

LAKE HEATHER OAKS

Newsletter



January 2022

Message from our president.....

Happy New Year, LHO! A new year always brings along the opportunity to evaluate past practices and set goals for the future. That's what I'm hoping we can accomplish at the Annual Homeowners Meeting on January 26th. The meeting will start at 7PM and it will be held at the Northdale Park & Recreation Center (15550 Spring Pine Dr). The Board looks forward to hearing your ideas for our neighborhood so we can continue to improve the place where we live. We will also be filling some open positions on the Board. The Board is a group of homeowners who care about LHO and are willing to pitch in when needed. The time commitment is minimal and it's a fun group so please consider volunteering.

Update on the park: we've had some continued issues with vandalism and are adjusting some of the camera angles and making repairs. The bathroom will be closed until January 7th. After the 7th, you may request the new bathroom code by emailing lakeheatheroakshoa@gmail.com, or by calling/texting 813-377-9294. If you have any information about who is causing the vandalism, please let a Board member know. If you see suspicious activity, please contact our Community Resource Officer.

Finally, we've had a big influx of new neighbors moving into LHO. I would encourage everyone to say hello and welcome the new families. LHO continues to be a great community to live in!

.....Sarah Riordan



Congratulations to Peter and Jislayne Harrison at 2826 Palamore Drive for Home of the Quarter! Their cozy front porch is the perfect spot to welcome in the New Year with a \$50 Home Depot gift card!

Questions? KevinWilkinsLHO@tampabay.rr.com

Lake Heather Oaks 2021 Treasurer's Report to Board

DATE: December 29, 2021

FROM: Kevin Wilkins, Treasurer

1. Year 2021 Budget

a. Beginning balance

1) Reserve Account:	\$ 68,148.84
2) Checking Account:	<u>\$ 8,619.97</u>
Total Beginning Balance:	\$ 76,743.71

Account Balances as of 01/01/2021

Reserve Acct:	\$ 68,148.84
Checking Acct:	<u>\$ 8,619.97</u>
Total:	\$ 76,743.71

b. Dues deposits:	\$ 58,112.46
c. Estoppel Fees:	\$ 2,000.00
d. Interest:	<u>\$ 28.64</u>
Total Income:	\$ 60,141.10

Last Bank Statement Balances, 11/30/2021

Reserve Acct:	\$ 68,177.48
Checking Acct:	<u>\$ 14,809.59</u>
Total:	\$ 82,987.07

e. Beginning Balance + Income:	\$ 136,884.81
f. Expenses:	<u>\$ 64,579.59</u>
Total Balance on Hand:	\$ 74,305.22

Balance on Hand as of 12/27/2021

Reserve Account:	\$ 70,877.48
Checking Account:	<u>\$ 3,427.74</u>
Total:	\$ 74,305.22

LHO BOARD OF DIRECTORS AND CHAIRPERSONS

President	Sarah Riordan	813-377-9294
Vice President	J Dallas Evans	813-394-0599
Treasurer	Kevin Wilkins	813-963-2566
*Secretary	Susan Bartolotti	813-294-7251



COMMITTEE CHAIRPERSONS

Social: Leigh Dawson 813-245-5069

Welcome: Sarah Riordan

Landscaping: J Dallas Evans

***Newsletter:** Ashley Regan 352-461-8040

***Park:** Leigh Dawson

***Website:** Susan Bartolotti

***ACC:** Susan Bartolotti, Mardee Powers 813-417-9928, Justin Ramedia, Sherrie Elgar 813-318-2818

Park Security Sub-Committee: J Dallas Evans, Justin Ramedia 407-462-6520

***Facebook:** Sarah Riordan

*** Board positions that will be open for 2022**

NOTICE OF 2022 LAKE HEATHER OAKS ANNUAL MEETING OF HOMEOWNERS

Our Lake Heather Oaks 2022 Annual Meeting of Homeowners will be held
Wednesday, January 26, 2022, 7:00 pm
at the Northdale Recreation Center,
15550 Spring Pine Drive,
Building A-Multipurpose Room

Directions: South on Dale Mabry to Northdale Blvd; turn right (West); go past Whole Foods & office building; turn left (South) on Spring Pine Drive; Building A is next to the basketball courts.

We need your proxies!!! If you cannot attend the Annual Meeting, *please complete and return your proxy to any Board Member or mail it to LHOHA, P.O. Box 271411, Tampa, FL 33688. Proxies received after the annual meeting will not be counted.* If you need a proxy contact Kevin Wilkins, treasurer, at 963-2566 or at KevinWilkinsLHO@tampabay.rr.com, or any Board Member.

We will review what the Board has done in 2021, discuss plans for the coming year and discuss issues of concern to our community of 216 homes. **Nominations will be made, and a vote will be taken to fill three 3-year positions on the Board of Directors.**

At the conclusion of the meeting there will be a drawing for two prizes (\$50.00 Carrabba's /Outback or equivalent gift certificates). Only LHO homeowners attending the meeting may enter, one entry per home and the winning homeowners must be present to claim their prize.

2021 Board of Directors (years remaining in term)

Sarah Riordan, Pres (1), 3119 Lakestone Dr
J Dallas Evans, VP (2), 2807 Ormandy Ct
Susan Bartolotti, Sec (0), 16806 Rolling Rock Dr
Kevin Wilkins, Tres (2), 16706 Rolling Rock Dr
Justin Ramedia (0), 16620 Valley Dr

Ashley Regan (0), 2824 Palamore Dr
Leigh Dawson (2), 16627 Valley Dr
Sherrie Elgar (1), 2810 Palamore Dr
Mardee Powers (1), 2808 Palamore Dr

Interested in joining our amazing LHO Board??? Here's a list of open positions and their descriptions.

