

Van Dyke Farms

THE OFFICIAL NEWSLETTER FOR VAN DYKE FARMS RESIDENTS

ASSOCIATION'S 2024 YEAR IN REVIEW



The Association had another great year! Our largest investment (\$11,320) was the further renovation of the Van Dyke Road Entrance landscaping. Several aging ligustrum were removed and replaced with robellini palms. Several pallets of St. Augustine sod was also replaced. Other projects included the replacement of the fence surrounding the youth basketball and hockey courts (\$5,655), the addition of four community benches (\$3,844), the re-flooring and painting of the Clubhouse meeting room (\$3,438), and the Hurricane Milton cleanup, which the Association spent \$6,200 removing downed trees and stump grinding. Much of the actual debris was removed by member volunteers, substantially minimizing costs.

As is the case each year, several significant recurring projects were completed including the annual landscape mulching (\$6,278), sidewalk and monument pressure washings (\$7,397), and playground mulching (\$1,241). The annual mulching was completed in March as thirty member volunteers laid 1,600 three-cubic feet bags of mulch. The mulching of the playground was also done by member volunteers. The community pressure washing was completed by Tampa Power Washing.

Administratively, the Association continued to make improvements and effectively manage our contractors. One great addition is the Association's fully updated Vantaca web portal administered by Greenacre Properties. The portal contains a wealth of information for members and allows owners to pay their annual assessments online. Owners can also submit Architectural Control Committee (ACC) applications online and track them in real time. The portal also keeps members up to date on Association matters as Board Meeting materials, with all attachments, are posted on the portal well ahead of meetings. If anyone is not actively using the portal, please strive to do so. We'd like to get all owners using the portal to continue to reduce printing costs and ensure everyone is receiving critical Association e-notifications. Please contact our Community Association Manager, Laura Coleman, at lcoleman@greenacre.com for assistance in using the portal.

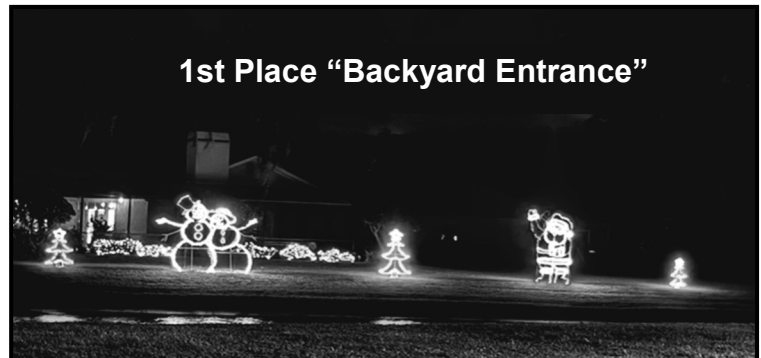
Long-term contracts continued to be appropriately negotiated and managed. Year over year price increases were held to zero to three percent, with the exception of insurance coverage that increased by eight (8) percent from 2023 to 2024. Of note, the Association continues to minimize legal costs, spending just 61 percent of the legal budget (\$12,241 of \$20,000). Much of this savings is due to the Association now sending out Fine Notices (less than \$5) versus a



Continued on page 3

HOLIDAY DECORATIONS CONTEST

A group of member volunteers organized a holiday decorations contest, with prizes. The goal of the contest was to further encourage members to decorate their lots and boy did they. There were many great decorations! The member volunteer group that organized and selected the winners and honorable mentions were Jessica Dashner (Meadows), Whitney Harrell (Meadows), Dani and Heather Hingson-Haines (Meadows), and Katy Young (Meadows). First, second and third place went to Victoria & James Parrish (Meadows), Jenny & Jeff Thiel (Southfork), and Andrea & Derek Jones (Trails), respectively. All prize awards and other expenses were donated by member volunteers. We should also recognize the member volunteers who decorated Van Dyke Farms Boulevard. This year's volunteers were Mark Euliano (Paddocks), Dave and Pam Moore (Lakes) and Jeff Thiel (Paddocks).



1st Place "Backyard Entrance"



2nd Place "Creative Characters"



3rd place "Bubbles"

Your Community Soccer Program



FC TAMPA RANGERS

Spring Soccer at Oscar Cooler Sports Complex

Lutz Spring Program

U6-U16

Girls R Kickn' Program

U5-U14

Info and Registration at <https://fctamparangers.com>



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ASSOCIATION'S 2024 YEAR IN REVIEW CONTINUED FROM PAGE 1.....

