

➤NEXT MEETING IS MARCH 29<sup>TH</sup> AT SALVATO'S AT 7PM◀

Salvato's has generously donated their banquet room. Please repay their hospitality by planning to enjoy their delicious cuisine. Drinks will be offered during the meeting.

Salvato's Casual Dining 22948 St Rd 54 949-0300



There is a golden rule that is good to live your life by, "do unto others as you would have them do unto you". So please let's continue to have respect for each other at our meetings.

**Have an announcement?**

**Want to express your opinion on PALT matters?**

Need a question answered regarding rules, policies or procedures?  
email the Board at [TheBoard@preserveatlakethomas.com](mailto:TheBoard@preserveatlakethomas.com) or mail  
us at P.O. Box 1192 LOL FL 34639. Our newsletter is published quarterly.

Preserve at Lake Thomas, Inc. is a non-profit volunteer-run organization  
dedicated to improving the quality of life and the property value of  
association members. An annual

Homeowner meeting is held in December.

➤Monthly Dues ◀



**HOA DUES** are \$59.00 and are to be remitted by the first day  
of each month. A \$10.00 late fee will be added to the next months fee and  
will continue to accrue until paid. For the past several months the HOA  
accountant has been sending payment notices to each homeowner.

Unfortunately, we still have homeowner fees in arrears. Starting in  
April 2005, any homeowner that is delinquent three months or more will  
be turned over directly to the HOA attorney for further action. Any  
fees levied by the attorney will be applied to the homeowners account.

From now on the statements will only be sent to homeowners that have  
fees due. If you are paid in advance you will not receive a statement until  
the fees are due. The Board is considering Quarterly payments because of  
the savings we would get from the accountant. Any money saved for the  
HOA helps to keep us from a day of having to raise the monthly dues. In  
the meantime we appreciate all of the neighbors that pay quarterly (\$177.00)  
or yearly (\$708.00) or anything in between. Be sure to write the month  
you are paying and put the Phase and Lot number on your check.

**Extra Tidbits**

Some members of the Board are looking into ways to save our neighbors  
money by shopping bulk pricing for cable, lawn care and landscaping.

Roger reports the taxes for last year have been filed.

### ➤Pet Owners◀

Please “Leash your Dogs” and “Carry a Plastic Bag” with you to “clean up” after your animals . This includes on the community sidewalks and vacant lots. This is a complaint we continually hear from your neighbors.



### ➤Fencing Requirements◀

1. Height of the fence not to exceed 4’6” from grade at the highest point.
2. “Open Style” – Style of fence to incorporate vertical pickets measuring approximately 1” square placed at 4” on-center minimum.
3. Color/Material – First choice in color is black and materials are wrought iron or aluminum. The only other color that will be considered is white and the only other material is PVC.
  - NO CHAIN LINK FENCES
  - NO WOOD FENCES
  - NO 6’ FENCES
  - NO SOLID FENCES
  - ABSOLUTELY NO FRONT YARD FENCES.
  - NO hedges or Landscaping planted can be higher than the fence requirements.
  - You must maintain both sides of the fence including pressure washing and painting.
4. Location – Will start at the rear corner of the home and extend around the rear yard.

### CRIME WATCH

Have you been contacted by a team leader about being a part of our crime watch? If you are a crime watch leader please be sure you have passed out all of the valuable information. We all should be looking out for each other. Get to know your neighbors cars and report anything to your group if anything looks suspicious. On February 23<sup>rd</sup> one of our neighbors got broken into in a two hour window around the noon hour. They came in through the back of the house and exited through their garage. Please if anything happens you know about be sure that it is reported to your Crime Watch Leader and also make sure a member of the Board is contacted. This should be for everyone to know.

**If you have an alarm system use it. For your safety don’t leave your garage door open. Be very careful who you use in your house for repairs or services. A detective told me that there are people that case gated communities because of our false sense of security. We live near a highway where there is a very easy getaway.**

➤Gate Issues◀

We are getting bids on cameras for our gates but in the mean time we need your help. If you see anyone vandalizing the gates please try to get a tag number and as good of a description of the car and person as you can and call a Board Member. All information will be anonymous. We are talking about having stickers made to put on the cars that belong to residents. Gate repairs are very expensive and the people breaking the gates are spending our reserve money. There is no reason to break a gate to get in unless you don't belong here. If you know anything about the gate vandalism please inform the Board. See what you need to do below in the "gate information" section in order to safely get into our neighborhood.

