual Meetings - require members to sign-up to attend
- Open Discussion - allocated for member comments (3 min. limit)

If you missed the meeting, agenda and minutes posted to Fawn Ridge webpage:

Drop Down Menu OR Go To:
 HOA DOCS & FORMS My Resident Area
 DOCUMENT CENTER Documents and Reports
 Minutes – BOD Minutes - BOD

SHARING LIBRARY

Your voices are heard!
 The Board agrees to move forward with the library project
 The Board agrees to a 6 month trial; if successful, it will be ongoing
 Volunteers needed to manage
 Please contact: Denise Acevedo email: secretary@fawnridge.org



It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community *and* other pets.

One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. **Also, it is important to remember to immediately clean up after your pet at all times.** Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation and support.

Please ...

**PICK UP
AFTER
YOUR PET**

★
**JOY
LOVE
PEACE
BELIEVE
CHRISTMAS**

Peace On Earth
 Good Will Toward Men

Happy Holidays!

Vincent Zeoli

813-690-7028

Vincent.Zeoli@floridamoves.com

Vincentzeoli.cbintouch.com



\$10 million sold in Fawn Ridge in 2020

Contact me if you are interested in seeing what your homes current market value is. No pressure or no obligation!

Because the real estate market is HOT, I can sell your home quickly and for top dollar!

Demand is higher than supply! Now is the time to list your home. CALL ME NOW!

