



Lake Heather Oaks

Community Newsletter

Quarter 1 – 2025

A Message from our President

I hope everyone enjoyed the holiday season and had an opportunity to slow down and enjoy time with family and friends.

I would like to encourage every homeowner to make an effort to attend our Annual Homeowners Meeting on January 22nd at 7pm at the Northdale Rec Center. It's important to stay informed about our community and get to know your neighbors. The Board needs your input and your partnership to make LHO the best neighborhood around.

We are seeking nominations to fill 3 spots on the Board. We are a fun, motivated group and would love to have you join us. Submit your name for the ballot to any current Board member or come to the Annual Meeting and add your name. See you there!

Sarah Riordan

LHO Community Events

Santa visited LHO and drove through the neighborhood. He and his crew handed out candy canes to those who came out to see him before heading to the park for Movie Night.

LHO held its first Noon Years Eve Party at Barnes Park. It was a great success with lots of fun had by all!

Save the Date!

We've heard through the grapevine that the Easter Bunny will be visiting LHO on April 12! More details to follow, but in the meantime, mark your calendars!



LHO Board of Directors

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

* Term expiring – seeking re-election

** Term expiring – not seeking re-election

Interested in serving as a Board member?

LHO Board member elections occur during the Annual Meeting. If you're interested in serving, please submit your name to LakeHeatherOaksHOA@gmail.com to be sure you're added to the ballot.

Member terms are for three years. In addition to Executive positions of President, Vice President, Treasurer, and Secretary, Board Committees include Architectural Review, Social, Communications, Barnes Park, and Landscape/Maintenance.

The Annual LHO Meeting is January 22, 2025, at 7:00 p.m. Join us at the Northdale Recreation Center – 15550 Spring Pine Drive.

Contact us

For general information, email us at:

LakeHeatherOaksHOA@gmail.com.

Send in your proxies!

We'd love to see you at the Annual meeting on January 22, 2025. If you can't make it, PLEASE be sure to send in your proxy or give it to one of the Board members. **We cannot vote on anything** – including new Board members – if we don't have a quorum. Questions? Please email LakeHeatherOaksHOA@gmail.com. A blank proxy is attached.

Don't forget to send us your completed surveys!

The annual LHO Survey was recently mailed out to all residents along with the 2025 dues assessment and proxy. Your feedback is important to us – please complete the survey and mail it in with your dues or email it to lakeheatheroakshoa@gmail.com.

Holiday Light Contest Winners

The results are in! As always, we had a lot of great contenders this year for our annual Holiday Light Contest!

Congratulations to Will and Barbara Daines of 2815 Ormandy Court – winners of the **Most Traditional** holiday light decorations!



The **Most Festive** prize was awarded to Michael and Alina Townsend of 2809 Ormandy Court!



Both families received a \$50 Gift Card to Home Depot.

CONGRATULATIONS!!

Dues are Due

Lake Heather Oaks Homeowners Association dues are due on February 15. The 2025 dues assessment is set at \$323, an increase of about \$15. The increase adds \$3,240 to the LHO budget.

Checks can be mailed to: Lake Heather Oaks Homeowners Association, P.O. Box 271411, Tampa, FL 33688. Want to save a stamp? You can hand deliver your dues check to LHO HOA Treasurer Kevin Wilkins at 16706 Rolling Rock Drive. Any questions or concerns about this annual obligation can be directed to Kevin at KevinWilkinsLHO@tampabay.rr.com.

Barnes Park Improvement Initiative Fundraising Update

Thanks to all the community donations and the undying commitment of Courtney Cardisco, the main play structure at Barnes Park has been replaced. The semi delivering the equipment arrived on December 2, 2024, and by the end of the day it was ready for play.

Nearly \$16,000 was collected through personal donations and fundraising activities. Add to that the \$5,222 that would have been spent on the Fall Festival, which was cancelled due to Hurricane Milton, we had the \$21,000+ needed to purchase the new structure.

If you missed the opportunity to donate to this worthy cause it's not too late. Next on the list of park improvements is replacing the swing set at an estimated cost of \$7,000.

Donors will be recognized with their names included added to the tree mural that will soon be painted on the park pavilion.

Please consider donating today!

Just complete the form below and drop it off at 16706 Rolling Rock.



YES - I want to donate to the Park Improvement Initiative!

Donors will be recognized on a tree mural that will be painted on the park pavilion.

PLEASE SELECT CONTRIBUTION LEVEL:

- Supporter \$ 250 small leaf
- Developer \$ 500 big leaf
- Achiever \$1,000 small limb
- Champion \$2,500 big limb
- Hope Builder \$5,000 tree trunk

Name: _____

Address: _____

Make checks payable to Lake Heather Oaks HOA and drop your donation off at 16706 Rolling Rock. Or pay by Zelle - Nickname: LHO zelle pmts - Email: kevinwilkinslho@tampabay.rr.com. Be sure to include "Park Donation" in the description.