Legal Notices (at least \$195) when an owner fails to remedy a violation within the allotted timeframes (often 30-days per notice) after receiving a First Notice (Friendly) and Second Notice (Certified). Nearly one-hundred (100) Courtesy Notices of Board Intent to Fine were issued in 2024 and not one resulted in a Board deliberation to levy a fine.

Finally, the Board invested a great amount of time and effort keeping members informed of a proposed Affordable Housing Development near our Van Dyke Road entrance. This proposed development appears to be all but a fading memory as the owner of the land, who also developed Van Dyke Farms, is exploring other plans that would be more compatible with our community and greater Odessa area. More to come on that later.

Financially, the Association did very well! We were able to end the year with \$15,691 in surplus recurring funds! The Board is recommending these funds be carried forward and dedicated to the Reserves for Special Projects for long-term improvement and maintenance by the membership at its January 23, 2025 meeting, as we do each year. Additionally, there was a balance of \$64,316 in the Reserves for Special Projects at the end of 2024. This results in a balance of \$130,007 in the Reserves for Special Projects entering 2025 (\$64,316 balance at the end of 2024, \$15,691 in surplus 2024 recurring funds and \$50,000 of budgeted 2025 revenues dedicated to the Reserves for Special Projects). The Association's long-term funding plan is in great shape!

Total revenues in 2024 were \$338,948, 101 percent of the \$334,380 projected. The \$338,948 was comprised of \$316,008 in 2024 assessments (\$750 from 423 owners minus \$1,242 in to be collected assessments), \$18,700 in Tennis Court availability fees and \$4,240 from other areas including delinquent assessment payments, interest, insurance claim and Clubhouse key deposits. Expenses were as follows: Landscape Maintenance (\$76,538); funds set aside for Reserves for Special Projects (\$50,000); Property Management (\$37,496); Landscape Improvements (\$30,510); General Maintenance (\$27,198); Utilities (\$21,047); Insurance (\$19,852); Legal (\$12,214); Lake and Pond Maintenance (\$9,420); Annual Holiday Lighting (\$6,575); Tennis Improvements (\$6,429); Janitorial Services (\$5,151); Irrigation Improvements (\$4,914); Printing and Postage (\$4,717); Pest Control (\$4,518 – includes annual ant treatment); Taxes and License Fees (\$2,078); CPA services (\$1,775); Community Social (\$1,453); Seasonal Decorations (\$593); and, Website Maintenance (\$362).

In terms of Enforcement, 470 violations issued in 2024, which compares to 2023 (473), 2022 (520) and 2021 (505). As of December 31, all but 34 had been remedied and closed. A major focus in 2024 was on Repairing or Replacing Lawns – ninety-six (96) such violations were issued. Of these, 71 have been remedied and closed. Another 16 are being actively managed with significant progress made. There are 9 that show little if any improvement and the Association has given these owners until March 1, 2025, to remedy their lawns or fines and further enforcement action will result. At least 34 of 71 owners have elected to mitigate their Repair or Replace Lawn violation by completely or partially removing the older weed/insect/mold infested, or otherwise dead or diseased sod in their front yards and replace it with new St. Augustine (e.g., 6903 Aqueduct, 6908, 6918 Arabian, 17302 Carriage Way, 17001, 17104, 17105, 17111, 17116, 17120, 17126 and 17130 Downs, 17008, 17108, 17116 and 17209 Equestrian, 6501 and 6519 Grazing, 7604, 7611 and 7613 Lake Cypress, 17122 and 17123 Pasture, 17507, 17518 and 17519 Tally Ho, 6405, 6411, 6523, 6528 and 6624 Thoroughbred, and 17020, 17035 and 17038 Winners). The other 37 were able to remedy their lawns with improved pest and weed control, fertigation and repair of sprinkler systems.

The majority of the remaining 374 violations issued in 2024 were Discolored Driveway/Sidewalk (150) and Trim Palms (75). **Of the 423 homes in Van Dyke Farms 160 had no violations issued in 2024 – thank you!**

IS THIS GUY AMAZING OR WHAT?

Van Dyke Farms resident, Don Coffey, heads out for another bike ride across America, HIS THIRD, to raise money for the Wounded Warrior project. On April 1, Don and his cousin will head out on their bikes and ride from Tampa to Tacoma, Washington. They will be assisted by a childhood friend of Don's driving a support car with supplies. They will ride about 4,000 miles over 90 days through 15 states.



