



Community Update

THE PRESERVE AT LAKE THOMAS

FALL 2026

News, projects and updates from around The Preserve

CURRENT BOARD OF DIRECTORS Chris Eagen • John Monks • Terry Aunchman • Dan White • Manny Mendez

Reducing Costs While Investing in the Community

The Board has continued reviewing Association contracts and expenses to reduce recurring costs while still moving forward with needed maintenance, repairs and community improvements.



MONTHLY ASSESSMENTS REDUCED

~~\$155~~ → **\$140** /month

Monthly assessments have been \$140 since March 2026.



BOARDWALK LOAN PAID IN FULL

The remaining Boardwalk Loan has been completely paid off, eliminating that outstanding obligation.



LOWER-COST MANAGEMENT AGREEMENT

The Board negotiated a new lower-cost agreement with Wise Property Management, set for a formal vote at the October meeting.



LOWER RECURRING VENDOR COSTS

New or renegotiated agreements for waste, landscaping, pond maintenance, insurance and gate service are reducing ongoing costs.



STRONGER BANKING & RECORDS

Banking and Association recordkeeping procedures were strengthened to improve oversight, organization and accountability.



HANDS-ON MAINTENANCE

Board members have worked hands-on to troubleshoot gate and call box issues, the internet fiber connection and street sign repairs, helping avoid unnecessary service-call fees and better identify repairs that truly require vendor service.



NEIGHBORHOOD SPOTLIGHT

From The Preserve to the Major Leagues

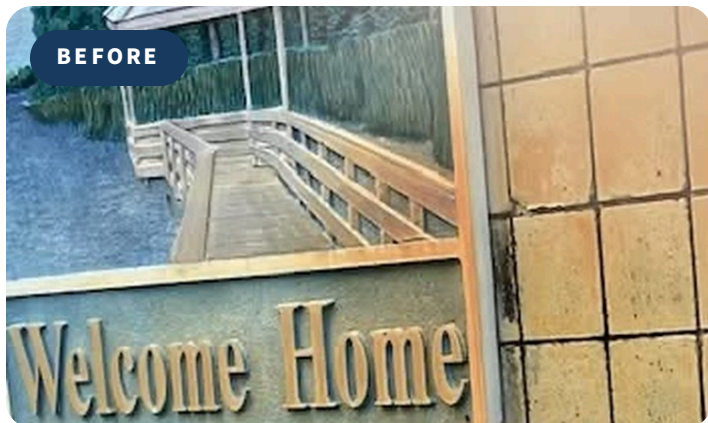
Congratulations to **Dustin Harris**, who grew up right here in The Preserve and is now playing for the San Diego Padres as they head into the postseason.

A special congratulations as well to his parents, longtime Preserve residents David and Sherri Harris. Good luck to Dustin and the Padres in the playoffs!

COMPLETED AROUND THE PRESERVE

Entrance Refresh & Artwork

The “Welcome Home” signage and decorative entrance artwork were cleaned, restored and repainted as part of ongoing entrance improvements. Street-sign updates and other smaller appearance improvements have also been completed at affordable cost.



More Completed This Year



COMMUNITY LIBRARY

The neighborhood book library is open near the boardwalk. Take a book, leave a book and help keep it stocked.



DOG WASTE STATION

The first station was donated and installed for the community. Board members have been maintaining and emptying it weekly, and a second station is being added.



ALLIGATOR REMOVED

A nearly 9-foot alligator displaying aggressive behavior was professionally removed from one of the community ponds.

AMERIGAS RESTORATION

After continued follow-up by the Board and Wise, AmeriGas returned and restored the sod disturbed during its propane work. There was no cost to the Association.

FOURTH OF JULY

The neighborhood was decorated for Independence Day, with fall and Christmas decorating planned next.

Community Notices



DENGUE ALERT

Florida Department of Health in Pasco County issued a mosquito-borne illness alert after a third locally acquired dengue case. Drain standing water and use mosquito-bite precautions.



WATERING RESTRICTIONS

The Modified Phase III water shortage remains in effect through March 31, 2027. One-day-per-week watering restrictions and strict watering hours remain in place.

Coming This Fall

Vendors for upcoming fall work will be voted on at the October Board meeting.

Security Cameras, Phase 1

Phase 1 of the community camera update will replace the aging system at the existing entrance and exit camera locations, following the neighborhood robbery and continued issues with non-residents gaining access to the community.

The entrances also continue to experience unauthorized access, including vehicles following residents through open gates and gate codes being obtained and shared. Updated cameras will provide clearer coverage of vehicles and activity entering and leaving the community and improve documentation when security or traffic incidents occur near the entrances. Phase 1 will also include a new router and firewall.

South Gate Fountain

The South Gate fountain will be replaced with a new unit.

Boardwalk Repairs

Needed maintenance and repair work will help preserve the boardwalk.

Front Entrance Power Washing

Power washing is planned as part of the ongoing entrance cleanup and appearance improvements.

Second Dog Waste Station

A second station is being added to provide another convenient location for residents.

Finishing Touches

Additional entrance paint touch-ups and new community message boards are also planned.

Early 2027 Roadmap

Looking Further Ahead

- Underground vehicle-entry gate loop repair
- Tree removal and trimming where needed
- Clean and repair pedestrian gates at both entrances
- Install improved locks and fully secure pedestrian gates
- Additional phases of the security camera system

The Board is also exploring potential street-light improvements through Duke Energy, including opportunities for updated poles at relatively low cost. Another longer-term appearance project under consideration is updating street signs so they better coordinate with the community mailbox design.

AROUND THE NEIGHBORHOOD

Seasonal Decorating

Look for fall decorations around the neighborhood soon, followed by Christmas decorations later this year. The decorating contest is back for both Halloween and Christmas displays!

Neighborhood Gatherings

We hope to continue building on activities like the Easter egg hunt with more neighborhood gatherings in the future.

STAY CONNECTED

FACEBOOK



The Preserve At Lake Thomas
Private group: request to join.

BOARD MEETINGS

Second Thursday of every month at Heritage Park. Notices are posted in advance.

WEBSITE

preserveatlakethomas.com

WISE OWNER PORTAL

preserveatlakethomas.hoa.frontsteps.com

MANAGEMENT CONTACT

Cody Glass, LCAM
cglass@wisepropertymanagement.com
Questions, maintenance requests and ACC applications go through Wise.

Thank you for helping make The Preserve at Lake Thomas a great place to call home.