➤Gate Information◀

Ever wonder how everything comes together with the gate? We can thank Cris for all of his hard work. Please be sure your gate information is up to date. Guests can only contact you from the front gate if your name and correct telephone # are entered in the gate computer. (Phone # does not appear on gate box screen, only your name). If you have not furnished this information on a HOA gate form this information may be missing or incorrect in the computer.

If you purchased your home and inherited the gate boxes and/or PIN #'s from the previous owner make sure you have notified the HOA of the box #'s in your name and PIN # you want to use. We remove the old homeowner's information when they leave.

If you need new boxes, a new PIN # or need your phone number in the system or if the gate is not working correctly please contact Cris Brandstedter at 995-9059 **after 4 pm**. In an emergency call him at any time. Keep in mind that if there is power failure at one gate the other one is on a different circuit and it may work. Although at the southern gate you need a gate box to get in. Good reason to own a gate box. If Cris cannot be reached, please try Virginia at 929-9999.



**Speed Pass and PIN # Request Form**

Lot #	Phase (1 or 2)
Name	
Address	
Home Phone #	
1 <sup>st</sup> Speed Pass Box #	
1 <sup>st</sup> Pin #	
2 <sup>nd</sup> Speed Pass Box#	
2 <sup>nd</sup> PIN # (optional)	
3 <sup>rd</sup> Speed Pass Box #	
3 <sup>rd</sup> PIN # (optional)	

**Enclosed \$50 per speed pass if you are ordering additional or replacement boxes.**

Return to: The Preserve at Lake Thomas P.O. Box 1192, Land O Lakes, FL 34639

### **Proper Management of our Ponds**

How many times have you said to your spouse or neighbor, our pond looks really bad, better call an HOA Board Member and complain? While your HOA has established a contract for outside monthly maintenance, the attractiveness and health quality of our ponds can not be maintained by chemicals alone.

Recently Virginia and Tim spent several hours with the engineers at SWFTMD's headquarters and walked away with a better understanding of the proper management of storm water/retention ponds. Along with monthly chemical treatments there are several things as homeowners that we can do, as well as not do, to greatly improve the quality of our ponds.

You may not have waterfront property, but the rain that runs off your roof, lawn and driveway can eventually end up in the nearest retention pond. Water entering storm drains along your street lead to the nearest lake, pond, river, stream or bay. By following a few simple steps, you will help to maintain the quality of our ponds and prevent water pollution.

1. Don't mow your lawn in the direction that throws grass into the ponds. Should it happen, rake it out and discard it in the trash. These materials decay and are a source of water pollution. Don't throw landscape clippings or tree limbs into your pond. If trash floats up take it out of the water.
2. Easy on the pesticides and herbicides. Don't overspray your lawn or garden with pesticides and herbicides since they may be toxic to wildlife and may contaminate any nearby water bodies. Use them sparingly!
3. Use chemical fertilizers sparingly. Don't overuse fertilizers especially near the water's edge. Rain and lawn watering washes the excess into ponds and storm drains causing nutrient pollution which contributes to the overgrowth of algae. Simply, they make your lawn grow; they do the same for the algae in the ponds.
4. Redirect rain runoff from roofs, patios and driveways. Minimize flow by redirecting runoff to grassed areas where it can infiltrate through the soil and recharge groundwater levels. Runoff that goes directly into a storm drain or pond carries leaves, fertilizers, pesticides, grass clippings and trash.
5. Storm drains are only for rainwater. Never pour and waste (liquid or material) into storm drains.
6. Not all plants are bad. Vegetation around storm water/retention ponds help trap and absorb nutrients and pollutants that might otherwise contaminate a water body. Desirable plants include: Cordgrass, Soft Stem Bulrush, Golden Canna, Pickerelweed, Duck-potato and Soft Rush. Non-desirable plants include: Water-lettuce, Elephant-ear, Cattails and Water-hyacinth.
7. The fence around your pond was put there because it was required by SWFTMD and is for your protection and must remain where it is on the easement.

