



THE LAKE FOREST

JUNE • JULY • AUGUST 2024

News



Newsletter OF LAKE FOREST • SUMMER EDITION

from the **PRESIDENT**

Dear Homeowners and Residents,

Several HOAs in Pasco and Hillsborough County have successfully amended their Governing Documents to restrict rentals as I explained at the April 17 Townhall Meeting. For details see the slide deck shown at that meeting with all relevant information which can be accessed on the portal under "Documents" / "Presentations".

Our own governing Documents date back to 1977 with minor amendments made in 2009 and are hopelessly outdated. Bringing them up to date is an urgent necessity. The board is asking for your input and feedback on a number of issues. Please watch your e-mail Inbox and postal mailbox for the polling sheet which we urge you to fill out and return to the office at your earliest convenience.

Our replacement program is in full swing and on track. 6 of nine buildings (16, 29, 34, 52, 55 and 62) have received new roofs, with 56, 57 and 63 still to be done. Building 55 also got new Hardie siding, and two more buildings will be resided this year.

The irrigation system will be upgraded by eliminating battery powered valves and wiring them directly to controllers.

Cardinal completed the four-stage pruning project in the Townhome section and replanted the front entrance with annuals. Executive Branch took out several trees along Morning Drive that were deemed a hazard by the County's arborist and revived a section of the median along Lake Forest Drive. Severely deteriorated Perimeter fences at Deer Park, Oak Vine Drive and Mill Lake were replaced and painted. Sections of the West perimeter will be replaced in the second half of 2024.

We are on track and within budget with all reserve projects.

Last but not least, I would like to express my appreciation for all the efforts and contributions made by our committees.

Gert Caspritz
President HOA

The Latest News from Your Board

We are happy to announce that we signed an exclusive marketing agreement with Spectrum providing us with a pretax windfall of \$90,000 (minus Condominium Associate's commission) with no obligations for any member. The board will announce a decision on how monies will be allocated once received. We are expecting receipt of monies no later than July 17, 2024. The agreement will be available on the website.

During the last week of May a polling sheet went out to all registered members via e-mail, and all non-registered members by mail. It serves the purpose of collecting feedback on several proposed amendments to our Declaration which the board has determined are necessary for the protection and decision making ability of our HOA. Please check your email and postal mailbox, review and complete the polling sheet, and kindly submit the completed document (via email or printed hard copy) to Kristen, our property manager, by June 30, 2024.

Last but not least, please go to our website, (<https://condo.cincwebaxis.com>), to check your account for assessments due. We have 49 accounts in arrears totaling \$53,000 in past due assessments. The new collection policy will be strictly enforced, and we will be sending cases to our attorneys if we do not receive a timely reply to the late assessment notification letter. Please note, fees can quickly double the amount due once a case goes to our attorneys for collection and these fees cannot be waived by us as they are the attorney's charges, not ours. Please refer to the February 1, 2024, revised collection policy document for additional information





BOARD OF DIRECTORS

President - Gert Caspritz
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Vice President - Greg Bernitt
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Treasurer - Marybeth Hager
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Secretary - Betty Alamo
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PROPERTY MANAGER • Kristen Deroche

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Treasurer's Report • March 2024 Marybeth Hager

Consolidated Current Assets March vs February 2024			
<u>Total Current Assets</u>	330,911		376,607
Total Operating Cash on hand	202,507	vs	201,953
Common Reserve liabilities	268,918	vs	259,628
Ltd Common Reserve liabilities	256,666	vs	239,699
Total Reserves Cash	525,583	vs	499,327
Common to Date vs Budget	3/31/2024	vs	Budget
Common Operating Revenue	89,517	vs	88,040
Common Operating Expenses	78,171	vs	88,040
Common Operating Cash	91,433		
Common Reserve Funding	27,802	vs	26,250
Ltd Common to Date vs Budget	3/31/2024	vs	Budget
Ltd Common Operating Revenue	118,760	vs	91,309
Ltd Common Operating Expenses	97,677	vs	91,309
Ltd Common Operating Cash	111,074		
Ltd Common Reserve Funding	220,883	vs	213,809

From the Property Manager



Hello Lake Forest Residents,

As the weather becomes increasingly warmer and rain sets in, it will bring on more maintenance requests from the homeownership. It helps Rich and I to be more effective if work orders are entered via your owner portal, and each separate request is entered one at a time with specific details of the request, i.e. issue, location, severity,

etc. Adding photos also helps us save time and ensure timely completion of the request, provided there is an urgent need for the request and the budget allows for it.

Your owner portal is your one-stop shop for all things HOA! You can pay your HOA assessments, submit work orders, and view all HOA related documents, including the insurance policies that many of your mortgage company's request annually. If you need assistance registering or navigating the portal, please contact me for help.

