

in this issue >>>

- *Welcome to the Neighborhood*
- *Fence Requirements*
- *Street Parking*
- *Mailbox Maintenance*
- *Gate Clickers*
- *Play Set Rules*
- *Board Nominations*
- *Boardwalk Basics*
- *News from Your Neighbor*



Issue
Q319

The Preserve at Lake Thomas

On the Lake

current topics >>>

Welcome to the Neighborhood...

The Preserve at Lake Thomas (PALT), is a deed-restricted community of 119 well-maintained homes. Set among pristine ponds and a 167 acre lake, The Preserve at Lake Thomas offers the ideal background for this natural, Florida lifestyle.

To best maintain our lovely community, please keep in mind these helpful and courteous reminders:

- Bring in your trash cans by the end of collection day
- Be a responsible pet owner (leash & scoop)
- Observe the 20 MPH speed limit
- Submit to the Board, for approval, any property enhancements (fences, pools, exterior paint, driveway pavers, etc.)
- Keep up with your lawn needs (mowing, edging, etc.)
- Look at house paint, roof shingles, and tiles for dirt and mold
- Pressure wash sidewalks and driveways
- Prune, plant, weed and mulch your landscaping
- Visit <http://www.preserveatlakethomas.com>, "Community News/Events" tab for updates

If you would like to see an article or current event placed in the newsletter, please contact Linda Beltran at linda@chattvgirlpr.com

Good Fences Make Good Neighbors...

REMINDER ON FENCE REQUIREMENTS:

Height: The fence cannot exceed 4'6" from grade at the highest point.

Fence Style: "Open Style" style of fence to incorporate vertical pickets measuring approximately 1" square, placed at 4" on-center minimum.

Color / Material: First choice in color is black and material is wrought iron. The only other color that will be considered is white, and the only other material is Aluminum or PVC.

- No chain link fences
- No wood fences
- No 6' fences
- No solid fences
- No hedges or landscaping can be higher than the height of the fence requirement
- Owner must maintain BOTH sides of the fences, including pressure washing and painting

Location: Fence will start at the rear corner of the home and extend around the rear yard.

- If back yard space is limited, other options will be considered by the Architectural Committee, and subject to final approval by the Board of Directors. In the event a side yard fence is a considered option for a lot with no or limited rear yard, the fence may not be closer to the front edge of the home than 10 feet, and all lengths of fence fronting a roadway will require substantial landscaping shrubs to shield the fence. In addition, such side yard option will require notification of such pending plans to the adjacent homeowner bordering the proposed fence who will be afforded the opportunity to offer any objection to the Board of Directors.
- No front yard fences will be permitted.

the more you know>>>

Tips of the Month

STREET PARKING

A reminder that there is no street parking in the sub-division, as it causes difficulty for work crews who must park in the street. It could also impact emergency vehicles' ability to respond with ease. Residents are encouraged to utilize their driveways at all times.

RECYCLING CHANGES

Effective immediately, recycling will be picked up weekly on Wednesdays. Also, **glass is no longer accepted**, and should be placed in your regular garbage can.

MAIL BOX MAINTENANCE

Some helpful guidelines:

- Mail boxes must be plain metal, gray in color (Lowe's Gibraltar Grayson, # 41770 Model ST100000 \$ 14.98)
- White Color – Sherwin Williams (@Lowe's) SW 636703 Extra White Ovation, Hi-Gloss
- Green Color – Lowe's Valspar Duramax Exterior Satin. Formula for a quart:

Base 4
 102 - 10.5
 107 - 19.5
 113 - 1Y3.5
 203 - 1Y15

GATE CLICKERS

If you do not have one, or need a new one, be sure to contact Board Member, Manny Mendez via email at manny6221@gmail.com. Having one gives your access to both entrance gates.

Also, if you are a new resident, you should select a new gate code by contacting Ron Trowbridge, at 813-264-1119, or trowbridgeco@msn.com, so that the former owner's code can be removed (limiting their access).



PLAY BY THE RULES

Play Sets and Play Structure Rules

Play sets, play structures, swings, sports and play equipment, and the like...

- must be limited to residential backyard products. No commercial sets allowed
- shall also include, but not be limited to, trampolines, soccer goals, and tetherball poles
- may only be erected and displayed within the rear yard of lots, and must be significantly concealed from street and neighbors' view. Such equipment must be confined within an approved fence structure
- cannot be erected or displayed in any side or front yard
- may not exceed 12' in height or 15' length
- tree houses or structures attached to trees are not permitted.
- basketball hoops, and their use must comply with exclusive Rules and Regulations found elsewhere in the Governing Documents

People & Places >>>



Board Nominations on Horizon

Board nominations for 2020 will be upon us in the next few months, and every resident is encouraged to engage and support the HOA. If you have questions about what the duties and requirements are, please contact Ron Trowbridge for information at trowbridgeco@msn.com or 813-264-1119.

Boardwalk Basics

As of late, tire skid marks have been present on the boardwalk, along with tracks from an electric motorized vehicle. A substantial amount of funds was invested to improve the boardwalk, with more planned for the future, so we all need to be community stewards to ensure the upkeep in our common areas (i.e., boardwalk).

Also, we continue to receive reports of marijuana smoking on the boardwalk. Residents are reminded to call 9-1-1 (the Pasco County Sheriff's Office), and not take matters into their own hands, by way of discipline.

NEWS FROM YOUR NEIGHBOR

BACKYARD BIBLE STUDY
 2nd & 4th THURSDAYS OF THE MONTH
 6:30 – 8 p.m.
 21418 Preservation Drive
 Contact: Scott Barone
 (813) 892-4546 or
scottbarone1@msn.com