



### HOA Board

- Jeff Shorts -- President
- Bernie Tanguay -- Vice President
- Tom Daly -- Secretary/Treasurer
- Frank Sierra -- Director/Head Architecture Com.
- Terry Aunchman -- Director

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### HOA Meetings

As a reminder, monthly HOA Meetings are held at the Land O'Lakes Heritage Park the second Thursday of each month. Homeowners are encouraged to attend.

**Next Meeting**  
**Thursday, October 12**  
**7:00pm**

### Reminders

- Please do your best to not block the sidewalk overnight with vehicles.
- The Speed Limit in the Community is 20 MPH. We've had some close calls lately with individuals exceeding the speed limit. Kindly remember the young children in the community and caution all visitors to monitor their speed as well.
- Please remember to shut the pedestrian gates and ensure they close and lock.
- Overnight Street Parking is not permitted. Warnings will be issued to habitual offenders with eventual vehicle towing.
- Please be kind to walkers and trim your trees and vegetation that overhangs sidewalks and the street.

## Yard of the Month

Our August Yard of the Month was awarded to Kenny Robak on 21211 Preservation Dr. Congratulations on a beautiful yard!



## Property Management Update

A Request for Proposal (RFP) has been sent to 8 different firms. Two chose not to participate.

The timeline is as follows:

Issue RFP	COMPLETE
Question Period from Vendors	COMPLETE
RFP Response Due	Sept 29 (500p ET)
Response Review – Reduce to top 2 Finalists	Oct 13
Schedule Finalist Interview with Board	Oct 23 – Nov 3
Homeowner Review and Input	Nov 9 (Monthly HOA Meeting)
Contract Award	Nov 27
Contract Start	Jan 1, 2024

Two firms have come into the community for a preview and though RFP's are not due until 29-Sep, one has been submitted.

## Mailboxes

Terry Aunchman has volunteered to head the Mailbox Search Committee. He will choose a few committee members from the survey responders who indicated they would be open to participating. The committee will identify possible options and costs, then will present them to the Board and Community. Timeline TBD.

## Maintenance

The Board is seeking quotes to repair the Boardwalk House roof in addition to replacing the fence around the waterway behind the lift station on Preservation Drive. Two quotes for the roof replacement have been received and are being reviewed with questions back to the vendors.

Quotes have been sought for lighting the Boardwalk walkways and gathering house.

The main controller board for the North Gate failed and is being replaced. It was under warranty. John Naylor is coordinating.

Budget activities have started; thus, the Board is compiling Projects/Improvement work for next year. If you have any suggestions, please forward those to our Property Manager Ron Trowbridge, [Trowbridgeco@msn.com](mailto:Trowbridgeco@msn.com).

Welcome  
Fall



**Residents photo from around the lake!**

## Facebook Page

If you haven't, please join our community Facebook Page managed by Jean and Matt Sanner. Share your photos of the community and information that others will benefit from. Preserve at Lake Thomas Neighbors

## Upcoming Events

Fall Community Garage Sale, Saturday 21-Oct



Halloween Decorating Contest, judging to occur on 29-Oct. Prize for 1st Place!

