



Lake Heather Oaks

Community Newsletter

Quarter 1 – 2024

A Message from our President

Happy New Year, LHO!

Throughout the last few weeks, I've heard the catchy phrase: "New year, new me." This sentiment seems to align with what our community is trying to achieve in 2024. While our community is not new, this year will hopefully bring a sense of refreshment and reinvigoration.

At our Annual Meeting on January 24, we will be recommitting to our deed restrictions and presenting some much-needed updates to the deed restriction language. I really hope to see everyone there!

Sarah Riordan

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LHO Community Events

Family Movie Night at the Park was another successful event for our neighbors and friends! There was lots of popcorn, drinks, neon bracelets, and **Super Mario Bros**. A big, huge thanks goes out to Leigh and Bill Dawson, Houston Parks, Mardee Powers, Jessica Perez, and Courtney Cardisco for making it all come together!

Mark your calendars! The annual LHO Easter Egg Hunt is scheduled for Saturday, March 23. Details coming soon.

If you'd like to reserve Barnes Park for your own event, please send an email with all the pertinent details to LakeHeatherOaksHOA@gmail.com.



Holiday Light Contest Winners – Most Traditional and Most Festive - 2023

Congratulations to the Wamsley's! Always beautifully decorated, their home won for **Most Traditional**.

So very joyful - the photo doesn't do this one justice. The Hedrick home won **Most Festive** – Both winners received a \$50 Home Depot gift card. **Congratulations!!!**



Dues are due February 15, 2024

Dues are due February 15. The 2023 dues assessment is \$308. 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 can 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 pmnts

Email: kevinwilkinslho@tampabay.rr.com

*Please include your name and address on your payment

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.

Annual Meeting

The LHO Annual meeting is January 24, 2024, at the Northdale Rec Center – 15550 Spring Pine Drive – Building A. If you cannot attend, **please return your proxy** (see page 3) to any Board Member or email to lakeheatheroakshoa@gmail.com

During the meeting Homeowners will vote to fill three 3-year terms on the Board.

- Sarah Riordan, President
- Vince Cesario, Jr., Vice President*
- Kevin Wilkins, Treasurer*
- Mardee Powers, Secretary and ARC Chair
- Leigh Dawson, Social Committee Chair*
- Sherrie Elgar, Landscape & Maint Committee Chair
- Charlene Varian, Communications Committee Chair
- Justin Ramedia, Park Committee Chair
- Courtney Cardisco

The board will also provide an update on 2023 accomplishments and discuss proposed changes to our deed restrictions.

Attendance is encouraged!

*Open seats

A friendly neighborhood reminder

Please

**PICK UP
AFTER YOUR PET**



Aside from being a good neighbor and responsible pet owner, there are many reasons to pick up after your pet. Did you know:

- pet waste is **NOT** a fertilizer
- it can carry diseases that are harmful to humans and other pets
- it will not break down on its own

Thank You!

Annual Neighborhood Walkthrough

The LHO ARC will conduct its annual neighborhood walkthrough on Sunday, March 10, 2024 beginning at 9:00 a.m.

If you have questions or are interested in participating, please email Mardee Powers at LakeHeatherOaksACC@gmail.com.

To anonymously report a deed restriction issue or concern, scan the QR code on the right or visit: <https://tinyurl.com/LHONoncompliance>



County services

- **Lake Heather Oaks Community Resource Officer** - 813-247-0600 or cdepolis@hcsso.tampa.fl.us.
- **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



Join us on Facebook!
"Friend us" at Lake Heather Oaks

Need to contact the Board about neighborhood matters?
Email lakeheatheroakshoa@gmail.com

Please use the customized proxy form included with your annual dues notice if possible. Otherwise, you can submit this form.

Lake Heather Oaks Homeowner Proxy 2024 Annual Meeting of Homeowners

I hereby designate _____, OR one of the following Directors (**check, circle or mark one only**) to attend the 2024 Lake Heather Oaks Homeowners' Association, Inc. annual meeting of Homeowners on Wednesday, January 24, 2024, or any adjournment and continuance thereof, and to vote on my behalf as indicated below. *This proxy does NOT authorize the designated person to vote for or against any proposal to amend LHO's deed restrictions.* If you do not designate a proxy holder, or if the proxy holder you designate does not attend the Annual Meeting, or any adjournment and continuance thereof, you agree that your proxy may be used by any Board member present for the purpose of meeting the quorum requirement.