The "Pond Committee" is Lou Perry, DJ Naylor, Henia Grimm, Michele Cuddeback and Virginia Timberlake. Over the next couple of weeks a committee member will drop off or mail some copied information to those homeowners living on the ponds. The material is designed as a guide for properly landscaping and maintaining storm water/retention ponds. Also included are descriptions of some common aquatic plants that are native to Florida and can contribute to the improvement of our ponds and a value to wildlife habitat. If you do not live on a pond but would be interested in receiving the handouts, please contact a committee member or board member.

Thank you for being a good neighbor and a responsible homeowner to our ponds.  
No one person can do it alone; it will take the group of us!

DJ Naylor

## **NEWS FROM THE SOCIAL COMMITTEE**

That's right we have a social/welcoming committee which consists of Henia Grimm, Pat Sprague, Sally Brown and Virginia Timberlake. We want to thank all of you who filled out the "NEWS FLASH" and expressed your interests in connecting with our neighbors to do fun things. If you haven't filled out the form it certainly isn't too late. If you've misplaced it, please just call one of us and we'll connect you with people who have expressed similar interests.

Some of the areas of interest expressed are for photography, book club, Bible study, cooking club, ladies luncheons, wine club, pinochle, tennis, Mah Jong, Bunko and walking. Bike riders are looking for a leader to "bike" forward and set the time and place to begin.

We are still "really" hoping to get more folks involved in the landscape committee. There are some common areas that need a "green thumb". And it would be great to get started before it gets too hot.

The social committee needs more neighbors to join in with the other ones that are already interested. We also need neighbors to oversee each of our different areas.

The Community Garage Sale is on track for Saturday April 9<sup>th</sup> – 8:00 am to 1:00pm It was organized by Sandra Sandhoff ( 21405 Marsh Hawk) and DJ Naylor ( 21248 Marsh Hawk ) Don't forget they need to know who is interested in participating. Stop by and donate \$3 – 5 to offset the cost of advertising.

A Spring Boardwalk Party is set for April 23, at 5:00pm. The theme is "Caribbean" so bring your beads and floral garb. As always it is a family friendly gathering. Bring a cooler with what you want to drink and a snack if you would like. Music provided by Sprague, Tanguay and Telesco.

Recently the social committee distributed with our "News Flash" a copy of the homeowners' names, addresses and phone numbers. Please contact a committee member if there is an error in your information. We hope this list has been helpful to you. Please come join in and have some fun.

## **Trash Days and Recycling**

For newcomers trash days are Wednesday and Saturday (no special time) If you want to put out tree limbs they must be cut into four foot lengths and bound with string. You can purchase "Blue" recycle bags at your grocery store. At the curb you can recycle in these bags, plastic, aluminum and glass. We are lucky to have across the street a recycling plant that accepts

cardboard, newspaper and general paper products. If you would like to donate things to charity we have Claires Closet at the Food Bank on Ehren Cutoff, Christian Social Services on "41" and Good Will on "54".

### **Street Maintenance Committee**

This committee was established in order to study the conditions of our streets.

Ron Johnson who is an engineer for the Pasco County Street Paving Department was contacted. While Pasco County is not responsible for our streets he was kind enough to inspect them for us free of charge. He indicated that while our streets do suffer from distress, cracks, etc., we do not at this time need to resurface them. We do however need to seal them with a seal coat.

The committee consisting of:

Joe Todd, Jim Slaughter and Stuart Lagerbauer have been obtaining estimates on the various seal coat products by several contractors. They will put together three contractor proposals and a Street Maintenance Program for our development in the near future which will be presented to the Board of Directors. We will update all members accordingly.

Joe Todd

### **Covenant Enforcement Committee**

This committee is responsible for maintaining the quality of life and the value of our homes here at The Preserve at Lake Thomas. Please do us a favor and read your Covenants and Bylaws. If you need one or if you have questions call us.

