

LAKE HEATHER OAKS

Community Newsletter



Quarter 1 – 2023

A Message from our President

What a year it's been so far, LHO! I wanted to take this chance to thank you all for your community engagement over the last few months. We rallied together to advocate for ourselves regarding the Hillsborough County school boundary analysis and we will continue to do all we can until the final school board vote later this month. I know that no matter the results, Lake Heather Oaks will continue to be a strong neighborhood.

We had record attendance at the Annual Homeowners Meeting last month and the board has big plans for the coming year. Please get involved by attending the monthly meetings or consider signing up for a committee (see page 2 for more details).

Friendly reminder: please pick up after your dogs and keep them on a leash at all times. I look forward to seeing everyone at one of our upcoming events!

- Sarah Riordan

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Upcoming LHO Social Events – Please Join Us!

Get ready LHO neighbors, it's time for a **Movie Night in the Dark!** It's scheduled for Saturday, February 11 at 7:00 pm sharp. We'll be showing the



animated film **Sing 2!** There will be free popcorn and glow-in-the-dark bracelets for all to enjoy! Please bring your own blankets or beach chairs, drinks and snacks.

We're looking forward to a big crowd, so come early to claim your space. The park opens at 6:00 pm – See you there!

The **LHO Annual Easter Egg Hunt** will be Saturday, April 1 at the park. Be sure to bring an Easter basket for your child, and look for the Easter Bunny at the park entrance! During the egg hunt, the park grounds will be divided into 3 areas for safety and fairness:

- 1 – Volleyball court for children 2 and under
- 2 – Playground area for children 3 to 5
- 3 – Behind the pavilion in the field for school age children



Fun and Games - Find a golden egg and win a prize! Guess how many jellybeans are in the jar, closest guess wins the beans! The pavilion will have an Easter backdrop set up for wonderful family photo opps! Chilled champagne will be available for the adults and cookies and drinks for the kids! This event is so much fun, so don't forget to **save the date!**

Lake Heather Oaks Home of the Quarter Awarded



Congratulations to Robert and Lillian Flavey – recipients of the Lake Heather Oaks **Home of the Quarter** award! Their beautiful home at 16649 Valley Drive consistently boasts a well-manicured lawn and pristine landscaping. The Flavey's will receive a \$50 gift card from The Home Depot.



LHO Board of Directors

- Sarah Riordan, President
- Vince Cesario, Jr., Vice President and Park Committee Co-Chair
- Kevin Wilkins, Treasurer
- Mardee Powers, Co-Secretary and ARC Chair
- Leigh Dawson, Social Committee Chair
- Sherrie Elgar, Landscape & Maintenance Committee Chair
- Charlene Ponce, Communications Committee Chair
- Justin Ramedia, Park Committee Co-Chair
- Maurna Williams, Co-Secretary and Nominating Committee Chair

Contact us!

For general Information, Email us at lakeheatheroakshoa@gmail.com

If you have ARC Questions:

Exterior Home Improvement Request Form

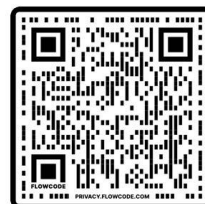
Please use this QR Code to access the form to fill out BEFORE you begin any exterior home improvements. Or you can visit: tinyurl.com/LHOexteriorimprovements. You will receive a response from the Architectural Review Committee upon review.



We Need You!

If you've ever thought about joining the LHO board but are concerned about the commitment, consider volunteering for one of the Committees. We need help with tasks like conducting neighborhood walkthroughs, newsletter and flyer distribution, planning events, and various other responsibilities. It's a great way to get involved, meet your neighbors, and make a difference.

Sign up at Tinyurl.com/LHOCommittees

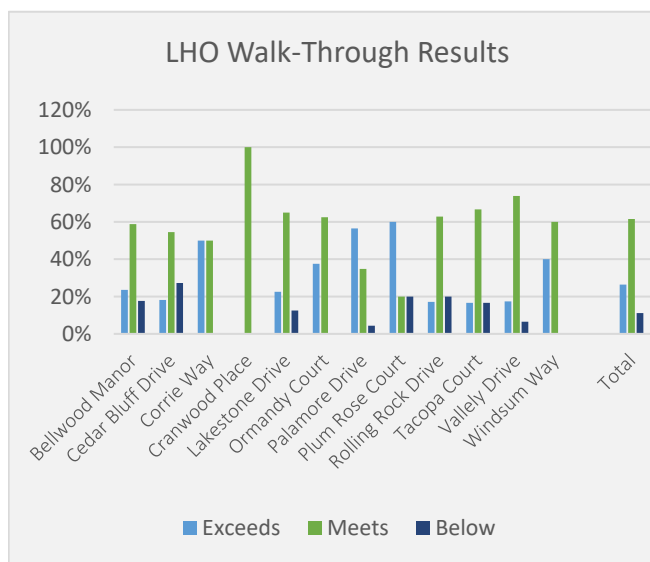


An update from the Architectural Review Committee (ARC)

Your ARC has been hard at work! For the first time in more than two years, the ARC conducted a walkthrough of the entire neighborhood. The goal was to establish a consistent, objective, and specific process for assessing compliance with our deed restrictions and provide feedback to every homeowner.

