



THE LAKE FOREST

MARCH • APRIL • MAY 2025

News



Newsletter OF LAKE FOREST • SPRING EDITION

from the **PRESIDENT**

Don't Be Fooled, Follow the Facts, Do Your Own Due Dilligence and Make Informed Decisions

I feel compelled to open my remarks with this appeal since false information is being spread by a few in attempt to block sensible and necessary revisions to our governing documents especially with respect to statutory reserves. In no way do statutory reserves give the board the right to raise the reserves without control. **The law provides for the right to waive or partially fund reserves by a vote of a majority of those present at a meeting where a quorum is met (30% of the total voting interest). Any claim to the contrary is simply false.** You should have already received a package containing separate amendment documents and important background information to aid you in making a voting decision that is right for you and our community.

The board has established a hotline number, 813.534.0106, to provide answers to any questions you may have regarding the proposed amendments. We kindly ask you to be respectful of your board, who are volunteers, when calling.

You may be aware that our property manager, Kristen Deroche, tendered her resignation and left Lake Forest HOA on January 24, 2025. Her replacement, Dominique Green, who is a licensed Community Association Manager (LCAM), started on February 24, 2025, and will go through a few days of training before starting to work from the office. She joins us from Cory Lakes.

The roof repair campaign is in its third phase. Delays in getting feedback from owners made it impossible to complete the repairs earlier. I want to thank all those who gave us their consent to perform the necessary repairs and those who choose to use their own licensed contractor. Some homeowners have not yet responded to the three notices we've sent and may force us to exercise our right to abatement.

All fallen trees and root systems as well as all debris from hurricane Milton have been collected by the County and our contractors.

Large areas of crumbling concrete at the end of Morning Drive were replaced during the week of January 6. Thanks to all adjacent owners and residents for their cooperation and the contracts for installation of Hardie siding at buildings 14, 50, 59 and 60 were signed on Feb. 5, 2025. Work should begin within the next ten days at building 14.

Destroyed mailboxes at building 55 were rebuilt and paid for by the driver's insurance company.

All open and pending work orders are under review and will be addressed as soon as reasonably possible.

A revised streamlined collection policy which adds a few more grace days to pay and eliminates reminder letters, is in full compliance with the law (Chapter 720) and will be mailed to you shortly.

We have a Yard Sale scheduled for March 8th and our Spring Cleaning event, which includes shredding and Salvation Army donation trucks along with a dumpster is scheduled for Match 29th. Stay tuned.

Wishing you a wonderful Spring
Gert Caspritz,
President

Spring Trivia Quiz

- During early spring, which polar region begins to experience increasing daylight and melting ice? *The North Pole*
- When it is spring in the Northern Hemisphere, what season is it in the Southern Hemisphere? *Autumn*
- In spring, what prevents the spread of hot and cold air in North America? *The Rocky Mountains*
- Which spring holiday encourages people to plant and care for trees? *Arbor Day*
- During which months does spring occur in the United States? *March, April, and May*
- What spring festival involves singing and dancing around a maypole? *May Day*
- In what month do spring rain showers occur, leading to the phrase "April showers"? *April*
- What do April showers often bring according to a popular saying? *May flowers*
- What is the first day of Spring called? *The Vernal Equinox*
- When does 2025's Spring begin in the Northern Hemisphere? *March 20*
- Which holiday does not occur during Spring? *St. Patrick's Day*
- During the 1st day of Spring, where does the sun rise and set? *Due east and due west*
- What does Spring symbolize? *Rebirth*
- On the first day of Spring it is said that the day and night are exactly what length? *12 hours*
- Spring is considered the first, second, third or fourth season of the year? *First*
- For Australians, in what month does Spring begin? *September*
- What phenomenon causes new plant growth to "spring forth" and daylight to increase during Spring? *The Increased tilt of the Earth's axis toward the sun*



BOARD OF DIRECTORS

President - Gert Caspritz
(gertlakeforest@gmail.com)

Vice President - Brian Johnston
(brianlakeforest@gmail.com)

Treasurer - Marybeth Hager
(marybethlakeforest@gmail.com)

Secretary - Betty Alamo
(bettylakeforest@gmail.com)

Director - Patrick Nagy
(patricklakeforest@gmail.com)

PROPERTY MANAGER • Dominique Green

14735 Lake Forest Drive, Lutz, FL 33559
Phone: 813-972-1800

dgreen@condominiumassociates.com
www.condominiumassociates.com

Office Hours: 10am - 3pm

Pool Hours: Dawn to Dusk

Lake Forest Homeowner's Assoc. Website:
condo.cincwebaxis.com



Treasurer's Report • Fiscal Summary December 2024 Marybeth Hager

Consolidated Current Assets

	12/31/2024	vs	11/30/2024
Total Current Assets	462,732		472,612
Net Operating Cash	261,044		298,050
Common Reserve liabilities	303,265		297,202
Ltd Common Reserve liabilities	281,553		266,873
Total Reserves Cash	584,818		564,075

