

# **NEWSLETTER**

**NOVEMBER, 2019**

## **OFFICERS & DIRECTORS**

President: Doug Brady  
Vice President: Joan Labinski  
Treasurer: Dave Barkey  
Secretary: Jane McMurray  
Director: Lori Brady

## **Committee Chairpersons**

Architectural review: David Drake, Doug Brady  
Landscape/ Irrigation: Dave Barkey  
Buildings: Dave Barkey, Jane McMurray  
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](mailto:daviddrake@ameritechmail.com)

WEBSITES: [www.ameritechcompanies.com](http://www.ameritechcompanies.com) & [Villa's website: www.waldenlakefairway.com](http://Villa's website: www.waldenlakefairway.com)

## *SEASONS GREETINGS*

### *FROM THE BOARD OF DIRECTORS*

Welcome back to our neighbors who were away for the summer. We survived the rainy season with minimal damage from tropical storms and were spared the destruction of hurricanes. We look forward to our change of season and several months of cooler/drier weather.

A lot has been accomplished since the last annual meeting which was held on March 12, 2019. Landscape renovation of our entrance island, new mailbox stands, pool building upgrades, significant tree trimming/removal and stump grinding just to name a few... Our landscape company was changed to Duval and changed back to the Lawn Medics (with impressive results so far) and there is *much more to come*. A golf cart was purchased to aid the landscape chairman and other board members working to improve our community. All of these things were accomplished by your board working together as a team to provide the very best service to you, our homeowners and neighbors.

**\*\*\*IMPORTANT REMINDER\*\*\*:** Please refer concerns with your villa or common areas to our property manager. Please send David an email with your request. 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 with your information so that we may welcome you to our community. Please refer to this newsletter for important information. Included here are the most common Covenants & Restrictions Violations.

Electronic copies of the Villas Covenants/Restrictions may be obtained free of charge from our website: [www.waldenlakefairway.com](http://www.waldenlakefairway.com).

## **NEW NEWS AND INFORMATION**

The Board wishes to thank everyone who volunteered to chair or serve on our committees. Without your help we could not do all that is needed to make our Community a great place to live!

We Congratulate Dave Barkey who volunteered to serve as the landscape chairman. He has been very busy working to improve our grounds! He has been installed as an officer on the board.

We are requesting volunteers for the next garage sale which will be held in March or April, 2020.

The city has been notified about pot hole repair needed on Fairway Dr. S.

Pool deck remodeling and fence painting will begin soon for completion in early 2020.

The board will be communicating with Walden Lake LLC (the developer of the golf course) in order to gather information about the development plans and have our voices heard. We will be sure to keep you informed on this issue.

The board wishes to express our condolences to those who have lost loved ones and for those who have fought illness.

We wish you all Good Health, Peace and Happiness in the New Year!

## **THE FOLLOWING IS IMPORTANT INFORMATION REGARDING THE MOST FREQUENTLY ASKED QUESTIONS AND COVENANTS AND RESTRICTIONS VIOLATIONS:**

### **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. **Please do not put your trash out the night before.** This results in big messes that must be picked up by your neighbors. Moth balls, etc. do not deter animals from looking for food. 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. Empty cans must be removed after collection as soon as possible.

Please help keep our community looking its best by picking up any old papers (Focus, Observer)... 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, (more than 4 bags) please call the city to arrange pick up. For questions, contact the City at **813 757-9208**. **This year's remaining Sanitation Holidays are: Thanksgiving Day, Thurs. Nov.28; recycling will be picked up on Wed. Nov. 27. There will be normal trash pick-up for Christmas and New Year's Day. Note: Christmas recycling will be picked up on Tues. Dec. 24<sup>th</sup> and New Year's recycling will be picked up on Tues. Dec. 31<sup>st</sup>.**

### **\*\*\*\*\* 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. As a courtesy to visitors 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 but under no circumstances should any vehicles ever be parked on the grass. No boats, trailers, RVs, 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. Please do not let your cats roam the neighborhood.

**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 that affect the exterior of a villa must be submitted and approved by the ARC prior to commencement. **This includes tile roof replacement, screen room additions, planting or removal of permanent landscape and any other changes to the villa exteriors.** ARC request forms are available on the villas website. Please print the form, complete it and email or fax your request to David Drake. If you do not have access to a computer please contact Doug Brady at 813 757-0402 to request a form. 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 you are unsure where to dig or 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. 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 pool umbrellas and close the pool gates. Additional 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. Please remove debris, empty pots, etc. A limited supply of rust remover is available along with a list of paint colors. These may be obtained by sending an email request to: [jmcmurray@tampabay.rr.com](mailto:jmcmurray@tampabay.rr.com) or calling her at 813 759-0248.

**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.