

# The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE

BOARD OF DIRECTORS



Dear Fawn Ridge Resident,

Our neighborhood sidewalks and roadways are in deplorable condition, mainly from tree roots and pooled rainwater.

In May 2020, the Hillsborough County Commission voted to use \$20 million in American Rescue Plan funds to repair broken sidewalks throughout the county. The time is NOW to call, write and send emails to the Commission. Fawn Ridge is in District 1 and our representative since November 2020, is Harry Cohen.

Please contact Commissioner Cohen with your concerns about the need to fix the roads and sidewalks in Fawn Ridge. The County is responsible for that upkeep and has failed in their duty to the taxpayers. Many of residents have slipped/tripped/fallen because of our awful sidewalks. This is an urgent safety issue!

There are several ways to voice your concerns:

- US mail: **Commissioner Harry Cohen, 601 E. Kennedy Blvd, Tampa, FL 33602**
- Telephone: **813-272-5470**
- Email Legislative Aide **Della Cury, CuryD@HillsboroughCounty.org**
- Email Legislative Aide **Lidia Manresa, ManresaL@HillsboroughCounty.org**
- By website email: [https://hcfllgov.formstack.com/forms/contact\\_commissioner?field51883190=1](https://hcfllgov.formstack.com/forms/contact_commissioner?field51883190=1) Using this link allows photographic attachments.

Other avenues to report sidewalks/roads in need of repair is Hillsborough County Public Works Depart .You are urged to join with your neighbors and take just a moment to call, write, or email and then do it again next month. The squeaky wheel gets the grease. **LET'S MAKE SOME NOISE!**

Chris Renshaw, President  
Fawn Ridge Maintenance Association

# MAKE SOME NOISE



please read

Page 6 and 7

## NEIGHBORHOOD WATCH

**Peggy Edwards and Joe Luzzolino** have volunteered to chair



They have hit the ground running!

- ⇒ New Facebook page created (120 members as of September 1)
- ⇒ Fawn Ridge Neighborhood Watch
- ⇒ <https://www.facebook.com/groups/fawnridgeneighborhoodwatch>
- ⇒ New signage erected on Fawn Ridge Blvd and Exposition Dr
- ⇒ Signed up Block Captains on several streets (thank you volunteers)

**Prevent Theft** - Close garage doors, Remove packages from front of home, lock vehicle(s)

**House Numbers** – Many homes do not have house numbers displayed. In an emergency, first responders need to find your location quickly. Hillsborough County's Municipal Code requires that you post your house number on the street-facing side of your house or on your mailbox.

# SMART MOVES<sup>®</sup>

*Dave Maks*

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## INSIDE INFORMATION

In this market getting offers on your home is easy! Negotiating and understanding the highest and best offer for you is not! Many times it is not the offer with the highest price! Transactions are historically more complicated!

Selling your home with an as is contract is not a really good idea! Other contracts provide better protection for you!

Should you ever trust a lender buyer pre-approval letter? Never! Realize many will not reach closing costing you time and money.

Selling your home to a cash buyer claiming a no hassle sale is rarely a good idea! Take the time to compare selling costs with a competent seasoned Realtor then make your decision!



Ask about our Military on the Move rebates and programs!

\$1000's back to you at closing!  
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Dave Maks  
16 year Fawn Ridge  
Resident  
500+ Transactions  
26 Years Local Experience



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# The FAWN RIDGER

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### WHAT IS NEW IN FAWN RIDGE

- **Welcome Natures Sprout** as the new community landscape company as of August 19th.
- **Social Committee Chair** – Matthew Racine
- **Neighborhood Watch Chairs** – Peggy Edwards and Joseph Luzzolino
- **Exposition Pond Fountain** – a motor is on back order from July
- **Message Board** – a new community message board is ordered
- **Front Entry Sign** – BOD, Wise Property Mgt, Attorney Glausier, Creative Design Signs and the county continue to collaborate
- **Fawn Ridge Blvd sidewalk** near entrance has been repaired by Hillsborough County
- **NO OUTLET** sign installed at the main entrance



### ARC COMMITTEE

The ARC requests have slowed down  
Compliments to the homeowners that continue to submit ARC Requests with the new paint colors, including diagrams, paver and fence photos.

