

**TUSCANY SUBDIVISION AT TAMPA
PALMS OWNERS ASSOCIATION, INC.
NEWSLETTER/BUILDER UPDATE #2**

APRIL, 2011

Dear Tuscany Homeowner:

A lot of changes and activity are taking place at Tuscany that will affect the homeowners' association, and it is very important that all homeowners be aware of and understand changes in policy and procedure. Please grab a cold beverage, sit down and relax as you read this newsletter so we can bring you up to date on the latest and greatest news at Tuscany!

**ADDITIONAL ARCHITECTURAL
APPROVAL REQUIRED BY THE
MASTER ASSOCIATION**

According to the Declaration of Covenants, both the Tuscany Subdivision HOA and the Tampa Palms Area 3 HOA (Master) are required to approve or deny all architectural applications for exterior renovations. All applications for homeowners who previously received Tuscany HOA approval have been forwarded to the developer, Warren Kinsler, who controls the master association, and Mr. Kinsler has approved them as well. Therefore, all previous applications are in compliance with the Declaration requirements.

HOWEVER, EFFECTIVE IMMEDIATELY, all owners who submit an architectural application will need to have the application approved by both HOA's. We have therefore revised the Tuscany Architectural Application to reflect the approval or denial of both Associations. The new procedures are as follows:

1. Owner shall log on to the community website at www.tuscanytampapalmshoa.com, print out and complete the revised application and forward all pertinent documentation, including a lot survey, to Lois Bowman at Management & Associates.
2. Lois will forward the application to the Tuscany Modifications Committee for approval or denial.
3. The Tuscany Modifications Committee will then forward to the Master Association for approval or denial.
4. The application will be returned to the Tuscany Modifications Committee/Management Company and then a copy returned to the homeowner.

Due to this requirement it could very well take up to 30 days to work through the system. We have tried to process all applications as soon as possible, but due to the extra step more time will be required. It is therefore very important that all owners plan ahead to have their applications approved and in hand prior to scheduling any contractors.

**INCOMPLETE OR OUTSTANDING
ARC APPLICATIONS**

The Tuscany HOA has received requests for modifications or has requested an application for an existing modification but cannot process the application for various reasons. If

your address appears below, please take the appropriate action so that we can process your application:

- 7863 Tuscany Woods – request for a rear screen enclosure. Please forward application for approval. On hold until this item received.
- 16074 Bella Woods Drive – request for flower garden and paver area. Need lot survey, size of paver area shown on survey, size of garden area shown on survey. On hold until these items received.
- 16068 Bella Woods Drive – request for variance of red mulch. Please forward application for approval.

TAYLOR MORRISON SOLD

For those who have not heard Taylor Morrison Homes was recently purchased by a group of investors. We have not been apprised of any changes in floor plans, elevations, square footage or pricing, and any such changes would need to be approved by the Modifications Committee prior to implementation. To the best of our knowledge it will be business as usual for Taylor Morrison until we are advised otherwise.

STANDARDIZED COMMUNITY MAILBOXES & WOODSIDE HOMEOWNER REPLACEMENTS

All Woodside homeowners who returned their authorization forms will have their mailboxes installed on Thursday, April 21 or Friday, April 22. For those owners who did NOT return an authorization form, it will be your responsibility to have the approved mailbox installed by April 30. Failure to comply will result in legal action against the owner. Conformance to the mailbox specifications is mandatory and non-negotiable.

RELOCATION OF IRRIGATION CONTROLLERS FOR WOODSIDE HOMEOWNERS

Irrigation controllers will be relocated for the five owners who returned the authorization form on April 25 and 26. Failure to relocate the irrigation controller to the outside will not result in legal action; however, each homeowner and NOT the HOA will be totally responsible for maintenance, repair and replacement of the controller.

NEW SOD AT ENTRY

As previously mentioned, the harsh winter caused severe damage to the entry landscaping, and the Board has been working with Valley Crest to come up with a plan to relandscape the entries so that they looked nice and complied with the Florida Friendly landscaping principles. Unfortunately, the HOA funds are limited at this time, as only funds for the replacement of sod were budgeted for. Therefore, we have elected to move forward with the installation of St. Augustine sod at the south and north entry. The addition of new landscaping material will not be possible at this time without a special assessment. The Board will be discussing additional landscaping at a future board meeting, and it is anticipated that in lieu of a special assessment that the budget next year will be slightly increased to accommodate the installation of additional landscaping.

CHANGES IN CITY OF TAMPA IRRIGATION REQUIREMENTS

Recently we were notified by the City of Tampa Permitting Department that effective January 1 only 35% of a lawn will be approved for irrigation by the City. This will affect the community tremendously. Currently, all existing homes are sodded and irrigated with St. Augustine turf. Effective immediately, all new homes will have St.

Augustine and irrigation installed on the front of the home only, and the sides and rear of the home will receive Bahia sod and no irrigation. If you currently have a vacant lot next to your home, please be advised that your neighbor will have different turf than you. This code requirement is beyond our control and we must comply with these requirements. The landscape contract with Valley Crest will need to be revised to accommodate these new specifications.