Secretary: This person is responsible for creating the board meeting agenda (with the president), recording the minutes of board meetings, and ensuring a quorum.

Architectural Control Committee (ACC): A committee position responsible for overseeing modifications, additions, or alterations to any home in Lake Heather Oaks.

Social Media: Like posting on Facebook already?? Well, this position is for you! Keep your LHO neighbors in the loop about upcoming events and posting photos of get togethers held in our wonderful neighborhood.

Newsletter: This position creates a quarterly newsletter for all 216 homes in Lake Heather Oaks, as well as any other flyers that need to go out throughout the year. They are also responsible for awarding the Home of the Quarter winners and both Holiday lights winners. It's a great position to get the word out and meet your neighbors in the process!

Park Director: Take Park reservation requests and follow through with the appropriate paperwork and clean-up process after. They take care of the park restroom, make sure the grounds are clean and look for wasp nests, spraying when needed. They will also be part of the decision-making regarding park improvements.

Robert H. Barnes Park

Robert H. Barnes Park Reminders:

- To reserve the park pavilion for birthday parties or family celebrations, please contact Leigh Dawson (813-245-5069) or e-mail Leighdaw@gmail.com with your event date and time.
- There is no cost to reserve the park, but a \$150 clean-up fee will be imposed if not cleaned up after use.
- Parking MUST stay in the parking area/lot.
- The basketball court is NEVER to be used for parking as vehicle weight could cause cracks.
- It's a safety hazard to have cars parked in the grass and children running between and around them.
- The bathroom water is NOT to be used for drinking.



Do you remember when we would meet for Happy Hour at the park on the 3rd Thursday of the month (before the pandemic)?

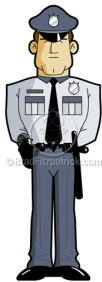
Well, it's back!

Beginning Thursday, January 20th!

Look for the signs as a reminder!

This event is a BYOB, and a kid and pet friendly get together!

See you there!



Lake Heather Oaks has a Community Resource Deputy that can assist you with any questions or issues in the neighborhood.

If you have any issues or questions, please feel free to call Deputy DePolis at 813-247-0600.

Christmas 2021



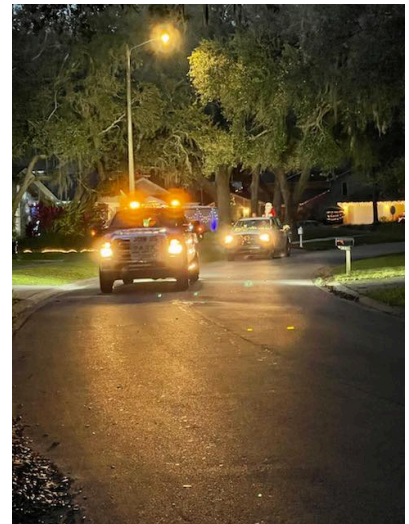
Most Traditional
Greg & Michelle Phelps
2801 Corrie Way



Most Festive
Sean & Chelsea Thomas
11619 Valley Drive

LHO Santa Drive-By

The Santa Drive-By and Movie in the Park was a great success! A huge thanks goes out to all of you who helped make it smooth and well attended! There were almost 100 residents present for the movie, enjoying hot chocolate, cookies and popcorn! Thanks for coming!



2022 Budget
Lake Heather Oaks Homeowners' Association, Inc.
 approved at 11/17/2021 Board Meeting

Income

50100 Dues ¹	\$60,480.00
50200 Interest	\$ 30.00
50500 Estoppel Fees ²	<u>\$ 1,600.00</u>
Total Income	\$62,110.00
51000 Prior Year Carryover (estimated)	<u>\$ 9,660.47</u>
Total Credit:	\$71,770.47

Expense

61000 Electricity	\$ 2,250.00
61100 Water	\$ 650.00
62100 Grounds Contract	\$27,600.00
62200 Common Areas	\$12,000.00
66100 Administration/Office	\$ 4,600.00
67300 Legal	\$ 3,000.00
68000 Insurance	\$ 5,500.00
69000 Social Events	\$ 8,500.00
69100 Special Projects	\$ 670.47
69999 Addition to Reserve	<u>\$ 7,000.00</u>
Total Expense:	\$71,770.47
Income/Expense:	\$ 0.00

Reserve

2022 Target

Dues short; unexpected legal expenses:	\$ 5,000.00
Park Structures: ³	\$ 45,000.00
Park Repair & Improvements: ⁴	\$ 15,000.00
Repair, Replace road to park:	\$ 10,000.00
Entryways Repair, Maintain, Improve: ⁵	<u>\$ 25,000.00</u>
Total Reserve Target:	\$100,000.00
Reserve Balance (12/31/2021), estimated:	<u>\$ 77,380.52</u>
Amount needed to reach target:	\$ 22,619.48
Annual Reserve Contributions	\$ 6,500.00
Years to reach desired reserve	3.48

¹ Annual assessment at \$280.00 x 216 homes

² Estoppel fees: \$200 x 8 anticipated sales

³ Gazebo, Pavilion, Dock, Playground, Well & Pump

⁴ Water, Septic, Electrical, General Improvements

⁵ Exterior wall maintenance, electrical, water & landscaping

Notice pursuant to Florida Statute §720.303 (6) (C) 2 (2021)

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

Community Classified Ads




✉ vianca@carrollwoodcharcuterie.com

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