2023 Board of Directors (years remaining in term)

Vince Cesario	(0) Appointed May 2022		
Leigh Dawson	(0) Elected January 2021		
Kevin Wilkins	(0) Elected January 2021		
Courtney Cardisco	(1) Appointed September 2023	Sherrie Elgar	(2) Elected January 2023
Charlene Ponce	(1) Elected January 2022	Mardee Powers	(2) Elected January 2023
Justin Ramedia	(1) Elected January 2022	Sarah Riordan	(2) Elected January 2023

THIS PROXY WILL BE INVALID AND OF NO EFFECT IF NOT INITIALED, PROPERLY SIGNED, DATED AND DELIVERED BEFORE THE VOTE, OR IF THE HOMEOWNER GIVING THIS PROXY PERSONALLY ATTENDS THE ANNUAL MEETING, SIGNS A LATER DATED PROXY OR SELLS THEIR HOME PRIOR TO THE MEETING. Each Home is entitled to one vote, in person or by proxy. **Send your completed proxy to Kevin Wilkins, treasurer at 16706 Rolling Rock Drive, Tampa, FL 33618 or to Lake Heather Oaks HOA, P.O. Box 271411, Tampa FL 33688.**

I authorize the designated holder of this proxy to vote on my behalf as indicated. This proxy will be considered a blanket proxy, authorizing the holder to act on my behalf on all matters that come up for a vote, unless otherwise limited below:

- ___ a. On all matters that come up for a vote, NOT including matters relating to amendment of LHO's deed restrictions.
- ___ b. To nominate or vote for the following homeowners to be directors on the LHO Board for the term shown:
1. _____ (3 yr) 2. _____ (3 yr) 3. _____ (3 yr)

This proxy must be signed, dated and timely delivered in order to be effective.

Owner Name: _____

Owner Name: _____

LHO Street Address: _____

Telephone Number(s): _____

Email address(es): _____

I hereby certify and affirm that I am a Lake Heather Oaks Homeowner.

Date: _____ Print Name: _____ Signature: _____

Date: _____ Print Name: _____ Signature: _____

Lake Heather Oaks Deed Restrictions: *Refresh and Recommit*

Thank you so much to all the homeowners who have attended meetings and provided input on the proposed changes to our deed restrictions. It is our intent to provide updated language and clarification to existing regulations and recommit as a community to our deed restrictions.

Below is a brief summary of proposed changes. You can find the unabridged version of the proposed amendments, as well as the redlined, full-text version of the proposed changes at LakeHeatherOaks.org. Follow the link at the bottom right of the landing page. A final copy was also emailed to all homeowners. If you did not receive the email, please send your email information to lakeheatheroakshoa@gmail.com.

A ballot will be mailed to each household, and will also be available at the January 24, 2024 Annual Meeting.

Completed ballots can be submitted as follows:

- During the Annual Meeting
- Mail to: LHOHOA
P.O. Box 271411
Tampa, FL 33688
- Hand-deliver to an LHO Board Member

Our goal to achieve 100% participation on this initiative to ensure every household is represented. Board members will conduct courtesy visits to all households whose ballot is unaccounted for to guarantee ample opportunity to participate.

Voting will begin January 24, 2024 and run through February 16, 2024. Votes will be tallied and announced during the February 21, 2024 Board meeting.

Summary of Proposed Amendments to the Deed Restrictions

Amendment 1: Change the title of the document to “Lake Heather Oaks Declaration of Covenants, Conditions, and Deed Restrictions.” *The new name is more in line with current standards for HOA documents.*

Combine Units 1 (Lakestone) with Units 2 & 3 (Vallely) and fix general formatting throughout the document. *Lake Heather Oaks is one community and has been operating as such since inception. This action eliminates duplicity.*

Address grammatical errors and general formatting. *Adds clarity to the document.*

Amendment 2: Article VI, General Provisions; Enforcement. Include reference to FL Statute 720.305, which allows HOA’s to establish and enforce a fining structure for deed restriction violations. *Passage of this amendment is not required for the Board to move forward with a fining structure; it simply adds clarity to the deed restrictions.*

Amendment 3: Article VII, Restrictions on Subdivision Lots; Leasing of Lots. Adopt language to define leasing; establish parameters on occupancy and term of lease. *Prevents developers from purchasing homes and leasing them on a permanent basis. Helps to maintain current culture, stabilize our community membership and keep community safe.*

Amendment 4: Article VII Restrictions on Subdivision Lots; Outbuildings Prohibited. Establish a clear definition of outbuildings, restrictions on building materials, features, and maintenance. *Updates and clarifies current wording.*

Amendment 5: Article VII Restrictions on Subdivision Lots; Nuisance Prohibited. Current restrictions prohibit the use of residences or lots for commercial or business purposes. Update to allow the conducting of business within certain parameters. *Clarify expectations and align with current day Statutes.*

Fireworks are currently prohibited. Update to align with FL Statute 791.08, which allows fireworks on Independence Day, New Year’s Eve and New Year’s Day.