A few people have asked Don why he is riding his bike across the USA, again. He has 2 reasons:

First, he wants to see and experience another part of this country in a way and at a speed that very few people get to do today and he says pedaling a bike through small towns on quiet roads at the 12 MPH is a great way to do that. **Second**, he wants to raise money for The Wounded Warriors Project to help support men and women who volunteered to defend us and this country. As some of you know, in 2022, Don, his wife Susan and daughter Liz did a cross country ride to raise money for the WWVP. Their oldest son, Tom, was an Army Ranger from 2012-2017 and he and his battalion deployed overseas to hot spots several times. Luckily their son was never seriously injured in combat and always came back in one piece but some of his Ranger buddies weren't as fortunate.

Every week nearly 500 injured veterans and their families sign up for critical help offered by WWVP. Thanks to the generosity of people like all of us, these programs will be available to our warriors and their families. If you can, please help Don in honoring wounded warriors by donating to their fundraising efforts. If you want to donate: <https://communityfundraising.woundedwarriorproject.org/index.cfm?fuseaction=donordrive.personalCampaign&participantID=20978>

2024 ANNUAL SIDEWALK PRESSURE WASHING

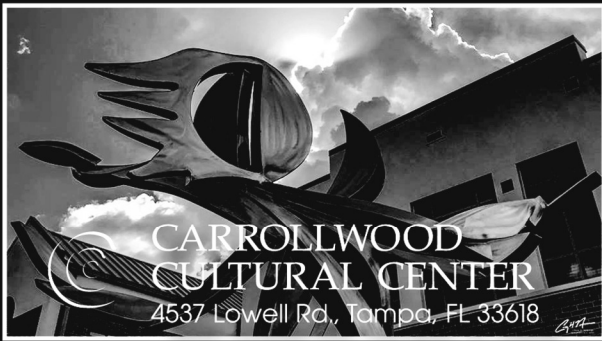
Tampa Power Washing has again been engaged to complete the annual sidewalk and monument pressure washing for an amount not to exceed \$7,398, the same cost as in 2024. The pressure washing is scheduled for early February and will include the common area sidewalks and monuments throughout the community. Additionally, the Playground and Fitness Stations will be cleaned.

FLORIDA'S GOLF CART LAW

Florida's golf cart law is now in effect. It increases the legal age to drive a golf cart on public roads. Anyone under the age of 18 is now required to have a driver's permit or license to drive a golf cart on public roads. Under the previous law, you had to be at least 14 years old to drive a golf cart on public roads. As all Van Dyke Farm roads are public please be aware of and ensure the law is followed.

PLAN YOUR ACC APPROVAL

As a reminder, major additions, improvements and renovations are required to be approved by the Association's ACC, a five (5) person committee of Association members appointed by, but independent of, the Board. These owners meet monthly (typically the first Monday of the month) to review owner's requests per Article VI of the Association's Master Declaration of Conditions, Covenants and Restrictions (Declaration). Every owner should be familiar with the Declaration and the supporting Guidelines and Standards. These documents clearly define the Association's deed restrictions, what needs to be approved by the ACC, and the process by which to gain approval. These documents can be reviewed by visiting the Governing Document page on <http://www.vandykefarms.com> or on the Association's G360 web portal in the My Association/Association Documents/Governing Documents folder. **IT IS CRITICAL THAT OWNER'S GAIN ACC APPROVAL FOR ADDITIONS, IMPROVEMENTS AND RENOVATIONS PRIOR TO MAKING IMPROVEMENTS. FAILURE TO DO SO MAY RESULT IN THE REMOVAL OF THE ADDITIONS, IMPROVEMENTS AND RENOVATION, AND RESTORATION OF PREVIOUS CONDITIONS.** Further, please keep in mind that the Association members who comprise the ACC are your neighbors and are simply trying to ensure the owner's request are compliant with the Association's governing documents. The purpose of the Declaration is to maintain the aesthetics and property values in Van Dyke Farms. Finally, as the ACC meets monthly, **PLEASE ENSURE REQUESTS ARE SUBMITTED WELL AHEAD (AT LEAST THREE BUSINESS DAYS) OF MEETINGS TO ENSURE ADEQUATE TIME FOR REVIEW.**



LIVE AT THE CENTER

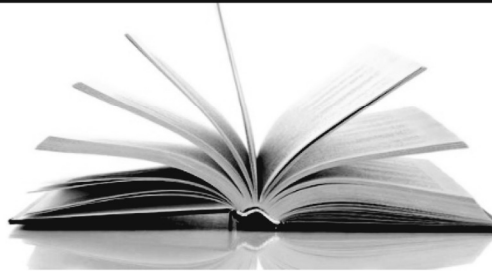
■ THINGS TO DO

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Carrollwood Village Community
GARAGE SALE!