The LHO Deed Restrictions were established, in part, to “preserve a uniformly high standard ... in order to create, maintain and preserve an attractive, unique, and exclusive residential subdivision, with harmony in design and location in relation to surrounding buildings, improvements and topography.”

We each agreed to comply with the deed restrictions when we purchased our homes. Here’s a summary of how we’re doing.



December 2022/January 2023 Neighborhood Walkthrough results.

In the interest of transparency, and in accordance with the Lake Heather Oaks Deed Restrictions, the criteria used to evaluate each property is outlined below.

1. Condition of Home Exterior and Roof
2. Lawn/Yard - general suggestions or areas in need of TLC, such as dead spots needing repair ranging up to a Violation and entire lawn needing improvement. Sidewalks and roadside should be edged and kept clean of debris.
3. Landscaping/Shrubs – general suggestions ranging from areas in need of attention to a notice of noncompliance for overgrown/dead shrubs or trees

4. Fence - Any fencing visible from the street found in disrepair is in noncompliance. Feedback on specific issues, such as the need to pressure wash, replacing missing, broken, or rotten posts/boards, or the need to remove or replace the entire fence is provided.
5. Driveway/Sidewalk - most noncompliance issues are due to excessive mold/mildew and the need to pressure wash.
6. Visible items from the street - specific items noted.
7. Parking - Garages and driveways should be used first prior to parking on streets. Parking on streets overnight is prohibited as stated in our deed restrictions, however, on a county street, you must park correctly in the direction of the traffic. If you live on some of our more dangerous curves, we highly recommend NO parking on the streets. Parking on lawns is **NEVER** appropriate.
8. Other items were noted, and feedback will be provided regarding mailboxes, yard signs, and basketball hoops. While these are **not** violations, our deed restrictions do address proper maintenance and use.

As we strive to hold our neighborhood to the standards set forth in our Deed Restrictions, the collective efforts of each homeowner to maintain a clean, well-manicured property are appreciated.



Examples of some of the many well-maintained yards, pavers and sidewalks in Lake Heather Oaks.

Survey Says...

A big **Thank You** to everyone who responded to the annual LHO survey. We received a lot of constructive feedback on what we're doing right as a community and what we need to work on.

First, we heard about what a great community we live in, specifically the numerous social events, friendly families, and peaceful environment.

We also heard about issues that we need to work on, such as:

- speeding in the neighborhood
- noncompliance with deed restrictions:
 - cars parked in streets when driveway space is available
 - lawn maintenance/weed control
 - homes in need of painting and/or pressure washing
 - trailers & boats in driveways/side yards
- not cleaning up after pets
- walking dogs off leash
- sidewalk, road, and drainage maintenance*
- street lighting could be improved

Please think about how you can be a part of the solution. Can you make some adjustments to help keep our standards high? Can you communicate with neighbors and friends in a productive manner for the good of the whole neighborhood?

Finally, among the ideas on how to make things better in our community was a suggestion to establish a **Neighborhood Outreach Program** to help neighbors with things like weeding, mowing and other tasks when they're unable to due to extenuating circumstances.

All in all, we received some great input and the Board will be discussing the survey results during the February 22, 2023 LHO Board meeting.

We hope you can join us!

** The LHO Board has created a master list of sidewalks that have buckled or have hazardous cracks and will reach out to the County and our elected officials about maintenance. We urge you all to do the same by calling 813-635-5400 or by completing the online request form at hillsboroughcounty.org/en/residents/property-owners-and-renters/roads-and-sidewalks.*

Have a finicky lawn?

If you're having trouble growing grass under your oaks or other large trees, Bitter Blue St. Augustine might be a good choice.

Bitter Blue is very similar in appearance to Floratam St Augustine, but with a deeper blue color. It's a good selection for your yard if Floratam is already planted in the sunny areas because Bitter Blue can be added in the light shade areas without much transition. But timing is everything – it's recommended to lay the grass before it gets too humid, as it's more prone to fungal diseases when first installed.

