

Soaring Eagles

The Eagles Community Newsletter

EGGSTRA FUN WAS HAD AT THE PARK ON MARCH 30TH

By Social Committee Member
Michelle Wulf

Our community came together in celebration of Easter this year with a memorable event. We had a 500+ egg hunt for the kids along with large hard to find golden eggs. The eggs were filled with an assortment of candy and toys. The Easter Bunny was the main attraction for group photos with families and friends. Our resident photographer, Jelena Mulin, captured the moment with her artistic eye. It was a joy to see the kids get so excited to visit the bunny. We also had a face painter, Easter egg coloring, and sidewalk art. It was wonderful to spend the morning with families in the neighborhood. **Thank you** to all our volunteers that came out to help bring this event to life. The help and support we get to put on events for the neighborhood has been so generous and has helped build a sense of community in The Eagles.

Thank you Michelle for putting this event together for the community to enjoy and thank you to all who assisted towards its success especially the Easter Bunny!



THE OFFICIAL *Newsletter* OF THE EAGLES

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Soaring Eagles Newsletter

Deadlines for 2024:

June 13th for July/Aug 2024 newsletter

August 19th for Sept/Oct 2024 newsletter

October 18th for Nov/Dec 2024 newsletter

December 19th for Jan/Feb 2025 newsletter

Please note that all articles must be submitted to

Property Manager Leigh Slement at

leigh@pgcf.com before the above deadlines.

The most current issue is also available on the
www.IKarePublishing.com website.

Additional note: We welcome articles, suggestions
for articles, family accomplishments you may want
to share as well as Eagles related photos from
residents – please feel free to email Leigh before the
above deadline at leigh@pgcf.com.

EMA OFFICERS AND DIRECTORS 2024

President/Exec Dir.	Bruce Derby (Byrnwyck)
Vice President/ Exec. Dir.	Dan Dal Colletto (Canterbury)
Secretary/Exec Dir.	Carolyn Proctor (St. Andrews)
Treasurer/ Exec Dir.	Bobby Holbrook (Turnberry)
Exec. Director	Don Mihokovich (Windsor Pk)

Director	Don Germaise (Augusta)
Director	Michael Miraglia (Eagles Golf Club)
Director	Emily Rimes (Grand Oak Island)
Director	Brenda Crisp (Royal Troon)
Director	Peter Mulin (Starling Drive)
Director	Irene Froehlich (Preswick)

Property Manager: Leigh Slement
The Property Group of Central Florida
2753 State Road 580, Suite 202
Clearwater, FL 33761
(813) 855-4860 x 316 (727) 771-7753 x 316
Ext 316 for Manager Leigh, 317 Linda in Accounting
Fax: (727)-238-8801
Email: leigh@pgcf.com

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VILLAGE BOARD MEMBERS 2024

Augusta	Under Developer Control – Larson Communities President: Jeff Larson Prop Manager: Leigh Slement (see contact details below)
Byrnwyck	President: Bruce Derby, Larry DeClercq (VP), Susan Hare (Treas), Lezlie Gold (Sec), Brett Haeussler (Dir) Prop Mgmt: Self-managed
Canterbury	President: Dan Dal Colletto, Cassie Seaman (VP), Ed Diliberto (Treas), Oksana Kwiatkowski (Sec) & Tim Heberle (Dir.) Prop Mgmt: Leigh Slement (see contact details below)
Grand Oak Island	President: Emily Rimes, Jeff Schalk (VP), Leonard Hughes (Sec/Treas) Prop Mgmt: Leigh Slement (see contact details below)
Prestwick	President: Irene Froehlich, Sandie Irvin (VP), Dave Margritz (Sec), Sergei Galeano (Treas), Bob Henderson (ACC), Justin Goodwin, Kevin Erdelac, Fred Borchers & Vicki Pope (Social) Prop Mgmt: Self-managed
Royal Troon	President/Treas: Brenda Crisp, Timothy Hartle (VP), Laurel DiVirgilio (Sec), Paul Gaddini, Ron Crum, Richard Martin Prop Mgmt: Leigh Slement (see contact details below)
St. Andrews	President: Carolyn Proctor, Brian Sayers (VP), Jeffrey Schwartz (Treas), Steve Hilaman (Sec) & Alex Nesturick (Director) Prop Manager: Leigh Slement (see contact details below)
Turnberry	President: Jeff Niles, Sylwia Panko (VP), Michael Fitzgerald (Treas), Robert Zackery (Sec.) & John Dombrowski, Bobby Holbrook (Dir) & John Dombrowski (Dir.) Prop Manager: Leigh Slement (see contact details below)
Windsor Park	President: Jim Mills, Randy Janowiak (VP), Joni Mihokovich (Sec), Nathan O'Neil (Treas), Don Mihokovich (Dir) & Janet Lawson (Dir) Prop Manager: Joseph Vilardi Wise Property Management Tel (813) 968-5665 ext 326