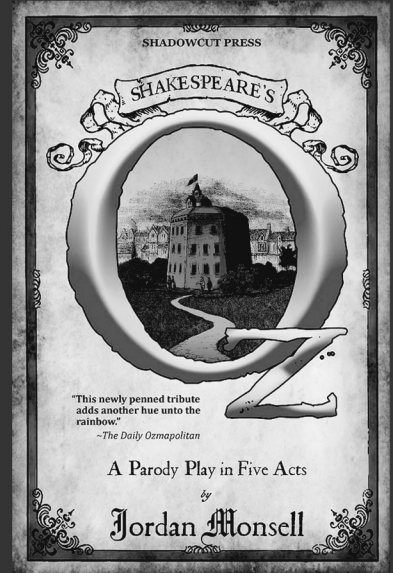


COMMUNITY GARAGE SALE
February 1 • 9 am–noon



DOLLAR BOOK FUNDRAISER
February 1–14
Benefits the Tom Jones Tuition Assistance Fund

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CLASSIC MOVIE SCREENING
February 2 • 2 pm
Tickets are FREE



CARROLLWOOD MARKET
February 8 • 10 am - 2 pm
Presented by Tampa Bay Markets



GHADER ABaido & FRANZ MANTINI
February 15 • 7 pm



MUSIC & DANCING
February 22 • 7:30 pm

What if William Shakespeare had written *The Wizard of Oz*? Travel over the rainbow to the early 17th Century in this reimagining of the classic story by L. Frank Baum. Using iambic pentameter, period prose, and historical engravings, author Jordan Monsell weaves a tale fit for the Bard.

February 8 • 7:30 PM
February 9 • 2 PM
TICKETS: \$5

IN THE GALLERY



Beginnings & Origins
presented by
The Gallery
One Race, One Face
by Sal Patalano
Halcyon Days
Mike King
Inheritance
by Tracey Jones
Think Big
by Elizabeth Ventura

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CLUBHOUSE RESTROOM KEY

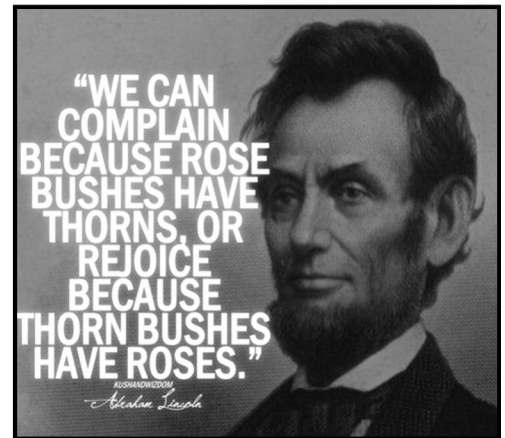
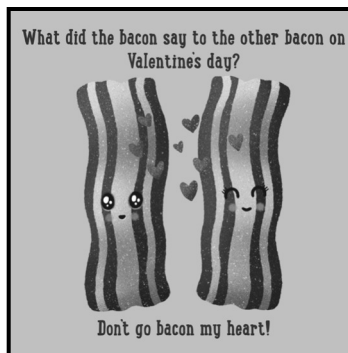
Any member is entitled to have a key to the Clubhouse Restrooms that service the Clubhouse, Playground, Courts and Athletic Fields and remainder of the Association. Please visit the Clubhouse Restroom Key Page on <http://www.vandykefarms.com>. There is a \$25 deposit fee. The locks were just replaced but the key members already have should work in the new locks.

LET'S KEEP OUR STREETS OPEN

One of the most annoying encounters in Van Dyke Farms is to see vehicles chronically parked in the street when there is ample space for the vehicle to be parked in the garage or driveway. Please be respectful of your neighbors. Parking in the street limits views and creates hazards. Every home in Van Dyke Farms was built with garages that hold at least two automobiles (trucks and SUVs included). Parking in your garage and driveway, as envisioned by the Associations Master Declaration of Conditions, Covenants and Restrictions, is greatly appreciated by all.



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February 14th marks the official day of love.

The History

This day of romance has roots in several different legends that have found their way to us through the ages. One legend goes that the Romans threw a priest named Valentine in prison for his teachings. On February 14th, Valentine was beheaded not only because he was Christian, but also because he had supposedly cured the jailer's daughter of her blindness. The night before he was executed he wrote her a farewell letter, signing it "From Your Valentine." Another legend has it that Valentine was an Italian bishop who lived about the same time as the priest Valentine. He was imprisoned because he secretly married couples against the laws of the Roman emperor. Some legends say he was burned at the stake.