Bitter Blue Quick Facts:

- Shade Tolerance: Excellent
- Wear Tolerance: Moderate
- Salt Tolerance: Good
- Mowing Height: 3" – 4"
- Hot weather Tolerance: Good
- Uses: Residential/Commercial

Service Providers Recommended by Neighbors

Always Green

(Lawn care/pesticide)

813-818-7022

Blade Runner Lawn Maintenance

(Irrigation, landscaping, pressure washing)

813-376-5523

Blue Tech Services

(Landscape installation/irrigation, pressure washing, sod install/lawn repair, tree trimming & removal)

727-485-4377 or 813-543-0638

H & H Environmental (Tree Service)

813-252-6296

Discount Garage Doors

800-420-3667

Presidential Pressure Washing

727-600-8044

Scotty's Pressure Washing

813-296-5301

Note: While this information was submitted by neighbors, please do your own due diligence and check references, certificates of insurance and any other criteria important to you. If you have a service provider you would like to share with the community, please email their name and contact information to: lakerheatheroaks@gmail.com.

Robert H. Barnes Park

A few reminders:

- The park pavilion is available for reservations – Please email lakeheatheroakshoa@gmail.com for more information.
- Please close the gate and bathroom door when not in use to keep out trespassers.
- Please park in the designated parking area.
- The basketball court is NEVER to be used for parking as vehicle weight could cause cracks.
- It's everyone's responsibility to keep our park tidy for all to enjoy.



Dues are due February 15

The 2023 Dues Assessment is \$294. Thank you to everyone who paid early! If you haven't yet made your payment, you can mail it to:

Lake Heather Oaks HOA
P.O. Box 271411
Tampa, FL 33688

Want to save a stamp?
You may also hand deliver your check to LHO treasurer, Kevin Wilkins, at 16706 Rolling Rock, or pay with Zelle. Here's the Zelle information:

Nickname: LHO zelle pmts
Email: kevinwilkinslho@tampabay.rr.com

If you find yourself in financial circumstances that make it difficult to pay the full amount, please pay what you can by the due date and contact Kevin Wilkins to make a payment plan. Questions about dues or other HOA finances may be directed to Kevin at kevinwilkinslho@tampabay.rr.com.

By the numbers, as of February 4

- 216 homeowners
- 120 paid
- 96 unpaid

Budget Bits

2023 Budget to date

Reserve Account:	\$ 67,398.52
Interest:	\$ 2.49
Deposit	<u>\$ 7,000.00</u>
Reserve Balance	\$ 74,401.01 (2/4/2023)
Checking Account	\$ 12,312.54 (1/1/2023) <i>incl. 2023 dues of \$11,760.00 paid in 2022</i>
Deposits	\$ 23,365.25 <i>Dues (incl. \$135 paid on 2022 dues)</i>
Expenses	<u>\$ 6,264.95</u>
Checking Balance	\$ 29,465.55 (2/4/2023)
Total Combined Balances	\$103,866.56

Treasurer's Notes

- ◆ For estoppel letters please refer your title company or lender to Kevin Wilkins by email at: kevinwilkinslho@tampabay.rr.com or by fax: (813) 264-2646.

County services

- **Permit Services** – 813-272-5600 or visit: hillsboroughcounty.org/en/government/departments/development/hillsgovhub
- **Sidewalks/Roadways** - 813-635-5400 – hillsboroughcounty.org/en/residents/property-owners-and-renters/roads-and-sidewalks
- **Animal Services** – 813-744-5660 – AnimalControl@HCFLGov.net
- **Reporting Dead Animals** (in roadways or public rights-of-way) - 813-272-5900
- **Mosquito Control** – 813-635-5400 or report online: service.hillsboroughcounty.org/311/mosquito

Community classified ads




✉ vianca@carrollwoodcharcuterie.com

📷 @carrollwoodcharcuterie

🌐 carrollwoodcharcuterie.com



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Call or text #813-453-5273

Get a FREE, instant home value estimate:
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\$2000 off seller's commission for fellow LHO Residents

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 Chief Executive Officer

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Daddy Daughter Dog Walkers

- Is your dog at home alone all day?
- Are you busy working from home?
- Are you going on vacation?

We are your dog walking neighbors (Mark & Emma) on Vallely Dr and we're here to help you keep your pet happy and healthy!

Please call (813) 359-9329 to schedule or for more information.

- \$10 for a 15 minute walk
- \$15 for a 30 minute walk/play session
- \$5 extra for each additional dog
- Other pet care services available upon request

Big or small we'll walk them all!



SPORTS FUN!

Not sure how to celebrate your kid's big day? Sports Fun Events can help! If your child is between 3-13, Sports Fun Events will supply a coach to meet you at the park and entertain your party guests. Activities include games, relay races, tug of war, dodge ball, and much more. Each birthday party is specifically designed to fit your child's sports interests.

Visit Sports Fun Events at www.sports-fun.com or call Leigh Dawson at 813-245-5069.