

Curb Appeal Awards

May



2344 Foggy Ridge Parkway Mr. & Mrs. Larry Wissinger Owners

June



2336 Foggy Ridge Parkway Mr. & Mrs. Bob McKinney Owners

July



24315 Twin Lake Dr. Mr. & Mrs. Richard Sharpe Owners



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20537 Amberfield Dr, Land O'Lakes FL 34638

Twin Lakes Sub-Division

Newsletter

Several community members attended the August 15th Board of Directors meeting. They communicated their displeasure with the declining condition of our Subdivision.

One of the outcomes of this meeting was the mowing of two properties that have been virtually abandoned by the home owners. The appearance of these properties was disgraceful. The second outcome is the re-establishment of this newsletter.

The primary mission of the newsletter is to communicate both positive aspects of the community and to correct, through communication, negative behaviors. A secondary mission is to foster a better sense of community. The hope is to maintain property values and improve our community. It is a well know fact that our property values are under attack by numerous economic factors that are beyond our control. We, as a community, are adding to the downward pressure by not maintaining our property and or ignoring our deed restrictions.

In an effort to minimize the latter, the Board of Directors has instructed the property manager to send out only two letters to residences with violations. These letters will come about two weeks apart, after he has performed his inspection of the neighborhood as mandated by our contract. If the violation still exists and there has been no communication from the resident, the third violation letter will come from the attorney with an invoice for \$105.00. The invoice is for attorney fees for writing and sending the third letter. If the condition is still not corrected, the attorney then files for mediation with the court incurring further legal fees and a possible lien against the property.

Community Issues

In an effort to clarify some of our most pressing issues, we offer these guidelines that should be followed by all residents. The Board will offer more clarifications to our covenants and restrictions at the annual meeting in October and in the forthcoming newsletters.

Garbage Cans, Blue Recycle Bags and Lawn Debris:

Should NOT be set out any earlier than the evening prior to pickup. Currently this means Tuesday and Friday evening. Garbage cans and uncollected material must be picked up and stored OUT of SIGHT from the street the by the evening of the pick up day.

Mold and Mildew on Homes and Roof:

We have not enforced this issue vigorously over the past couple of years. This is about to change. Because of the age of our subdivision many homes have had roof replacements but the others need to have theirs cleaned. The same is true with mildew on the exteriors of homes.

Commercial Vehicles:

Cars, SUVs and trucks with lettering, company advertising and "ladder" racks must be either parked out of sight or covered. Law enforcement vehicles are exempt from this restriction

Boats, Motor Homes, Campers and Utility Trailers:

Boats, Motor Homes and campers are not allowed except for cleaning purposes and that is limited to 5 Days per month. Utility trailers of any kind must be stored in the garage or at a storage facility.