**I pose this question. What attracted you to this community?**

This community is as beautiful as it is because the Covenants and Bylaws have been strictly adhered to. It is the responsibility of Andres O'Connor and George Blanchette (would you like to help?) to address the reports of Covenants violations.

Topping the list of Covenant violations is the use of portable basketball hoops. Article VI, Section 19 specifically bans basketball hoops visible from the street either in our community or from HWY 41. Realizing that this community does not have a public playground and understanding that children need a place to play, the board has elected to allow basketball hoops only if they are returned to the garage when not in use. This also applies to all sporting equipment. We'd like to report that everyone who was in violation regarding the Basketball hoops has complied and are now taking them down after play. Thank you everyone!

We are all neighbors here and we are all going to be selling our property at some point in our life. There are going to be approximately 100,000 new homes in Pasco County in the next seven years. Why should someone buy a house in our older neighborhood? They should because we have kept our homes looking good. We keep our landscaping trimmed and attractive and keep our home looking new. We have kept our mailbox painted (Board has the paint). Pressure wash fences, sidewalks, driveways and such that are turning green. We don't allow things to happen to our neighborhood that makes it unattractive to buy here. **Again, I ask, Why did you buy in this neighborhood?**

I bought here because of the protection of the Covenants and Bylaws. I feel this is a positive reason to be in this community.

George Blanchette

#### ARCHITECTURAL COMMITTEE

The Architectural Committee thanks the residents who are and have participated on the committee and all of our residents for their submission of project plans and their patience in working with the Committee and the Board of Directors.

Some of the primary areas that require the submission of professional plans, in two copies to the Architectural Committee fall under Article VI of the "Use Restrictions" in the Association Covenants. All residents should have a copy and be familiar with the covenants for assisting all of us in maintaining the value of our community properties. Those Sections are as follows:

Sections 12; 24; and Sections 27 thru 31.

Also read Article VII Sections 1,2,3,5

Additionally, the two copies should be furnished with a request letter stating exactly what work is being requested for approval ie, pool, lanai, landscaping, fencing, etc. Well over twenty projects requests have been reviewed in the last month. Consequently, please keep in mind the need for a 30 day turnaround time. Upon review by the Architectural Committee, and subsequent recommendations, the Board then has the overall decision-making authority. Again, thank you all for keeping our community quality of living and property values a priority.

Lou Gasbarro

#### ARE YOU READY FOR THE NEXT HURRICANE?

Hurricane season begins in June. If you lived in Florida last year, you now realize that a major hurricane approaching either coast means that it could affect our area. We had straight line winds during two of these storms visited our area. We lost trees in the Preserve. It was an eye-opening experience. During any tropical storm/hurricane, remember that **all loose items outside your house must be taken inside**. This includes **lawn furniture, flower pots, and other miscellaneous items**. Anything outside **has the potential to become a flying projectile during 100+ mph winds** associated with hurricanes.

Upon investigating way to protect our home, one thing we learned from folks we talked to that lived through Hurricane Andrew is that you need to protect your windows and doors. During strong straight line winds, if a window is blown out on one side of a house, another window then blows out on the opposite side of the house. After that happens, windows begin blowing out from the pressure change and the roof is lifted off.

During the first storm last year, we had plywood with plylox clips over our master bedroom window. Plywood is heavy, unattractive and hard to store.

After that storm, we investigated storm panels. They are 12 inches wide, easy to handle, and store in a minimum amount of space in the garage. The initial installation can be done by a professional, but if you are a "do-it-yourselfer" you can save money and install them yourself. Once installed, re-installation is quick, simple, and can be performed by the homeowner. Be sure to first turn your plans into the Architectural Board for approval.

After researching the products available at local retail stores, we opted to purchase ours on the internet at [www.hurricanepot.com](http://www.hurricanepot.com). The website provided information on how to install the product and information on everything we needed to purchase, including drill bits, anchors, etc. We were able to buy .060 commercial grade aluminum panels for less money than lesser grade products sold at retail stores. We started with a small order to see if installation was as easy as it looked on the net. Currently, there is a 5 - 7 week delay on getting product after orders are placed.

Cris Payne