Social Committee

Thanks to Larry & Cathy Thomas for taking over the Social Committee and for a very successful Spring Cleaning event which featured document shredding, electronics recycling, a Salvation Army donations truck, and a trash dumpster. If you would like to volunteer for any event or have event suggestions, please feel free to email Larry at lthom-as36@tampabay.rr.com.

Lake Committee

Volunteers needed to help with lake shore management.

One of the most important aspects of a healthy lake or pond is proactive buffer and littoral zone management. It not only helps increase the aesthetics of our lakes and pond, but it helps protect waterbodies from the harsh effects of erosion and prevents excess nutrients from entering the water column. The Lake Committee will soon begin creating buffer zones comprised of native grasses and flowering species that extend three to five feet or more from the water's edge. If you'd like to participate, email Greg at gregbernittlakeforest@gmail.com.

Benefits of native aquatic plants:

- Nursery areas and refuge for small fish
- A buffer zone reducing bank erosion from waves
- A food source for waterfowl, and other aquatic animals
- A living surface for insects that are an important food source for fish
- A natural water purification system
- Aesthetically pleasing wild flowers

Architectural Committee

As a reminder, any changes outside your home need an ACC form submitted for approval. Please submit with diagrams, pictures, paint color samples, and all details of the improvement. Forms are in the portal or can be picked up at the office. If you have any questions, please feel free to contact Kristen, kderoche@condominiumassociates.com, our property manager or Brian, brianlakeforest@gmail.com, the committee chair.

Our Community, Neighbors and Friends

Passing of a Neighborhood Watch Hero

It is with great sadness that we inform you of the death of Bo, our neighborhood security watch dog. Please see below excerpts from a letter written by Garry, his owner...

On April 3rd, 2024: My beautiful, energetic, and polarizing Doberman Pincher passed away.... Bo was a very recognizable figure in Lake Forest and was in fact a hero. He stopped 2 break ins and saved 2 other people's lives. ... It was Christmas morning, and I was walking through the townhouses with my dogs. Bo suddenly stopped walking and seemed distressed. He was looking around frantically. He locked in on a door and I could see a hand on the ground just sticking out of a slightly cracked open door... An elderly lady had fallen down the stairs of her unit and crawled to the door to call for help... Bo heard her cries for help, and we were able to get her an ambulance. On another occasion, we went out for a walk on Lake Forest Drive. Bo stopped and was watching children playing with kites on their lawn. Bo became distressed and would not move. He focused on the roof. To my astonishment there was a toddler on the roof with a kite. I was horrified that the baby was going to fall and get killed. I started yelling "sit down" and both the boy and my dogs sat down. I notified the mother, and they got the toddler safely off the roof. I see this boy every day. He is now about 8 years old. We both cried when he learned of Bo's passing. Bo will not only be missed by me, but he will also be missed by our Lake Forest community; most of whom do not even know of the deeds of this unsung hero. He truly protected the health and wellbeing of our community. REST IN PEACE BEAUMONT.



Our Resident Biker Gang



Did you know that Lake Forest has a resident biker gang? On any given day you can see them riding around our neighborhood with their four-legged mascots, Loki, and Finn.

When you see them, take a moment to say hello to Ken the Poet, Mad Man Mark, Gentle Jill, and Biker Bob. They are sure to make your day brighter!

Neighborhood Watch

Please report suspicious activity immediately to the Hillsborough County Sheriff's Office **non-emergency number 813-247-8200**. Our HOA continues to hire police to randomly patrol our community.

Here are a few reminders:

- School is out, and with that, we need all eyes and ears to pay extra attention to our surroundings day and night.
- We cannot stress enough the importance of locking your car. According to the Sheriff's Office, car break-ins are the most common crime.
- Soliciting and trespassing **are not** permitted in Lake Forest. Please do not answer your door to someone you are not expecting, and please do not give out any personal information to strangers in person or by phone.
- It takes all of us to be responsible in locking up our homes and vehicles, in addition to not leaving anything of value outside your home that might be taken.
- This is a good time to remind all to avoid leaving your mail overnight in your mailbox, and also please have someone accept any packages for you if you are not going to be home.
- Excessive noise - There is a county 10pm noise ordinance.

Should you experience any excessive noise after this time, please call HCSO non-emergency number to report. Also,

- Fireworks - By law, fireworks are only permitted three times a year - the Fourth of July, New Years Eve and New Years Day.
- Wildlife - Feeding or bothering any wildlife is prohibited! Please notify the proper authorities accordingly.

Take care and stay safe everyone!

