

NEWSLETTER

OFFICERS & DIRECTORS

President: Jane McMurray
Vice President: Joan Labinski
Treasurer: Lori Brady
Secretary: Audrey Montella
Director: Tammy Arnold
Director: Clint Burrows

Committee Chairpersons

Architectural review: David Drake & Directors
Landscape/ Irrigation: Tammy Arnold
Buildings: Clint Burrows
Pools: Joan Labinski
Welcome: Lori Brady, Jane McMurray
Newsletter/Correspondence: Jane McMurray
Christmas decoration: David Wood
Garage Sale: Nancy Kohr

PROPERTY MANAGER

David Drake

Ameri-Tech Community Management, Inc.

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New Port Richey, FL 34652

813-636-0000 ex. 311

FAX: 727-723-1101

E-MAIL: daviddrake@ameritechmail.com

WEBSITES: www.ameritechcompanies.com & Villa's website: www.waldenlakefairway.com

HELLO FALL!

"The heat of autumn is different from the heat of summer. One ripens apples, the other turns them to cider." -Jane Hirshfield

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 so far we have been spared the destruction of hurricanes.

We welcome the change of season and several months of cooler/drier weather.

We have been keeping busy since the last newsletter and we continue to strive to work together as a team to provide the very best service to you, our homeowners and neighbors. We wish health and happiness to you all. The board wishes to express our condolences to everyone who has suffered illness; and those we have lost, our loved ones, friends 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 Name, Address, Phone number and E-mail address 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.

NEWS AND INFORMATION

The Board wishes to thank everyone who volunteered to chair or serve on our committees. Your help is greatly appreciated! We are seeking volunteers to assist with holiday decorations and our annual spring garage sale. Please consider sharing your time and talent. If interested, please let a board member know or send an email to David.

The board continues to monitor development news regarding the former golf course. We will be sure to keep you informed on this issue. Please thoroughly review the section regarding new practices pertaining to garbage and recycling collection.

All Villa owners should review their homeowners insurance policies to ensure replacement cost for the structure is covered in the event of a catastrophic loss. This is in addition to coverage for your contents.

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

GARBAGE AND RECYCLING:

The new cart to curb program is underway. This change is challenging to us here in the Villas. Per the city, the carts should be put out by 6:00 am. on the days of collection; or the night before. Soon we will have enough experience to develop best practices for our community. Regular pick up days for trash are Monday & Thursday mornings and recycling is Thursday morning. All trash must be bagged inside your container. Empty carts must be removed after collection as soon as possible. The carts must be stored in your garage or out of sight when not in use. Yard waste is picked up city wide on Wednesdays. It must be bagged and put at your street entrance on Fairway drive by 6:00 am. Please refer to the brochure delivered with your cart for specific rules regarding special pick up situations. All pertinent information may be found online at PlantCityGov.com or by calling 813 659-4222 for assistance. Please help keep our community looking its best by picking up any old papers (Focus, Observer) and please do not put chemicals or litter in the storm drains.

This year's remaining Sanitation Holiday is Thanksgiving Day, Nov. 25; Recycling will be picked up on Wed. Nov. 24. Christmas and New Year holiday trash, recycling and yard waste collections will be on normal pick up days.

******* 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 strictly prohibited by our covenants. Flags which are no larger than 24" x 36", attached to a unit and displayed for the purpose of a holiday, and US flags shall be permitted without ARC approval. All other large flags or banners are prohibited.

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. *A sample of the form is attached to this newsletter.* 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.

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.

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.

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.

**** Please refer to the complete covenants and restrictions document for additional information**