**A BAD ATTITUDE  
is like a  
FLAT TIRE.  
You can't go  
ANYWHERE  
Until you  
CHANGE IT!**

**For every  
minute  
you are  
angry you  
lose sixty  
seconds of  
happiness.**

Ralph Waldo Emerson

### 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

Chris Renshaw - President  
Greg Smith - Vice President  
Denise Acevedo- Secretary

### PROPERTY MANAGER

**"CAM" CLARK 813 968-5665 x322**  
VP of Management Operations, "KY" MARTIN  
813 968-5665 x318  
VP of Management Operations, DOUGLAS LEE  
813 968-5665 x305

### ARC COMMITTEE

John Blake, Robert (Bob) Hopkins, Jason Ledbetter  
Alfred (Al) Wright Jr., Jeanne Gorecki

### NEIGHBORHOOD WATCH

Peggy Edwards and Joe Luzzolino, Chairs

### SOCIAL COMMITTEE

Matthew Racine, Chair

### WEBPAGE

Denise Acevedo

### For County Services Who Do You Call?

Contact Hillsborough County at 272-5900, a one-stop county service and information center! The center provides comprehensive information and referral to all government, health, and social services in the community. It coordinates government service requests and handles complaints quickly and courteously. This office works with all county departments to ensure you receive accurate and timely responses. Hillsborough County Customer Service 272-5900.



**Please Read Color  
Palette Guidelines  
Before Submitting  
Colors to ARC.  
It will save you a lot  
of time, money and  
frustration.**

# DEALS ARE JUST BEGINNING!

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Time for your Tune-Up or Replacement



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Rebates  
Up to **12**  
years Parts  
& Labor

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Available

**\$79 A/C Tune-Up**  
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**\$70 Duct Sanitizing**  
(Reg \$240)

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## It's Seller's Market GAME 7

### Go with the Team That will Sell Your Home Fast And Get You the WIN!



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(813) 345-4728  
barb@jmcastrorealty.com  
mike@jmcastrorealty.com

Your Fawn Ridge Neighbor

## BE VIGILANT - DON'T GET SCAMMED



### What is Property Fraud?

Property and mortgage fraud is the fastest growing white-collar crime in the United States, according to the FBI. Scammers file fake deeds, making it appear as if they own homes that are not actually theirs. These scammers then trick people into giving them money to rent or buy those homes.

Property Fraud Alert is a free service to help you protect your property from fraud by monitoring the documents being recorded in the Official Records of the Clerk of Court.

By signing up for FREE property fraud alerts, you will receive notification by email or telephone whenever a document is recorded in Hillsborough County using your name or your business's name. If you receive an alert about activity not initiated by you, this early notification can provide valuable time to stop criminals in their tracks. Reviewing your property records is an important way to protect yourself from fraud. I encourage you to sign up today and take advantage of this free service.

Sign up for the FREE Property Fraud Alert now.

Signing up is quick and easy! Simply follow these steps:

1. Online go to: <https://www.propertyfraudalert.com/> or call (800) 728-3858.
2. Click 'Continue' to begin the registration process.
3. Choose whether you would like to monitor a person's name or a business name.
4. Enter the name you would like to monitor.
5. Enter either an email address or telephone number where you would like to be alerted.

Under Florida Law, the Clerk's Office is a public agency subject to Florida's public records law. Any e-mail addresses and phone numbers in the possession of the Clerk's Office are considered public records and subject to release upon proper request. If you have any concerns regarding your e-mail address and/or phone number being released if requested in an appropriate public-records request, you should consider whether to register with this system

## October Bucket List

[www.itsafabulouslife.com](http://www.itsafabulouslife.com)

1. Make Caramel Apples
2. Carve pumpkins
3. Take a Family bike ride to enjoy the weather
4. Eat pumpkin pancakes, pumpkin cookies, + pumpkin doughnuts
5. Jump in the leaves
6. Tailgate + cheer on your favorite football team
7. Have a Bonfire
8. Go Star Gazing
9. Go apple picking
10. Decorate with mums



### How To Report A Dog Bite!

If you or someone in your household is unfortunately bitten by a loose dog then you should:

a) Depending on the severity of the bite, you may need to seek medical attention immediately. b) It is very important for reporting purposes to source the address of the loose dog's owner. c) Call Animal Services and report the incident. They are the professionals and have experience with these situations

The Department of Animal Services provides public safety and animal welfare through its enforcement of the County's Animal Ordinance and Florida's statutes relating to animals. Animal Services also provides temporary shelter for lost or stray dogs, cats and other companion animals, responds to calls about sick or injured animals, and quarantines bite animals. Animal investigators enforce dangerous dog laws and criminal activity relating to the protection of animals. Dogs and cats are available for adoption through Animal Services after being spayed/neutered, micro-chipped and vaccinated.

Animal Services promotes responsible pet ownership, dog-bite prevention and provides humane education. Animal Services is responsible for animal protection during declared states of emergency.



### END OF SUMMER BBQ

**DATE:** September 24, 2022

**TIME:** 11 a.m. to 3 p.m.

**PLACE:** Fawn Ridge Park  
Open to Fawn Ridge residents

Fawnridge.org is now connected Wise Property Management site.