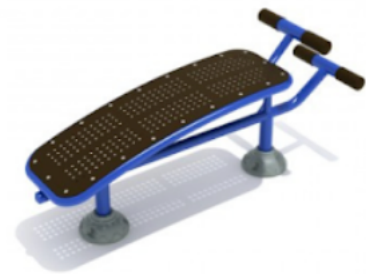
LHO Awarded Hillsborough County Grant

In addition to our playground equipment, our Board applied for a Hillsborough County grant to help improve our park by promoting a healthy and engaged community. We were fortunate to get the full amount of the grant which is \$4,750.00. The scope of the project includes a Fitness walking trail and two stopping points - a cardio workout station and a core workout station, with potential to build on this as we get additional funds.

Homeowners already use our park for personal enjoyment and our community has traditional events to engage the neighborhood. The addition of a fitness trail will enhance a healthy lifestyle and allow members of the community to come to the park not only to play, but also, to exercise. The fitness trail will be geared towards all age levels.

We need your help!

We're recruiting volunteers to serve on the committee to make this great project come to life. If you would like to be a part of the committee, you can sign up at our annual meeting on January 22nd or you can email us at lakeheatheroaksarc@gmail.com. If you have a measuring wheel to help us mark off distances for the placement of the stations, please email lakeheatheroaksarc@gmail.com.



Reminder about exterior home improvements

If you plan to make any exterior home improvements, please complete an *Exterior Improvement Request Form* **before** beginning a project. This includes all improvements that are visible to neighbors, including painting. The approved LHO paint color palette can be found on the Sherwin Williams website - <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/tampa/fl/lake-heather-oaks/>. The *Exterior Improvement Request Form* can be found on the LHO Website, or you can scan the QR code below.

Exception: If you are replacing items (fences, shutters, windows, etc.) damaged during hurricane Milton with the same materials, color, etc., you do not need submit an Exterior Improvement Request Form.



If you have questions or need clarification on any ARC matter, please email LakeHeatherOaksACC@gmail.com.

County Services

- **Lake Heather Oaks Community Resource Officer** - 813-247-0600 or trobbsins@teamhcso.com.
- **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

Budget Bits – January 2025

By Kevin Wilkins

Balance on Hand

Checking Acct:	20,495.07
Donations:	87.00
Total Checking:	20,582.07
Reserve Acct:	17,697.66
Reserve CD:	<u>25,178.72</u>
Total Reserves:	<u>42,876.38</u>
Grand Total:	63,458.45



Highlights

2025 Assessment (\$323 * 216 homes):	69,768.00
Dues Received (32+1 short):	<u>15,527.00</u>
	54,241.00
2024 Park Donations Rec'd:	15,972.69
Fall Fest unspent funds:	<u>5,222.31</u>
Funds paid for playground equipment	21,195.00
2024 Budgeted Grounds Maintenance:	35,880.00
Actual Grounds Maintenance expense:	<u>30,050.00</u>
Surplus:	5,830.00
12/19/2024 Dock Repair contract:	8,000.00
Down payment:	(1,000.00)
Balance due on completion:	7,000.00

Due Date: February 15, 2025,

Cancelled due to Hurricane Milton
Installed 12/2/2024

Bladerunner @ \$2,790/month – June switch
to Southern FL Landscaping @ \$2,250/month

Designer Decks & Docks Inc.

Note 8/2/2023 repairs to dock deck
cost \$1,850

Dock Repairs Coming Soon!

If you've been to the park lately, you've no doubt seen the damage the dock sustained during Hurricane Milton.

The flooding of the lake caused the platform to lift off the pillars making the dock unsafe for use.

The Board has acquired quotes to repair and is working on hiring a contractor and getting repairs scheduled.

In the meantime, PLEASE DO NOT USE THE DOCK until repairs are completed – it is unstable and very dangerous.



Community classified ads



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- Pressure Washing

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.

Elite Pressure Washing, LLC

Col 3:23



Dave Young
Owner

T: 813-508-0505

elitepressurewashingtpa@gmail.com

elitepressurewashingtpa.com

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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 Valley 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!





CARROLLWOOD CHARCUTERIE

✉ vianca@carrollwoodcharcuterie.com

📷 [@carrollwoodcharcuterie](https://www.instagram.com/carrollwoodcharcuterie)

🌐 carrollwoodcharcuterie.com

Lake Heather Oaks Homeowner Proxy 2025 Annual Meeting of Homeowners

I designate _____, OR one of the following Directors (**mark one only**) to attend the 2025 Lake Heather Oaks Homeowners' Association, Inc. annual meeting of Homeowners on Wednesday, January 22, 2025, or any adjournment and continuance thereof, and to vote on my behalf as indicated below. 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.

2024 Board of Directors (years remaining in term)

Charlene Varian	(0) Elected January 2022
Justin Ramedia	(0) Elected January 2022
Courtney Cardisco	(0) Appointed September 2023
Sarah Riordan	(1) Elected January 2023
Mardee Powers	(1) Elected January 2023
Sherrie Elgar	(1) Elected January 2023
Vince Cesario	(2) Appointed May 2024
Kevin Wilkins	(2) Elected January 2024
Jessica Perez	(2) Elected January 2024

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. This form must be returned before the Annual Meeting, to Lake Heather Oaks HOA, P.O. Box 271411, Tampa FL 33688, or delivered in person to any Director.

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 at the 2025 Annual Meeting, or limited to:

___ b. To nominate & 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)

Please mark any corrections or changes below and insure that we have your correct contact information. **This proxy must be signed, dated and timely delivered in order to be effective.**

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: _____