From the Pool Manager

It's that time of year again. The summer is almost upon us, and the pool is ready and waiting. Already kids are splashing and enjoying the beautiful sun with their families or working on their swimming skills.

Here is a small reminder about some of the pool facility rules...

- Stay off the Rope - If it is broken you will be fined and/or have your pool privileges suspended.
- The maximum number of residents and guests per household is limited to 6.
- No food or drinks are allowed on the deck (picnic area is outside or you can use the benches on the grass located on the north side of the pool).
- Pool parties are not allowed. If you want to have a party or picnic, please use the covered pavilion next to the playground.
- Family friendly bathing suits are required - no street clothes, and no suits made of cotton nor wool.
- No alcoholic beverages are allowed in the gated area.
- Pool hours are from dawn to dusk. All users must leave at sunset.
- Clubhouse rentals do not include use of the porch nor pool and the doors should remain locked while rented.
- For the full list of rules please refer to the signs placed on either side of the pool.
- Pool monitors will be present many hours of the day to enforce rules posted at the pool. Please be respectful of the monitors and of your neighbors while at the pool

We hope everyone will enjoy the use of the pool and the other facilities this summer.

Resident News

Welcome new residents! We are glad to have you in our community and we value you as our new neighbors.

Renters, please bring a copy of your rental agreement to the Clubhouse so you can be added to our resident and FOB Lists. Please provide your email address to receive Lake Forest communications and announcements.

Pickle Ball, Tennis and Basketball court rules will change as of June 22, 2024. Please observe the new rules as posted at the gate. Court hours are 8:00am - 10:00pm. Please put trash, water bottles, etc. in trash can outside the courts.

A FOB is needed for access to the Pool, and the Pickle Ball, Tennis and Basketball courts.

Driving in Lake Forest: The neighborhood speed limit is 25 mph. This is a family friendly neighborhood, so people are often out walking, jogging, or bike riding. Kindly observe our neighborhood speed limits.

Food Trucks

Our food truck vendors love coming to Lake Forest. There is usually a food truck and a dessert truck. They are here on Thursdays twice a month. Watch marquee and email blasts for details.



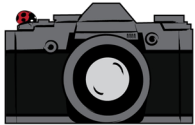
Trash Pick Up

FRIDAY is main trash day (Recycling, Regular pickup & yard trimmings)

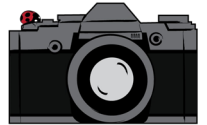
Leave pile of yard trimmings at curb near garbage bins. Boxes need to be broken down to fit inside the recycle bin. Do NOT leave any furniture, mattresses, or over-sized boxes out. The city will not take anything that doesn't fit in your garbage container. You must dispose of large items on your own.

Tuesday is only regular trash bin

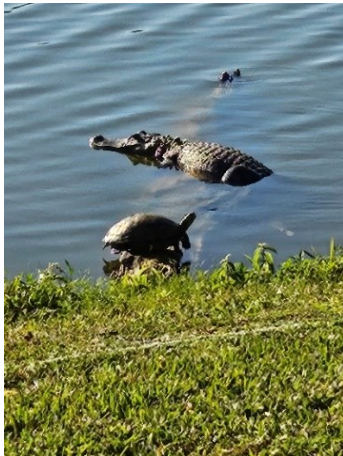
****Trash bins must be put away the evening of trash pickup or a Violation Letter will be issued****



SHUTTER BUG CORNER



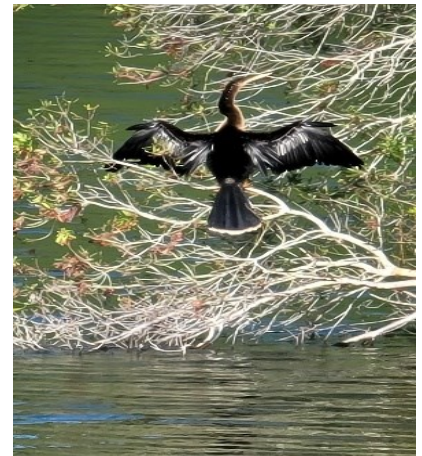
Oh, what a beautiful morning



Make new friends



Birds of a feather



A good day to sun yourself



Peaceful, easy feeling



Hello



Please always carry a bag with you to pick up after your dog. Any feces must be picked up immediately. It is not allowed to be left on any common ground, sidewalk, or recreation area. And NEVER put the waste bag in someone else's garbage bin. We've had some complaints about this happening on trash days. All dogs must be on a leash per Hillsborough County Ordinance.

Newsletter:

Betty Alamo – Bettylakeforest@gmail.com. Please email me with any ideas, articles, and/or neighborhood photos you would like to submit for the next Newsletter.