21st Century Celebrations

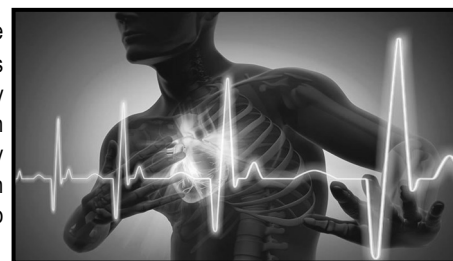
Valentine's Day is now a day for sweethearts. It is the day that you show your friend or loved one that you care. Many people send candy to their special someone on this day because candy is sweet and so are sweethearts. Or you can send roses, the flower of love. Most people send valentines, a greeting card named after the notes that St. Valentine wrote in jail. Valentines can be sentimental, romantic and heartfelt or they can be funny and friendly. If the sender is shy, valentines can be anonymous.

Did You Know?

- Worldwide, more than 50 million roses are given on this one day alone.
- Some people used to believe that if a woman saw a robin flying overhead on Valentine's Day, it meant she would marry a sailor. If she saw a sparrow, she would marry a poor man and be very happy. If she saw a goldfinch, she would marry a millionaire.
- In the Middle Ages, young men and women drew names from a bowl to see who their valentine would be. They would wear these names on their sleeves for one week. To "wear your heart on your sleeve" now means that it's easy for other people to know how you're feeling.
- The average U.S. consumer is expected to spend \$116.21 on Valentine's Day gifts, meals, and entertainment.
- 32% of consumers plan to do their Valentine's Day shopping online.
- Men spend double what women spend on Valentine's day.
- Colleagues don't get much love: Consumers will spend an average of \$6.30 on friends, \$4.97 on classmates and teachers, and \$3.41 on coworkers.
- 141 million Valentine's Day cards are exchanged worldwide.
- 52.1% will buy cards, the most popular Valentine's Day gift.
- More than nine million pet owners are expected to buy gifts for their pets this Valentine's Day; the average person will spend \$5.04 on them.
- People will spend \$1.7 billion on flowers this Valentine's Day, 73% are bought by men, 27% by women

Valentine's Day Is On The Way....Please Take Care Of Your Heart.

- **How to Survive a Heart Attack If You're Alone!**
- Many heart attacks are survivable, especially if you've taken the time to prepare yourself. Anyone who thinks they're at risk for a heart attack should get a complete medical evaluation as soon as possible.
- The information below is far from everything you need to know, but it's enough to point you in the right direction.
- **Listen only to advice from medical professionals.**
- A widely circulated e-mail recently advocated a procedure called cough CPR as a way to treat a heart attack. The American Heart Association does not recommend that the public use this method in a situation where there is no medical supervision.
- Limit your risk. Listen to your doctor and make changes in your lifestyle to lower your chances of a heart attack. Stop smoking, get regular exercise, improve your diet and reduce stress.
- Buy a device such as the LifeAlert unit (lifealert.net), which automatically links you to rescue or hospital personnel when you press a button.
- Recognize heart attack symptoms. Shortness of breath, pain or pressure in the chest, and pain in the neck or radiating down the arms are all associated with an attack.
- Pull over if you suffer an attack while driving. You may only have seconds before you lose consciousness. Don't try to drive to the hospital no matter how close you are.
- Call 911 and describe what symptoms you're feeling and where you are located.
- Take an aspirin (325 mg) at the first sign of an attack. Aspirin makes blood platelets less likely to stick to each other, assisting blood flow and reducing clots. Chew it up if no drink is readily available--the time and oxygen you waste in waiting to get a sip of something isn't worth it when you're acutely symptomatic.
- Take a beta-blocking drug immediately upon feeling an attack. This is a prescription-only drug; if you have a heart condition, you probably already have this medication.
- Administer oxygen to yourself. You are likely to have bottled oxygen available only if you have a diagnosed heart condition.
- Thump yourself on the chest as hard as possible. This is very effective when administered by someone else but can be hard to do to yourself.





Publication deadlines are the second Friday of every other month. Distribution: 430 copies.

Articles of general interest and letters to the Editor are welcomed for inclusion. All written communication may be edited for length and clarity and cannot be returned. The Editor reserves the right to change policies and advertising rates without prior notice. The views expressed in articles in the newsletter do not necessarily represent the views of IKare Publishing, Inc.

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Community Association Manager

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FAX (813) 963-1326

lcoleman@greenacre.com

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Submit ACC Application

Marissa Harrison

813-936-7158

mharrison@greenacre.com

Accounting Department

Questions about your payment account:

Dwan Woods and Karen Kalberger

Dwoods@greenacre.com

813-936-4145

kkalberger@greenacre.com



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