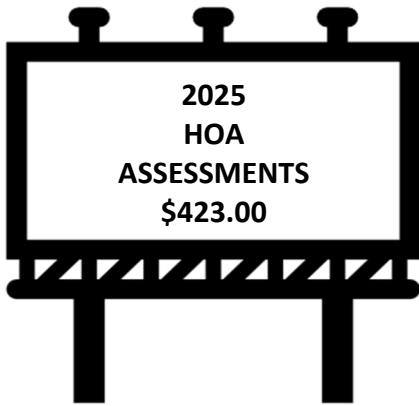


The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE



FROM HOA PRESIDENT, MATTHEW RACINE

In 2025, the annual HOA assessments are to increase. At the December BOD meeting, the BOD will discuss and vote on the increase.

The additional funds are to cover predicted inflation costs for the next few years and to help preserve our reserves with expected 2025 projects.

OPEN SEAT – 2025 HOA BOARD



There will be an open seat on the HOA Board of Directors in 2025. Nominations are currently being accepted. If interested, please send a resume and cover letter to the Property Manager, Cam. If there is more than one candidate, an election will be held during the annual HOA meeting. Cam Clark, Property Manager
cmclark@wisepropertymanagement.com

Dear Homeowners,

Your community Board of Directors would like to offer their best wishes for the Fall and Holiday seasons. Now that things are cooling and Summer is officially over, the BOD wants to remind everyone of some fall maintenance responsibilities. Please take a moment to evaluate your residence and correct, as needed, any noted deficiencies.

1. Lawns should be mowed, trimmed, and edged.
2. Remove dead or dying plants in garden beds.
3. Prune and trim your shrubs and trees.
4. Remove mold on fences, driveways, sidewalks, exterior walls, etc.
5. Rake leaves and other yard debris in yards.

Other Fall Prep Ideas

1. Get your water heater drained and serviced
2. Clean your gutters and dryer vent.
3. Rake leaves to prevent them from suffocating your grass and creating a breeding ground for disease and fungi
4. Continue to water your lawn, but less often.
5. Stop fertilizing your lawn. Fertilizing too late can cause your grass to grow when it's cold, making it more sensitive to the cold.
6. Apply mulch to your garden beds to help regulate soil temperature, retain moisture, and reduce weeds.
7. Plant fall annuals to add color to your landscape
8. Check and service your pools including motors and pumps and replace filters
9. Days are shorter, so check outdoor lights for broken bulbs and fixtures.
10. Seasonal decorations are welcome and may be installed a month prior to the holidays.

The BOD goals are to protect home values and maintain the aesthetics and peaceful environment of the community for all residents to enjoy. Enforcement procedures are intended to gain cooperation and compliance.

Thank you for your efforts in helping to maintain our community.





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REMINDER – Recreational Vehicles

Campers, RV's, boats (recreational vehicles) are not permitted in a driveway or on the street. (See Statement of Commitment Article VI Section 5) The vehicles may be stored in the backyard, and may not be seen from the front street view or adjacent property (FL Statute §720.3045)

**Knock, knock!
Who's there?
Murray.
Murray who?
Murray Christmas
to you!**



**THERE ARE
2 OPEN SEATS
ON THE
BOARD**

FAWN RIDGE WEB PORTAL

Fawn Ridge has a web portal informational site! If you are a homeowner and have not accessed or created an account on the web portal go to:
<https://www.fawnridge.org>

- Personal association payments, Payment history
- Violation information . Association documents, forms, and other information regarding the community

BOARD OF DIRECTORS

President, Matthew Racine
president@fawnridge.org

Vice President, Chris Renshaw
vicepresident@fawnridge.org

Secretary, Ashley Coxwell
secretary@fawnridge.org

Treasurer, Danielle Walsh
treasurer@fawnridge.org

Director at Large, Mike Castro

PROPERTY MANAGER

"CAM" CLARK 813 968-5665 x322
cmclark@wisepropertymanagement.com

ACC COMMITTEE

Chairperson, Jeanne Gorecki arc@fawnridge.org

Committee Members
Robert (Bob) Hopkins, Jason Ledbetter
Alfred (Al) Wright, Jr., Chris Renshaw
Denise Acevedo and Gail Murphy

NEIGHBORHOOD WATCH

Jeanne Gorecki and Joe Luzzolino, Chairs

SOCIAL COMMITTEE

VACANT

FINING COMMITTEE

Anne Westmoreland, Chair
Evelyn Knoll

BEAUTIFICATION COMMITTEE

Jade Mulvaney Skarda

Articles, suggestions for articles, accomplishments, and photos are welcome from residents. Please submit articles before the deadline to: treasurer.fawnridge@gmail.com.
Current issue and advertisement inquiries are available at www.IKarepublishing.com.

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*AdventHealth Northdale ER is a department of AdventHealth Tampa. It is not an urgent care center. Its services and care are billed at hospital emergency department rates.


**AdventHealth
Northdale ER**

2024 National Night Out was an outstanding success.

Thank you to **Jeanne Gorecki** for planning and coordinating another successful event. Wonderful to see neighborhood camaraderie after hurricanes Helene and Milton. The Social Committee provided Kona Ice and Hungry Howie's pizza. Hillsborough County Fire Rescue and Sheriff's Office wowed the kids with a fire truck and police car.

GRATITUDE "Thank you, Fawn Ridge appreciates you"

Fawn Ridge VP, **Chris Renshaw** pressure washed the picnic area.

Greg Brown, Parks and Athletics Hillsborough County Parks and Recreation and Chris Stone, Manager of Park Services North Hillsborough County Parks and Recreation came to the rescue after the hurricanes to maintenance the park ensuring it was safe and functional for the event.

Master Deputy, Tobias Smith, entertained the kids by showing his cruiser with all its bells and whistles.

Hillsborough Fire Rescue District 3 received a service call minutes before the event but made a grand entrance later with sirens blasting and the neighborhood cheering them on.





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AdventHealth

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Beautification Committee

The Beautification Committee is working closely with the BOD to identify areas of the community that need enhancing.

In November, the committee was working on the placement of holiday décor.



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The vehicles may be stored in the backyard, and may not be seen from the front street view or adjacent property (FL Statute §720.3045)



Architectural Review

WHEW! There were over 20 applications in October and November. Thank you for following the guidelines of the neighborhood.

- ARC applications are reviewed as received from Wise Property Management.
- ARC meets via zoom once per month to officially approve applications.
- If you submit an ARC and have not received a response in a timely manner, contact Wise Property Management, they will resolve the issue.

We understand residents want to elevate the aesthetics of their home quickly, but please remember **ANY** exterior modifications require an ARC application submission. Commencement of work prior to submitting an ARC Application constitutes a **\$30.00 fine**.



Did You Change Your Batteries In Your Fire Alarms?

Hillsborough County Fire Rescue rule of thumb is: change smoke alarm batteries when the time changes in the fall. Fire code has changed since Fawn Ridge was developed. The county offers a program where Hillsborough County Fire Rescue personnel come to the home, inspect alarms and test for functionality. If alarms are out of date, or home does not meet current fire code standards, new alarms are recommended and installed with 10 yr battery.

Guidelines.

- You must have proof that you own and live in your home (homestead)
- Mark your calendar to set-up an appointment in January 2025





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