Property Manager: Leigh Slement
The Property Group of Central Florida
2753 State Road 580, Suite 202
Clearwater, FL 33761
(813) 855-4860 x 316 (727) 771-7753 x 316
Ext 316 for Manager Leigh, 317 Linda in Accounting
Fax: (727)-238-8801
Email: leigh@pgcf.com

EAGLES WEBSITE
VISIT www.theeaglescommunity.com

Please note that content/postings on The Eagles Community Facebook page is not endorsed by The Eagles Master Association or any Village Board of Directors. All postings are solely the opinion of individuals. All Eagles homeowners are encouraged to attend Board Meetings to obtain current information regarding the operation of The Eagles community.

To All Eagles Moms we wish you a Happy Mother's Day in May and Dads a Happy Father's Day in June.
Have a meaningful Memorial Day weekend.

and

We congratulate all Eagles School and College 2024 students and graduates and wish everyone a safe and happy Summer.
From the Board of Directors, Access Control Personnel, Leigh & the staff at The Property Group

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Frequently asked Questions

Overview on Exterior Modifications continued from last edition

In the last edition we addressed solar panels, gutters, propane tanks, repainting, mailboxes and fences.

In this edition we will be addressing approval requirements for tree removal, windows including doors and paver and concrete slab areas.

All of these improvements require approval. Everything located on the exterior of your home or in your yard requires approval from your Village Association ACC (Architectural Control Committee). In addition projects such as home additions, fences and pools also require approval from The Eagles Master Association ACC and the review process will therefore take longer. Generally the Village & Master ACC's have 30 days to review an application and while we try to give applicants a quick turnaround it is important that you plan projects accordingly.

What do I need to submit with the ACC Request Form?

Tree Removal: The County has authority on all trees which measure 12" or more in diameter. To measure the diameter of a tree simply divide the tree's circumference by 3.14 or Pi. The resulting number is the tree's DBH (diameter at breast height (4' above ground)).

If you wish to remove a tree under 12"DBH: Only Association approval is required Completed and signed Village ACC Request Form should be submitted with a picture of the tree, description of where it is located, how many trees are on your lot and a copy of your tree removal company's COI (certificate of insurance). Should the Village approve the removal they may require that you replace the tree with another on your lot.

If you wish to remove a tree at or over 12"DBH: The homeowner must first obtain permit approval from the County's Natural Resource Dept at Tel 813-627-1300. OR The homeowner can have an arborist declare by written affidavit or declaration that the tree is a danger to property or people or it is diseased.

After the homeowner has secured either a County permit or an arborist's affidavit the homeowner may apply to the Association. A completed and signed Village Request Form should be submitted with a copy of the County Permit or the arborists' affidavit together with a copy of your tree removal company's COI (certificate of insurance).

Dead trees do not require permission from County to remove.

Please note that most County issued Permits contain a condition to replace the tree.

Please note that most Village Declarations require that each lot preserve and maintain the number of trees as originally installed on the lot.