Members are encouraged to create an account to preview:

Official Community Documents  
Meeting Minutes, Forms, Invoices  
Compliance Records  
Financials

**START PLANNING FOR ANNUAL HOA DUES**  
**HOA FEES DUE:**  
**January 2023**  
**AMOUNT: \$396.00**

### SPECIAL MEETING UPDATE

On August 9, 2022, a Fawn Ridge special meeting was held at the Marriott in Citrus Park. The meeting was led by the HOA Association attorney and quorum was met.

Proxy votes were collected and counted to modify two ByLaws

**VOTES**  
**YES – 58 NO – 43**

- I. Article VII Section 1 - Nomination and election of Board of Director
- II. Article X Section 1 - Annual Meetings

For Details, please visit:  
<https://caliber.wisepm.com/> or [fawnridge.org](http://fawnridge.org)

Sign into your account (create an account if you do not have one)

Click on tab: Documents

Click on tab: Official Documents/  
Guidelines

Fawn Ridge - Cert. of Amendments to By Laws 8.10.22.pdf

**FAWN RIDGE MAINTENANCE ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE 2017  
REQUEST FOR EXTERIOR MODIFICATION FORM**

**Please Read**

- Step #1** Before making choices on house colors please reference the Fawn Ridge Assembled Paint Matrix which is found at [www.Fawnridge.org](http://www.Fawnridge.org) or [Caliber Portal \(wisepm.com\)](http://Caliber Portal (wisepm.com))
- Step #2** Choose colors from pre-approved list and list in table.
- Step #3** Sign below and forward this page along with first page of application.
- Step #4** As soon as HOA representative advises that the colors are “approvable,” you will be required to paint a sample as illustrated in guidelines.
- Step #5** Notify Management Company after sample color is applied on house (See Guidelines).

SW- Number	Paint Color Name	Where will it be used
<input type="text"/>	<input type="text"/>	House Body
<input type="text"/>	<input type="text"/>	Trim
<input type="text"/>	<input type="text"/>	Doors and Shutters Only

I acknowledge that I have read the guidelines regarding the choice and application for exterior paint.

---

Print name

Signature

Date

**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 Wise Property Management  
 18550 N. Dale Mabry Hwy Lutz, FL 33548  
 PHONE 813-968-5665 FAX 813-968-5335  
 EMAIL – [CMClark@wisepm.com](mailto:CMClark@wisepm.com) / [LSaviolis@wisepm.com](mailto:LSaviolis@wisepm.com)