RAYMOW ENTERPRISES SOLD TO VALLEY CREST

On December 1 the current HOA landscape contractor, Raymow, was purchased by Valley Crest Landscaping. Up until recently business was as usual; however, changes are beginning to occur. New uniforms and vehicles now display the Valley Crest name and logo, and some of the crew members have changed as of this week. Kevin Hiller and Claudio Ortiz are no longer our Account and Production Managers. Roy Harris will be the new Account Manager, and we are anxiously awaiting the replacement of Claudio. Although we have been assured by the Branch Manager that all customer concerns and service issues will be addressed, we do anticipate some slight delays or miscommunications with a change in crew. We will do our very best to work through this transition and kindly ask that all landscape and irrigation issues be brought to the attention of Lois Bowman as soon as possible so they can be addressed. A landscape and maintenance request form can be obtained from the website at www.Tuscanytampalmshoa.com.

CHANGES IN HOA LANDSCAPE SPECIFICATIONS & MOW DATE

The HOA specifications currently call for WEEKLY service between April 1 and October 31, and BI-WEEKLY service between November 1 and March 31. Now that

we are in season, homeowners can expect to see Valley Crest on site on a weekly basis, and the mow date for the community has been changed from Wednesday to THURSDAY. The Board of Directors currently made the following additional changes to the specifications for the community:

- Mulching equipment will be utilized rather than bagging equipment.
- Soft edging of beds will be performed every other mow April through October and once per month November through March. Hard edging along sidewalks, curbs, and streets will be the same as the mowing schedule.
- All trees will be re-staked and adjusted when necessary and stakes removed when approved.
- Contractor shall replace turf at their own cost if quality declines below Association's specified level other than Acts of God or owner/guest damage.
- Contractor will be responsible to repair all damage to screening, edging, and pipes as long as those items were protected by a buffer or physical barrier. **It is strongly encouraged that all requests for the installation of a screen room utilize a kick plate at the bottom to alleviate any screen damage.**
- Contractor shall be responsible for cleaning up of any fluids that drain from their trucks or equipment.
- Contractor shall leave a door hanger at each home after the completion of a SPECIAL work order. Hanger will state the problem that was corrected, the date completed, and the employee's printed name. All special work orders shall be submitted to Contractor through the Management Company, and the Contractor is under no obligation to perform any services requested by Owner directly that are

outside the scope of work without going through the Management Company. **NOTE: If VC is on-site performing a service and they have done something that is unsatisfactory, such as leaving or creating a mess, etc., please contact Lois Bowman immediately so that she can get in touch with the Production Manager while they are still on-site so the issue can be rectified immediately. If you cannot reach Lois at 433-2018, please dial the main number at 433-2000 and the receptionist will be able to assist you.**

- Contractor shall not be held responsible for repairs or maintenance to the irrigation controller if it is not mounted on the exterior of the home.

The revised landscape specifications can be found on the community website.

Remulching of all homesites was completed by Valley Crest. The next mulching will take place between December 2011 and February of 2012.

BUILDER SPECIFICATIONS FOR MOWING OF VACANT LOTS

The heat of summer will require that vacant homesites get mowed by the respective builders more frequently. The lots will be mowed when the height of a majority of the grass, weeds or sprouts on the respective lots reaches knee height, or the height of the utility stub-outs on the lots. Builders have been asked to touch up vacant lots adjacent to completed homesites more frequently.

REQUEST FOR VARIANCE OF SIDE YARD SET-BACKS

In order for Standard Pacific to fit a certain floor plan on a specific lot, a variance was requested from the City of Tampa, as the

home would have encroached 2 inches into the side yard set-back requirements. All owners residing within 250 feet of the address desired for the variance received a letter from the City. The City did approve the variance and Standard Pacific will be moving forward with building on those lots.

YEAR END FINANCIAL REPORT

Florida Statutes require that the HOA make available to all owners a year end financial report. HOA's with income under \$100,000 are required to prepare a statement of receipts and disbursements. HOA's with income between \$100,000 and \$200,000 must prepare a compilation. HOA's with income between \$200,000 and \$400,000 must prepare a review, and HOA's with income over \$400,000 must complete an audit. We are attaching a copy of the statement of receipts and disbursements for your review. Next year, it is anticipated that a compilation will be prepared by a CPA, and you will receive a post card or letter stating that the compilation will be made available free of charge to all owners upon request.

QUESTIONS, CONCERNS OR SUGGESTIONS

You can reach your management staff as follows:

Lois Bowman, Manager 433-2018 or
LBowman@mgmt-assoc.com

Gate Issues:

Jessie Scannavino 433-2016 or
JScannavino@mgmt-assoc.com

Assessment or Account Concerns:

Debbie Pearn 433-2012 or
DPearn@mgmt-assoc.com

EMERGENCY: Dial 433-2000 and follow the instructions

Board of Directors Chair Person:

Debi Hudrlik 288-7742 or
DHudrlik@stanpac.com