Windows, sliders and doors: Completed and signed Village ACC Request Form should be submitted with a copy of your window installer's license and COI (certificate of insurance). Most Villages allow for window grids to be optional. If you are applying for windows with a tint other than the customary hue which comes with impact windows then the tint color should be mentioned in the application and so too if the size of the window is to change from what was originally installed. Sliders onto your screened enclosed area do not require approval. If your front door is to change in design then a picture is required as well as what the finished color will be is required. Same applies for side garage doors.

Garage doors: completed and signed Village ACC Request Form should be submitted with a copy of your garage door installer's license and COI. A picture of your garage door is required with the application together with details of color or finish.

Paver Areas: Completed and signed Village ACC Request Form should be submitted with a lot survey/site plan of your lot and clearly marked or highlighted where the pavers are to be installed. Paver driveways may not be wider than the garage footprint. Side yard walkways may not be wider than half the width of your side yard and cannot be wider than 4ft (applies to side yards wider than 8ft). Entry walkways (from driveway to your front door) must remain concrete or match the driveway pavers. All paver applications must be submitted with your paving contractor's COI.

Concrete Slabs: Completed and signed Village ACC Request Form should be submitted with a lot survey/site plan of your lot and marked or highlighted where the slab is to be installed together with measurements – length, width and depth. A copy of your contractor's license and COI (certificate of insurance) is also required.

PLEASE DON'T FORGET TO CALL AHEAD FOR ANY DELIVERIES OR GUESTS EXPECTED AFTER 7PM AND LET THEM KNOW ABOUT THE NEW REQUIREMENT TO PRODUCE PHOTO ID

Your cooperation on this is very much appreciated and helps keep the Residents Lane free and clear to access!

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The Eagles Treasury

Financial Report – as at February 29, 2024

Operating Cash Account:

\$67,956.89 (includes prepaids \$58,454.11)

General Reserve Fund:

= \$582,015.49 (\$282,015.49 + \$300,000.00)

Operating Expenses to Operating Budget YTD:

\$444,884.16/\$467,480.00

As at end February Accounts Receivable was \$682.80

(4 homeowners -1 of which owes a late fees only)

As at end March Accounts Receivable was \$522.30

1 owes late fees/interest \$ 27.30

1 owes short pay \$ 35.00

1 owes Oct dues \$ 460.00

Total \$ 522.30

1254 units (incl. 1 Starling grandfathered home) closed as at end March 2024.

Homeowner Delinquency rate: 0.15 % (record low)

(calculation is based on # of homes and does not include those owing late fees only).

Answers to questions regarding financials can be obtained from property manager, Leigh Slement, at The Property Group of Central Florida.
Email: leigh@pgcf.com or call (813) 855-4860 x 316

SUMMARY OF UPCOMING ASSESSMENTS AND DUE DATES

MAY 1 ST. ANDREWS VILLAGE (\$270)

MAY 1 TURNBERRY VILLAGE (\$325)

JULY 1 CANTERBURY VILLAGE (\$314.00)

JULY 1 ROYAL TROON VILLAGE (\$997)

JULY 1 WINDSOR PARK VILLAGE (\$280)

OCT 1 EAGLES MASTER ASSOCIATION

OCT 1 PRESTWICK VILLAGE

OCT 1 ROYAL TROON VILLAGE (\$997)

MONTHLY: GRAND OAK ISLAND (\$120)



Dates to Remember

May 1st	St. Andrews Bi-Annual Assessment due date
May 1st	Turnberry Bi-Annual Assessment due date
May 12th	Mother's Day
May 16th	Canterbury Board of Directors Meeting 6:30pm
May 24th	Last Day of School
May 27th	Memorial Day
June 5th	Fine Hearings 5:30pm to 6pm @ The Library
June 10th	The Eagles Master Board Meeting 6:30pm
June 14th	Soaring Eagles articles due for July/Aug edition
June 16th	Father's Day
June 17th	Turnberry Board of Directors Meeting 7pm
June 19th	Juneteenth
June 25th	St. Andrews Board of Directors Meeting 6pm
July 1st	Canterbury Village Semi-Annual Assessment due
July 1st	Royal Troon Village Assessment due
July 1st	Windsor Park Village Assessment due
July 4th	Happy Independence Day
July 8th	Soaring Eagles July/Aug news edition is delivered

Please note that Meetings are tentatively scheduled.