Amendment 6: Article VII Restrictions on Subdivision Lots; Signs. Update restrictions to define the types of signs/flags allowed and timeframe for which they can be displayed. Includes decorative flags and political signs. *Clarifies expectations.*

Amendment 7: Article VII Restrictions on Subdivision Lots; Exterior Attachments. Update language to clarify expectations and align with FL Statutes. Clotheslines and solar devices are allowed but location must be approved by the board. Antennas should be out of sight and maintained. Holiday lights/décor can be displayed 1 month prior to the event and must be removed 1 month after the event.

Amendment 8: Article VII Restrictions on Subdivision Lots; Trees. Add language about the Hillsborough County rules and permitting process. Add a requirement to submit an Exterior Request form to the ARC for approval before removing a tree. *Further protects our trees from unnecessary removal.*

Amendment 9: Article VII Restrictions on Subdivision Lots; Fences, Walls and Hedges. Modify language for fence height to be consistent with Hillsborough County Code, Article VI, Section 6.07.00, and require an Exterior Request form be submitted to the ARC for approval before a fence is installed. Establish requirement to maintain hedges.

Amendment 10: Article VII Restrictions on Subdivision Lots; Sidewalks. Add language to require the maintenance of sidewalks to include pressure washing, removal of overhanging debris that blocks the sidewalks and prevents the safe passage of pedestrians. *Clarifies expectations about maintenance and prevents safety issues.*

Amendment 11: Article VII Restrictions on Subdivision Lots; Motor Vehicles. Update language to define commercial vehicles, define inoperable vehicles, and to clarify parking restrictions for personal (including inoperable) and commercial vehicles. *Clarifies expectations.*

Lake Heather Oaks Park Improvement Fundraiser

Robert Barnes Park is the heart of our community. Like an old friend it's always there for us – bearing witness to the milestones of our lives, providing both solitude and companionship, keeping our secrets and so much more. It's safe space for our children to meet up with their pals and expend some extra energy. It's where parents go to take a break, get some fresh air, and catch up with friends.

Whether you're there to cast a line, shoot some hoops, play a game of volley ball, or simply read a book, the park is a benefit to us all. It serves as a private sanctuary and a shared gathering space. It's where we hold our amazing community events, like the LHO Easter Egg Hunt, Back to School Bash, and Fall Festival. It's seen its share of birthday parties, happy hours, and romantic sunsets - and now the park needs you!

With the exception of the recent installation of the sand digger and climbing structure, the playground equipment is old and in need of replacing, as is the dock. So, the HOA is embarking on a park improvement fundraising effort to raise money to address the top three needs:

New swing set	\$10,000
New play structure w/sunshade	\$40,000
New dock (including pilings)	\$45,000

The initial plan is to have an artist paint a tree mural on the park pavilion. Five donor levels have been identified:

Hope Builder	\$5,000	Donor/honoree name on tree trunk
Champion	\$2,500	Donor/honoree name on large limb
Achiever	\$1,000	Donor/honoree name on small limb
Developer	\$ 500	Donor/honoree name on big leaf
Supporter	\$ 250	Donor/honoree name on small leaf

\$1,500 Received to date

Please consider donating to the Park Improvement Project. Payments can be submitted via Zelle (LHO zelle pmnts), or by check made payable to Lake Heather Oaks HOA. Please include your name and "Park Donation" on the payment.

For more information, please contact Courtney Cardisco at ccardisco@gmail.com. And if you have a Barnes Park story and/or photo you'd like to share, please send it to us via Facebook Messenger and we'll get it posted.

We thank you for your consideration!

About Robert H. Barnes Park

The Robert H. Barnes Park came to be because of a few original homeowners in Lake Heather Oaks. The builder deeded the property to the new homeowners' association about a year after the first houses were built. But it was the diligence of homeowner Robert Barnes that facilitated the successful transfer of the property.

To honor his hard work, the LHO Board named the newly acquired park after him. Over the years, Mr. Barnes maintained the tennis courts (now the open recreational field), saw to the construction of the basketball court, helped with the landscaping and worked to have the restrooms added.

After his passing, Phil Neely volunteered to assume the responsibility of "keeper of the park". He faithfully unlocked the gates each day and took care of all park maintenance. He continued in this role for many years. Since that time, many of you have pitched in and helped with "park work days". Some have spent hours repairing broken equipment, painting over graffiti, cleaning up around the pond, and working with playground equipment companies to improve the park. In recent years, Justin and Courtney Cardisco have spent time repairing fans, gates, overseeing the installation of new park equipment, and much more.

It's LHO neighbors like Mr. Barnes, Mr. Neely, the Cardiscos and you who make Lake Heather Oaks such a great neighborhood.

Thank you for all you do to make Lake Heather Oaks such a great place to live and play!



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