

**TUSCANY SUBDIVISION AT TAMPA  
PALMS OWNERS ASSOCIATION, INC.  
NEWSLETTER/BUILDER UPDATE #3**

**OCTOBER, 2011**

**ANNUAL MEETING & LANDSCAPE  
DISCUSSION**

The annual membership meeting is scheduled for October 19 at 6:45 PM at the YMCA. Valley Crest Landscaping will be present to answer questions and concerns, so we **strongly encourage all owners to attend.** One of the issues we will be discussing will be the installation of mulch along the sides of each home to eliminate the chipping of paint from the trimmers. One solution to this challenge is to spray out a 6 to 8 inch section of the sod along the edge of the existing homes and to install pine bark. We would like to get started on this project ASAP but want the opportunity to hear your comments and concerns regarding this matter.

The modifications committee may allow owners who do not desire mulch around their homes to submit ARC approval to install a border and rock in lieu thereof. This option will also be discussed. We propose to notify all owners of the commencement date for this project once we have received input from the membership at the annual meeting.

We will also be seeking feedback from the homeowners on how the landscape service request form is working out. Please come prepared to offer suggestions on how we can improve upon this process.

The Board of Directors will be meeting the following day on October 20 to approve the enclosed 2012 budget. Assessments are projected to increase from \$117.55 per month to \$120.00 per month, which does not include

reserves. It is strongly encouraged that the membership considers establishing reserve accounts in the future to prevent special assessments for capital expenditures.

We have noted deterioration in the entry signage and perimeter wall, and we will need to obtain bids to make repairs. We are uncertain at this time how much the repairs will cost, so we did not put any major funds into the 2012 budget for this work. Should the work exceed the budget, the membership may require a special assessment to complete these repairs. Notice will be given to all owners should such an assessment be necessary.

**ARCHITECTURAL RESOLUTION**

Due to issues we have experienced in another community, the Board will be adopting the enclosed resolution for Tuscany as well. This resolution shall serve as a stop-gap and shall prevent any homeowner from installing any improvement that has not been previously approved by the Board and added to the approved criteria of the Association. We have not experienced any problems at Tuscany up to this point, but the adoption of the attached resolution will protect the Association in the future.

**DEVELOPER UPDATE:**

There are currently 63 homeowners residing in Tuscany and we anticipate another 17 homeowners by the end of the year. Projected sales between Standard Pacific and Taylor Morrison are a total of 44 for 2012; therefore, the 2012 budget has been based on a total of

124 occupied homes as of 12/31/12. We are hopeful the economy will pick up and will allow us to exceed these projections.

### **SOCK DRAINS**

It has been brought to our attention that owners are moving the sock drains from the storm water inlets to remove water more quickly from the streets. Unfortunately Taylor Morrison was recently fined because the sock drains were not in place at the time of a County inspection. Under no circumstances should any owner remove these sock drains from the storm water inlets during the construction period.

### **CONSERVATION HOMESITES**

Some homeowners have violated the EPC guidelines and have cleared out areas behind their home that have extended into the protected wetland buffer areas. This is a serious violation and owners can be fined by the EPC and the HOA. Absolutely no activity should take place in any conservation area without the prior approval of both the EPC and HOA.

### **RECENT THEFT OF APPLIANCES**

Several appliances were stolen a few weeks ago from inventory homes within the community. We ask all owners to please be on the lookout for any suspicious activity, and if you do see something, please contact the City of Tampa Police Department immediately. The rear sliding doors were broken into and the appliances removed from the home. After phoning the police, feel free to report the incident to either Lois Bowman or Debi Hudrlik as indicated below.

### **PARKING IN THE STREETS**

On July 29 an e-mail was sent to all owners regarding this important issue. Unfortunately this problem still exists. This will be

discussed at the annual meeting and the Board may be forced to install towing signs and immediately begin towing vehicles that are parked in the street.

### **LANDSCAPE REPLACEMENT & IRRIGATION**

The HOA documents state that the Association is NOT responsible for replacing dead landscaping on each individual homesite. Therefore, funds for the replacement thereof have been removed from the 2012 budget, and funds have been inserted to replace or repair the irrigation controllers that are located on the exterior of each building only. The HOA will not be responsible for replacing controllers that are inside garages. This issue will also be discussed at the meeting.

### **WIN A \$100.00 GIFT CERTIFICATE**

Enclosed is a community survey that we kindly ask you fill out and return per the instructions. One lucky winner will receive a \$100 gift certificate for responding.

### **QUESTIONS, CONCERNS OR SUGGESTIONS**

You can reach your management staff as follows:

**Lois Bowman, Manager** 433-2018 or  
[LBowman@mgmt-assoc.com](mailto:LBowman@mgmt-assoc.com)

#### **Gate Issues:**

Jessie Scannavino 433-2016 or  
[JScannavino@mgmt-assoc.com](mailto:JScannavino@mgmt-assoc.com)

#### **Assessment or Account Concerns:**

Debbie Pearn 433-2012 or  
[DPearn@mgmt-assoc.com](mailto: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](mailto:DHudrlik@stanpac.com)