Check Notice Boards for date, time and location at Eagles entrances for Master Association Meetings

Check Village Notice Boards for date, time and location for Village Meetings

(Meetings are generally held at either the Golf Clubhouse or the Maureen Gauzza Library – there are several meeting rooms at the library but most are held in the meeting room either on the left before entering the main library or off the corridor left of the library entrance. We recommend you ask a librarian)

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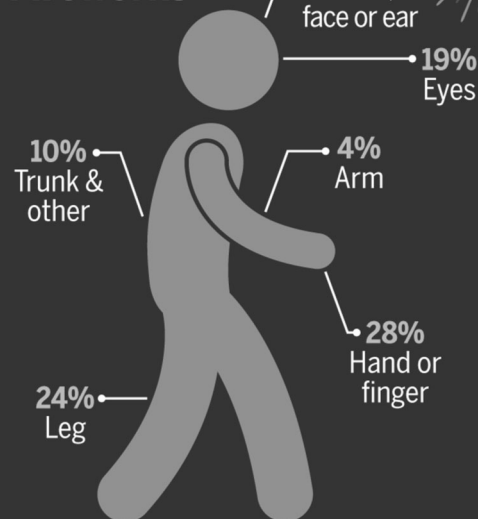
ALLIGATOR MATING SEASON

The Alligator mating season is during the months of May and June but we heard that they started becoming a lot more active and noticeable early April!

They have an agenda and if you do not interfere with them, they will extend the same courtesy to you.

Our objective at the Eagles is to coexist with the bountiful wildlife and continue to enjoy it!

Most Injured Body Parts by Fireworks



More than
44% of
the injuries
were burns.

*Based on injuries during the month around July 4.
Source: CPSC's 2018 Fireworks Annual Report by Tu and Ng.



JULY 4TH FIREWORKS

Per Florida Statute, HOA's cannot disallow fireworks for July 4th and New Year's celebrations.

Every caution should be applied to use them safely so that they do not damage neighbors screen enclosures, association roadways and golf course property.



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February 2024

Kristin DiGioia & John Seidel
12510 Ashdown Drive 02/23/24

March 2024

Juan & Jennifer Mojica
16309 Wild Mallard Dr. 03/07/24

Patricia Beringer & Nathan Spece
16419 Turnbury Oak Dr. 03/08/24

Lynn Tyler
12713 Royal George Ave. 03/08/24

Shekar Saseendran & Siji Kalam
15822 Muirfield Drive 03/14/24

Gustavo Rodrigues & Maria Saenz
12420 Gentle Swan Place 03/15/24

Wasim Hudani & Khairunnissa Lalan
12403 Gentle Swan Place 03/21/24

Timothy Hartle, James & Angela Pham
16147 Craigend Place 03/22/24

Megan Gulotta & Alexander Post
12945 Royal George Ave. 03/26/24

Sabrina & Marvin Rocha
16101 Turnbury Oak Dr. 03/26/24

Robert Sheridan & Kristen Carrea
15911 Lahinch Circle 03/29/24

We wish you all many happy years at
The Eagles!

Visit our website at
www.theeaglescommunity.com

All the Governing Documents for The Eagles Master Association as well as the applicable Village are on the website. If you were not supplied a set before you closed on your home, it would behoove you to take a moment and at the very least review the Restrictions sections. It is most unfortunate when we have to greet a new homeowner with a notice relative to a Covenant infraction – we'd much rather allow you time to settle in, meet your neighbors and enjoy your new home with the knowledge that you are aware of the rules and regulations you agreed to at closing.