Common To Date vs Budget

	12/31/2024	vs	Budget
Common Operating Revenue	479,864		352,159
Common Operating Expenses	375,588		352,159
Common Operating Cash	98,905		
Common Reserve Funding	111,479		105,000

Ltd Common To Date vs Budget

	12/31/2024	vs	Budget
Ltd Common Operating Revenue	382,292		365,237
Ltd Common Operating Expenses	357,470		365,236
Ltd Common Operating Cash	162,139		
Ltd Common Reserve Funding	493,031		490,000



THE PROPERTY MANAGER

Hello Lake Forest Residents,

I am your new Community Association Manager Dominique, and I would like to take this opportunity to introduce myself. I

have several years' experience working in the property management field with both multi-family and single family homes. I have managed multiple properties at once and one property at a time. I am both a licensed Realtor and a Licensed Community Association Manager (LCAM) and as such, I have a very diverse background and experience in property management.

I am here to exceed your expectations by ensuring Lake Forest is properly managed with everything in me from the day-to-day aspect to the operations standpoint.

I look forward to being an asset to the community and serving you guys as if it was my own property.

Reminder: Office hours are 10:00 am to 3:00 pm Monday through Friday. We encourage appointments to be set during these hours just to be sure I am not otherwise occupied. If these hours conflict with your schedule, please contact me to discuss alternate arrangements.

Thank you guys for your belief in me, and I look forward to meeting you all soon.



Assessment Collection Policy

Things to keep in mind...

- Assessments are due on the first of each month
- Assessments not paid within 30 days incur a 6% interest penalty
- The Thirty Days' Notice of Late Assessment (NOLA) letter is sent on the **34th day** after the due date. Delinquent homeowner is charged \$25 for the NOLA. **There will be no reminder letter.**
- Homeowner will be charged for each collection attempt
- Homeowner will be billed for any additional Attorney charges
- Once an account is transferred to the Attorney for collection, all communications regarding the delinquent account must be directed to the Attorney until the account is paid in full
- Attorney charges are currently billed at a rate of \$250 per hour

NOTE: It is the member's responsibility to ensure assessments are received on-time, paid-in-full, and properly posted to the member's account to avoid penalty & potential collection actions.

please note

Periodically check your account via the Lake Forest Homeowners Association's on-line website condo.cincwebaxis.com or reach out to Dominique, our Property Manager, at 813.972.1800 during regular office hours: Mon-Fri 10am through 3pm.

Meet Your Neighbors



Hi, I'm Alfred Huertas and I, along with my wife, Annette Montanez, a Salsa and Latin dance instructor, were captivated by Lake Forest when we moved here in December 2022. The peaceful atmosphere, beautiful trees, and convenient central location all appealed to us. That said, the real excitement came from the potential to renovate our new home and make it our own.

As a kitchen and bath designer at DesignbyAlfred.net, (787-902-7928) I saw an opportunity to create a dream kitchen that would not only be aesthetically pleasing but also perfectly suited to my family's needs. After all, the kitchen is the heart of the home, a place for gathering with friends and family. A place to share and create new memories.

Since the renovation, we have hosted several gatherings for our friends and neighbors. These events have been filled with laughter and good times and have helped us build new friendships within the community. We are especially happy to be part of a neighborhood where people respect each other and come together in times of need.

In addition to welcoming neighbors into our home, I also serve on the Boatyard Committee, contributing to upkeep and enjoyment of this community asset. Please feel free to reach out to us should you have any design questions or just to say "hello!"

Alfred Huertas
DesignbyAlfred
(787) 902-7928

Market Report Article

Hello Lake Forest residents!

Thank you for all of the kind words recently! I have really been enjoying meeting and chatting with so many of you on my daily walks with my dogs. I think it's also safe to say that the dogs enjoy it as much as I do.

Market Report:

You may have noticed the increase in recent sales in Lake Forest! We had 4 single family homes and 1 townhome sold in the last 3 months. The single family homes sold, on average, for \$224 a square foot. The townhome (a 2 bed, 1.5 bath) sold for \$225,000. The average days on market before going under contract is holding steady at 53 days. If you're curious about the market value of your home, reach out to me for a custom analysis.

Home Maintenance Tip:

Spring is just around the corner! Now is a great time to have your annual plumbing inspection. A certified plumber will check for any leaks in lines or in your toilets. This is also a good time to consider exterior paint and trim touch ups. Lastly, clean your garbage cans! The warmer weather means more likelihood for stinky cans. A simple rinse out with dish soap, vinegar, and your garden hose will do the trick.

Curb Appeal Pointer:

Speaking of trash cans, leaving your bins at the curb really puts a damper on the overall aesthetic of your yard and the neighborhood. Not to mention that those cans often seem to walk themselves right into the road, creating obstacles for cars and pedestrians alike. Please take the time to bring your bins up from the curb after trash collection.