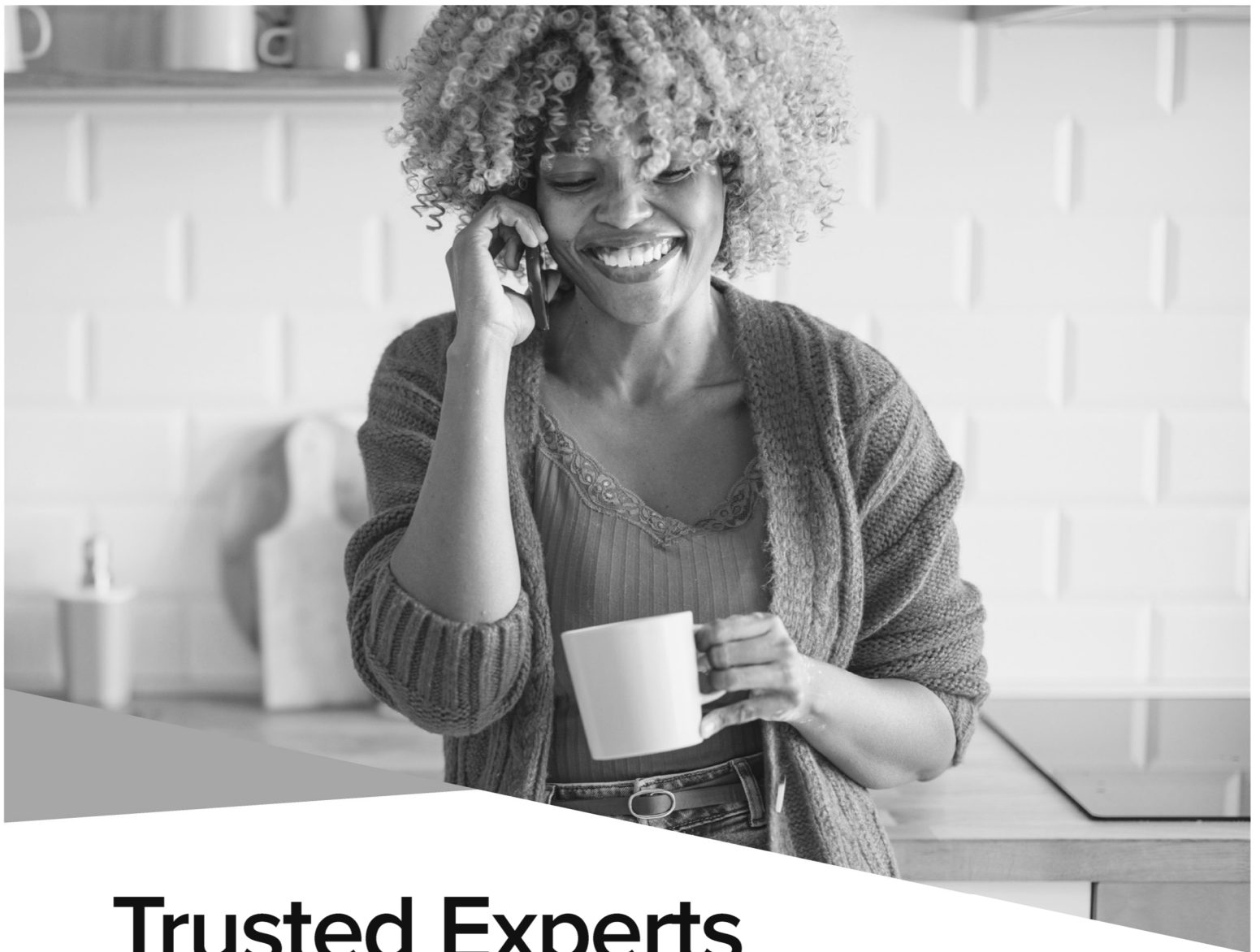
**FOR ASSOCIATION USE ONLY**

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

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

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

Revised 6/2022



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## HOW TO HANDLE A VIOLATION NOTICE

**Wise Property Management's** conducted an onsite visit identifying homes requiring maintenance. Correcting a violation is easy and should not be ignored

- ❖ **Homeowner response to violation without submitting a photo**
  - account is noted for violation correction
  - if determined violation is corrected at the next onsite inspection; violation will be closed
- ❖ If a homeowner submits a photo the violation is closed when received

❖ **Homeowners can respond to violations by:**

- Email: [cmclark@wisepm.com](mailto:cmclark@wisepm.com)
- Fax: 813-968-5335
- US Postal Service (regular mail)  
Fawn Ridge Maintenance Association  
C/O Wise Property Management  
18550 N. Dale Mabry Hwy  
Lutz, FL 33549



Violation	1 <sup>st</sup> Action	2 <sup>nd</sup> Action	3 <sup>rd</sup> Action	Subsequent Actions
<b>Critical Violation</b>	Letter to correct  7 Days to comply	Judgement by Board for non-compliance  14 Days to Fining Committee (Registered Mail)	Fining Committee to vote to ratify or veto fining recommendation from BOD.	Legal Action to enforce compliance and recover fines
<b>Major Violation</b>	Letter to Correct  7 Days to comply	Judgement by Board for non-compliance	Fining Committee  Or Legal Injunction to Stop Work	Legal Action to enforce compliance or reversal of unapproved changes
<b>Minor Violation</b>	Letter to Correct  30 days to comply	Escalation Letter to Comply (Registered)  30 Days to Comply	Board decision for action:  14 Days for fining Committee  7 Days for forced action	Legal action to enforce compliance, recover fines and/or forced maintenance costs
<b>Transient Violation</b>	Registering of violation	Escalate to Minor Violation	Process as Minor Violation	Process as Minor Violation



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- 1 Filet Kabob (Plain or Bourbon)
- 8 All Beef Hotdogs
- 1/2lb Salmon Fillet
- 8 Coconut Shrimp

- 1/2lb Tuna Steak
  - 3 Tilapia Fillets
  - 3 Basa Fillets
  - 1lb Seafood Mix
  - 1lb Italian Sausage (Hot or Mild)
  - 1lb Pork Country Ribs
  - 2lb Homemade Beef Or Chicken Chili
  - 1(8-10oz) Bourbon Marinated Steak
  - 1lb Boneless Butterfly Pork Chops
  - 1lb Boneless Skinless Chicken Thighs
  - 1lb Chicken Sausage
  - 15 Hush Puppies
  - 1lb Ground Pork
  - 2lb Lemon Chicken Soup
  - 2lb Cooked Clams
  - 1lb Cooked Mussels
- AND MORE!**

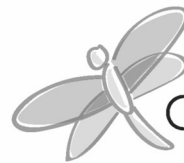
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