ACCESS CONTROL

Front Main Gatehouse:
(813) 920-5958
Back Gatehouse:
(813) 926-2548



Message from Access Control

RE: EAGLES ACCESS CONTROL
REPORT

During the period January 28th through March 23rd (8 week period), the police responded to the Eagles for the following incidents:
Domestic Injunction Service: 1;
Disturbance: 1; Suspicious Vehicle: 1; Ex Parte Order Service Call: 3;
Refer Community Center: 1;
Trespasser: 2; Civil Process Server: 4; Contact Message: 1; Fraud: 2;
Reckless Off-Road Vehicle: 1; Assist Other Agency: 1; COPS CRD Clearance Call: 1; Special Detail Call: 2.

During this period, 122 phone calls were made to residents (during overnight hours) to remind them that they had left their garage door open. The average per week increased from 12 to 16 calls. If you do not wish to be called in the middle of the night/early hours of the morning about your open garage door please notify us in writing. **Please remember that open garage doors invite theft and is in violation of Covenant Article III Section 7.**

During this period, **145** vehicles were issued warnings for parking on the street during overnight hours (high due to holiday season).

For the same period the following warnings/fines were issued for traffic violations (speeding and stop violations): 131 warnings and 3 fines for speeding violations by residents and 43 warnings were issued to vendors and guests for speeding.

This information is shared weekly by Access Control Captain Bill. If you would like to be added to the weekly access control report email distribution list please email Bruce Derby at bderby@tampabay.rr.com.

VILLAGE News

Canterbury

We have an opening on the ACC (Architectural Control Committee) that is temporarily being filled by a Board Member. If you are interested we would appreciate you emailing leigh@pgcf.com. Thank you!

St. Andrews Yard of the Month Awards by Janet Howell

Congratulations to Mike and Theresa Brown who live at 15814 Muirfield. They are this year's first yard of the month winner for St. Andrews. They have lived here 20 years and moved to the Eagles when their family started growing. They both work at home and needed space for work also.



Augusta

We are delighted to report that there is a strong Turnover Committee committed to ensure a smooth transition. It is never too late to join or to volunteer for a Board or Committee position. Please email leigh@pgcf.com with your interest.

The Eagles Master Association

We are looking for volunteers to do park clean up – an hour a week will be gratefully accepted to keep this popular space clean.

Please email leigh@pgcf.com if you are willing to help out.



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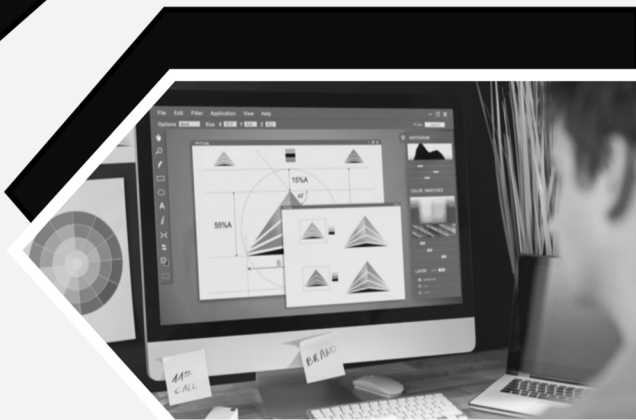
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Don't forget to let your Association know

Please don't forget to inform us if there is a change in ownership at your address due to a marriage, a divorce, or a death. By notifying us we avoid addressing communications incorrectly and making everyone uncomfortable.

Thank you!

Do you want copies of Board Meeting Minutes?

Copies of "Board approved" Minutes for The Eagles Master Association, Canterbury, St. Andrews, Turnberry & Royal Troon can be obtained by making a request by email, fax or in writing to:

Leigh Slement
leigh@pgcf.com
Fax: (727) 238-8801
The Property Group of Central Florida
2753 SR 580 Suite 202
Clearwater, FL 33761

Do you want Copies of Financial Reports?

1. An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.
2. An association with total annual revenues of at least \$300,000, but less than \$500,000, shall prepare reviewed financial statements.
3. An association with total annual revenues of \$500,000 or more shall prepare audited financial statements.