If you have any questions about the information in this article, feel free to email me at lorynn.gavin@compass.com or call me at (352) 467-0684.

Lake Forest Committees

Committee	Chair	Members
ACC	Brian Johnston brianlakeforest@gmail.com	Betty Alamo Kelly Presbrey Larry Thomas
Boatyard	Brian Johnston	Alfred Huertas Regina Spieler
Document Review	Gert Caspritz gertlakeforest@gmail.com	Brian Johnston Ed Mierzejewski
Finance	Mary Beth Hager MaryBethlakeforest@gmail.com	Brian Johnston Larry Thomas
Fine Appeal	Leslie Lambert leslielakeforest@gmail.com	Patricia Lessard Regina Spieler
Lakes	Greg Bernitt	Bill Shields Ed Mierzejewski Regina Spieler Patrick Nagy
Landscape	Betty Alamo bettylakeforest@gmail.com	Cathy Thomas Patrick Nagy
Social	Larry Thomas larrykthomas438@gmail.com	Betty Alamo Cathy Thomas Ginny Cunningham

Social Committee – Upcoming Events

The social committee is planning to have a community wide yard sale on Saturday March 8th from 8am to 1pm. Please come to the clubhouse at 7:30 am to check out a table, on a first come basis to use in the clubhouse parking lot.

If you want to set up in your driveway, plan to put up your own signs to draw attention. There is no map this year.

A donation trailer will be available until 2 pm at the clubhouse just for usable items, no trash.

So go through your garages, combine and pair tables and driveways with your neighbors. If you haven't touched something in over a year, it may need to go away.

After this event, we will have our annual **Spring Cleaning** event on March 29, with another donation trailer, a dumpster, and a shred truck. Details to follow.

Let's make it happen, Lake Forest. Get involved and take pictures for the newsletter.

Email me, Larry, with questions, at larrykthomas438@gmail.com.

Landscape Committee – New members and projects

Hi all, I wanted to let everyone know that the Landscape Committee has undergone a series of changes... Betty Alamo is the new Chair, and along with Cathy Thomas and Patrick Nagy (our newest member) we are looking forward to serving our community's landscape needs. We are currently focused on upgrading our plantings along Lake Forest Drive, by fertilizing, adding some healthy garden soil and laying down mulch where needed. We are also looking at establishing a butterfly garden so the youngest members of our community can learn about and experience the life cycles of our Florida butterflies.

Once this project is completed we will focus on upgrading the gardens surrounding our pool, hopefully in time for the summer pool season.

Of course, these projects will require upgrades and repairs to our irrigation system so we will be keeping a close eye on expenses and trying to stretch our landscape dollars to accommodate

Next will be addressing the rusted wrought iron fences located by our lakeside townhomes. We will be obtaining estimates for removing, repairing and/or replacing fences as indicated – again, another costly project.

As a priority, we will also be meeting with arborists in order to identify old, dead, and diseased trees – those trees that have reached the end of their natural life expectancy and are a hazard to our community and property.

In the meantime, Patrick is working with Gert to apply for a tree grant from Hillsborough County to cover some of plant expenses. Thank you Patrick!

As you can see, your Landscape Committee is going to be busy, busy, busy! If any of you are interested in joining the committee or assisting us with projects, please feel free to contact us. We appreciate your support!



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

Leave bagged 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. **Tuesday is only regular trash bin.** Don't forget to put away your trash bins!

Importance of Updating your Contact Information

So often property owners tell us that they are not receiving important information (such as late payment notices) and it is important to make sure all official HOA correspondence reaches you in a timely fashion.

Please take a moment to verify your mailing address on the County's Property Appraiser's website and change / update it as needed. The form can be found via <https://www.hcpafl.org/Portals/HCPAFL/pdfs/ChangeOfAddressRE071615.pdf>.

Ensuring your information is accurately reflected on the Property Appraiser's website also permits homeowners to claim Homestead Exemption (if the property is owner occupied) leading to lower property taxes. Everybody loves to save on their property taxes!

We also recommend ensuring that your contact information is updated in the Lake Forest Homeowner's Association website - <https://condo.cinwebaxis.com/>. You don't want to miss out on any important communications (such as Social Committee events) from our property manager!

No Trespassing

There are new No Trespassing signs at the end of Morning Drive and the end of Lake Forest Drive. Please note, Lake forest residents are not affected. The signs are for non-residents who go to North Lake for fishing. Our streets are public so we can't prevent anyone from entering Lake Forest nor driving on the streets within our community.



Shutter Bug Corner • Celebrating the Holidays



Please always carry a bag with you to pick up after your dog. All 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.



Please be aware of your surroundings and use caution when approaching any of the lakes' edges since alligators may be present. Stay at least 30 feet away, especially when walking with small dogs or children. Pay attention to the posted warning signs. **Do not feed the wildlife!**

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.