

# **NEWSLETTER**

**SPRING/SUMMER, 2019**

## **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](mailto:daviddrake@ameritechmail.com)  
WEBSITES: [www.ameritechcompanies.com](http://www.ameritechcompanies.com) & Villa's website: [www.waldenlakefairway.com](http://www.waldenlakefairway.com)

*"SPRING IS THE TIME OF PLANS AND PROJECTS" Leo Tolstoy*

### **FROM THE BOARD OF DIRECTORS**

The annual membership meeting was held on March 12, 2019. Approximately 30 residents attended and we thank everyone for attending and for those who sent in proxies. Minutes from the meeting are attached to this newsletter. Your concerns expressed at the meeting have been discussed with the Board and are being addressed.

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.

**\*\*\*IMPORTANT REMINDER\*\*\*:** This year's Garage Sale will be held on Saturday, March 30, 8 a.m. to 2 p.m. There are 14 residents participating this year. We wish you all lots of success!

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. 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).

## **THE TOP 10 COVENANTS & 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 813 757-9288. **This year's City Sanitation Holidays are: Independence Day, Thurs. July 4; recycling will be picked up on Wed. July 3. Thanksgiving Day, Thurs. Nov.28; recycling will be picked up on Wed. Nov. 27.**

### **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. 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 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. 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 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. A list of paint colors is maintained by the board secretary 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.

## **NEW NEWS AND INFORMATION**

Many projects are in the works to improve our community. These include general landscape improvements; tree trimming/removal; mulch application; sod replacement; cul-de-sac and entrance island work. Also, improvements for the two pool areas, structural repairs, signs, cleaning and painting and electrical work and other general repairs. Your monthly assessment dollars are definitely being put to good use!

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! For those who are traveling for the summer, we wish you safe journeys and to those remaining here a fun filled summer.

**--YOUR BOARD OF DIRECTORS**