



HOA Board

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

In this issue

- Yard of the Month
- Property Management
- Mailboxes
- Amerigas update
- Maintenance
- Facebook Page

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, September 14
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 Susan Cuenca Gunn on Marsh Hawk Dr. Congratulations! Besides the sign, the Social Committee presented Susan with a beautiful plant to mark the occasion.



Property Management

Our community has been operating on a month-to-month arrangement with Trowbridge Company for over a year. Trowbridge Company has been our Property Manager since the beginning after the developer turned the rights over to the HOA. Our budgeting process will be starting soon so the Board has determined we need a formal contract for the new year. We have decided to issue a Request for Proposal (RFP) for Property Management Services to Trowbridge as well as others providing a similar service. The timing of an RFP will have it go out in the next 30 days. A timeline will be set at the next Board Meeting.

Mailboxes

The Board has struggled to find a company to maintain and provide milling services for the wood panel sides on mailboxes. These mailboxes have been a wonderful symbol of our community for 25 years. Age though is taking its toll. We've sent out a questionnaire to all homeowners soliciting feedback on a possible replacement and the process to do so. Please respond to the survey by August 31.

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. We are in the process of collecting two quotes.

Other activities are reviewing options for replacing wood benches in the parks and reactivating the Float in the South Entrance Pond to keep it filled during drought times.

Budget activities will be starting soon; 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.



Everyone should be aware; school is back in session. Please be on the lookout for children crossing the street and maybe not be as aware of traffic as they should be.



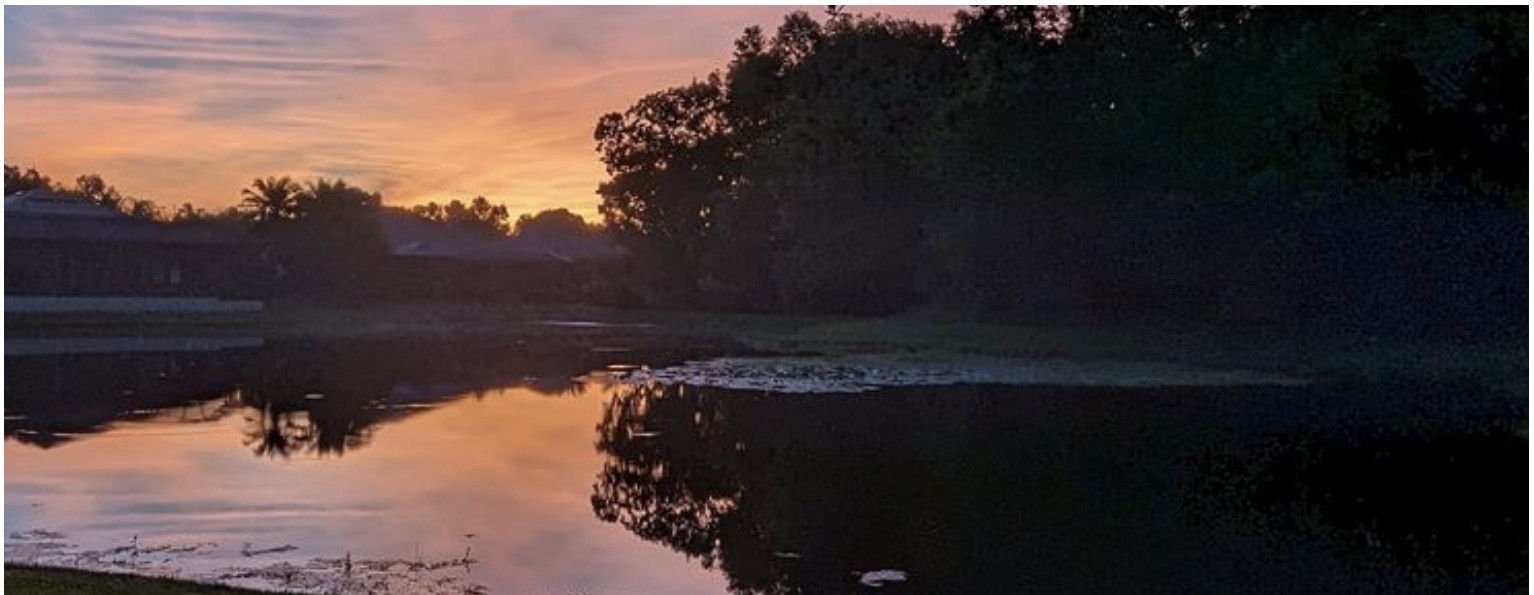
Facebook Page

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

Amerigas Update

We are closer to a meeting. We are sharing possible dates and times for an in-person meeting with local Operations Management.

Thank you to those that have provided documentation on billing issues. Jeff Shorts continues to collect specific homeowner issues to aggregate. If you have had issues in the past or currently with Amerigas, please detail the problem and provide any billing documentation to Jeff at jshortstampa@gmail.com. The HOA is not taking responsibility for individual homeowner issues, but we are gathering information to present in whole and to provide a pattern of billing problems.



Resident photo from around the lake!