Copies of "Board approved" CPA prepared financial reports (for those Villages required to produce in accordance with the above statutory requirements i.e. The Eagles Master Association & Canterbury Village) can be obtained by making a Member request by email, fax or in writing to:

Leigh Slement
leigh@pgcf.com
Fax: (727) 238-8801
The Property Group of Central Florida
2753 SR 580 Suite 202
Clearwater, FL 33761



What to plant:

Annuals: Plants that can take summer heat include salvias, torenia, wax begonias, and ornamental peppers.

Bulbs: Some lilies do better when their roots are crowded. Try planting Amazon, Aztec, and Kaffir lilies in containers to increase blooming.

Herbs: Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

What to Do:

Pests: Harmful insects become more active as the weather warms. Watch for thrips, scale, and mites on ornamental plants.

Gardenias: While some yellowing of older leaves is normal, yellowing of new growth usually indicates a micronutrient deficiency.

Oleanders: Chewed or ragged leaves indicate oleander caterpillars at work.

Lawn insects: Watch for damage from chinch bugs in St. Augustine.

Prevent lawn diseases: Prevent or minimize disease by following proper cultural practices when caring for lawns.

Tomatoes: Watch for pests, disease, and nutritional disorders on tomato plants.

What to Do Every Month:

- Adjust irrigation based on rainfall
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine: 3-4"



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COUNTY NEWS

From the desk of Sandy Murman (no longer Commissioner but staying in touch to keep us informed)



The three most booked restaurants in Tampa on OpenTable

Curious what the hottest restaurant in Tampa is? Well, on OpenTable

these three Tampa restaurants are regularly having prime reservations scooped up. The reservation app just released its list of the 10 most booked restaurants in Tampa, and the Top 3 may not surprise you.

The Columbia Restaurant in historical Ybor, Ulele in Tampa Heights and Bern's Steak House on Howard Avenue.



Gov. DeSantis signs 'Veterans Appreciation Month' measure.

The legislation, which passed the Senate and House with unanimous

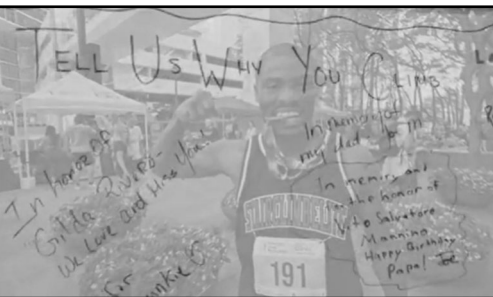
support, ensures that each November is "Veterans Appreciation Month" and removes previous statutory provisions relating to Veterans Week that were passed just last year.



Luxury hotel-condo tower Pendry Tampa to go vertical this summer.

Another five-

star hotel is coming to Tampa, and construction is set to go vertical in the next few months. It's the first Pendry property in Florida and puts Tampa in line with trendy areas like West Hollywood, California; Manhattan, New York City and San Diego.



American Lung Association's annual Fight for Air Climb in Tampa raises over \$160k

More than 600 people from Tampa Bay and beyond climbed

914 steps up 42 floors to the top of Tampa's Bank of America Financial building on April 6 in support of the American Lung Association at their annual "Fight for Air Climb."



3 Tampa icons rank as the most Instagrammed places in Florida

Tampa is a beautiful city. It's one of the top spring

break destinations, a thriving spot that people are moving to in 2024, and it continues to evolve as a major cultural hub in the Sunshine State. According to a new list, it's also one of the most photogenic and Instagram grid-worthy locales in Florida.

Busch Garden takes 13th place, Tampa Riverwalk 15th place and Florida Aquarium the 19th spot for most instagram-worthy spots in Florida.



Hillsborough County hosts innovative electric garbage truck pilot program. In a move toward a more sustainable and environmentally friendly future, Hillsborough County has been chosen to host one of the first Electric Vehicle (EV) Garbage Truck pilot programs in the state of Florida.





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LISTING & BUYERS AGENT

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\$520,000



16210 MUIRFIELD DR
LISTED AT \$749,900



15809 MUIRFIELD DR
LISTED AT \$830,000

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