

WALDEN LAKE FAIRWAY VILLAS

NEWSLETTER

October, 2018

OFFICERS & DIRECTORS

President: Doug Brady
Vice President: Joan Labinski
Treasurer: Steve Sindoni
Secretary: Jane McMurray
Director: Lori Brady
Director: Bud Cappello

Committee Chairpersons

Architectural review: David Drake
Landscape/ Irrigation: Steve Sindoni, Bud Cappello
Buildings: Steve Sindoni, Bud Cappello
Pools: Jane McMurray (#1) & Joan Labinski (#2)
Welcome: Lori Brady, Jane McMurray
Newsletter/Correspondence: Jane McMurray
Christmas decoration: Jane McMurray
Garage Sale: Nancy Kohr

PROPERTY MANAGER

David Drake

Ameri-Tech Community Management, Inc.
5434 Grand Blvd.
New Port Richey, FL 34652
813-636-0000 ex. 311
FAX: 727-723-1101
E-MAIL: daviddrake@ameritechmail.com
WEBSITE: www.ameritechcompanies.com & www.waldenlakefairway.com

FROM THE BOARD OF DIRECTORS

Welcome back to our residents who have been away for the summer. We hope you have brought us some cooler and drier weather.

The Villas have a new Website!! www.waldenlakefairway.com

The site includes important information including: General info about the Board and Committees; Annual meeting minutes; Newsletters; Important Documents including our Covenants & Restrictions and a platform to communicate directly with our Property Manager. This site was developed as a means to ensure important and timely communication for all who reside in the Villa's and is user friendly!! Please review the site. We welcome your comments.

Please refer concerns with your villa or common areas to our property manager. This process is the best way to make sure all your concerns and issues are addressed. David will work with the appropriate committee member and/or contractor. This is David's job and part of your monthly fee for his service.

For our new owners/residents: If you are new to the villas, please contact David Drake with your information so that we may welcome you to our community.

ROOF CLEANING PROJECT * UPDATE *

A few homeowners have still not completed roof cleaning. Please contact David Drake and make arrangements to do so in order to avoid remediation from the Association.

GARBAGE AND RECYCLING

Garbage and recycling containers are to be put out the mornings of the scheduled pick-up only and should be out by 7:30 am. Regular pick up days for trash are Monday & Thursday mornings, and recycling is Thursday morning. All trash must be in bags whether or not it is in containers. Per the City Sanitation department, Yard waste must be in bags and will be picked up on Wednesday mornings. If there is excessive yard waste, please call the city to arrange pick up. For questions, contact customer service at 813 659 4222. Empty cans must be removed after collection as soon as possible.

Many homeowners have complained that animals have torn into the trash put out the night before and are tired of picking up the mess. Moth balls, etc. do not deter animals from looking for food. Please help keep our community looking its best by picking up any old papers (Focus, Observer). Thank you to those who look for thrown trash and loose garbage.

GARBAGE COLLECTION FALL/WINTER HOLIDAYS:

THANKSGIVING HOLIDAY

NO PICKUP THURSDAY 11/22/18. RECYCLING PICKUP WILL BE WEDNESDAY 11/21/18.

CHRISTMAS HOLIDAY

RECYCLING PICKUP WILL BE WEDNESDAY 12/26/18.

PARKING

Be considerate of cul-de-sac parking, alongside buildings, driveways and parking pads. If you have more vehicles than your parking area allows for, please park them out on Fairway Dr. The guest pads are not intended for residents to use long term. Many of the cul-de-sacs are quite tight and we must respect our neighbors. Trucks over ½ ton and any commercial vehicles may only be parked in a garage or on Fairway Drive, except for those used by contractors. No boats, trailers, RV's, campers or golf carts should be parked outside of a garage.

PETS

Please keep your dog leashed while outside and make sure to pick up after them.

POLITICAL/COMMERCIAL SIGNS

The display of political or commercial signs outside your villa or in common areas is prohibited by our covenants.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

All construction work or additions to the exterior of the villas must be submitted and approved by the ARC prior to commencement. **This includes planting or removal of permanent landscape.** Please email or fax your request to David Drake. Approval of the project must include a time line for completion. Please also make sure the contractor disposes of any site debris in an appropriate container or removes debris from the work site daily.

LANDSCAPING/LAWN MAINTENANCE STANDARDS:

The association shall be responsible for all landscaping and lawn maintenance except for individual landscaping installed by an owner with the approval of the Landscape Committee which shall be maintained at the Unit Owner's expense. No individual landscaping by an Owner shall be permitted in the Common Area.

Homeowners should use caution when gardening so as not to damage the irrigation system. If unsure where to dig/plant, please refer to David for assistance. Irrigation damage caused by a homeowner will be repaired at the expense of the homeowner.

POOL AREAS

The pool areas are provided for villas residents and their guests only. Never give a key to anyone who is not a resident. Excessively loud noise/music will not be tolerated in the pool areas. No swimming is allowed after dusk. Inappropriate behavior at the pool or any common area is not allowed. No diving is allowed. No glass bottles in pool area. Please remember to replace the pool divider rope before you leave the pool, make sure to turn off bathroom faucets & lock the door; lower the pool table umbrellas (if available) and close pool gates. Additional pool rules are posted at each pool. Pool keys can be obtained from Joan Labinski (Jonsie65@aol.com) for a \$5 deposit.

PROPERTY UPKEEP

It is the sole responsibility of each villa owner to maintain and upkeep their units so as to insure the aesthetic harmony of the community. With this in mind, please look around your villa and clean up as needed. There is also a limited supply of paint available to touch up minor damage and may be obtained by emailing Jmcmurray@tampabay.rr.com.

VILLA OWNERSHIP/RENTAL RESTRICTIONS

An owner of a Unit must hold the fee simple title to a Unit for a period of not less than two (2) years before the Unit may be leased. Each owner who rents their Unit shall provide the lessee with a copy of the Walden Lake Fairway Villas Deed Restrictions, and shall obtain a signed receipt from the lessee acknowledging the same.

NUISANCES:

No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of Walden Lake Fairway Villas is permitted.

--YOUR BOARD OF DIRECTORS