

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.  
HOMEOWNER ASSOCIATION  
NEWSLETTER/DEVELOPER UPDATE #1  
AUGUST, 2008**

**NOTICE OF COMMITTEE & BUDGET MEETING – SEPTEMBER 22**

Debi Hudrlik of Standard Pacific Homes will be holding a meeting at the CDD Clubhouse on September 22, 2008 at 6:00 PM for all persons who previously signed up to serve on a Committee, and to receive input on the draft 2009 operating budget. Any member of the Association is welcome to attend this meeting. We will have copies of the draft budget available at this meeting for discussion purposes.

According to our records, the following individuals have signed up to serve on a committee:

**Ad Hoc Board Committee:**

Ethel Bodiford – 1073 Jonah  
John Rice – 1063 Jonah

**Landscape Committee:**

Carol DePerna – 1127 Jonah  
Deana Arvidson – 1100 Jonah  
Kathy Peterson – 1099 Jonah

**Neighborhood Watch Committee:**

John Rice – 1063 Jonah  
Kathy Peterson – 1099 Jonah

**Social Committee:**

Ethel Bodiford – 1073 Jonah

**Tenant/Lease Committee:**

Joseph R. Burnham – 1070 Jonah  
Maria Myers – 1149 Jonah  
Mark Gunther – 2300 Mulberry

We are asking all committee members, and anyone else who is interested in serving on a committee, or anyone desiring to offer input on the 2009 budget, to attend this meeting.

We suggest that the above committees meet prior to the meeting on September 22 and be prepared to submit your written ideas and suggestions for presentation to the Board for implementation.

**COMMUNITY WEBSITE**

The website is up and running. Please log on to [www.townsatlakesidehoa.com](http://www.townsatlakesidehoa.com) to view your community documents and see important community information.

**IMPORTANT:** All existing committee members and anyone else wishing to serve on a committee should visit the website, click on the COMMITTEE tab, and either sign up or view the information that is there for accuracy. If the information contained on the website is not correct, please e-mail [DHudrlik@stanpac.com](mailto:DHudrlik@stanpac.com) so we can get the information corrected.

**IMPROVEMENTS TO THE COMMON AREAS**

The landscape and mulch replacement was completed in June by Valley Crest. Unfortunately, right afterward Verizon came in and began digging to install Fiber Optic Cable, and caused some damage. We are currently working with Verizon/TCS to repair this damage.

New St. Augustine sod and additional irrigation was installed behind the berm and to the north of building number 1800.

Two of the four pumps for the wells were also replaced.

**OFFICIAL POSTING SITE OF HOA**

A new community bulletin board has been installed on Jonah between building 1800 and the berm. This bulletin board will be the official posting site for all HOA meetings. This information will also be posted on the community website.

### **WATER VARIANCE**

The HOA recently obtained a watering variance from SWFWMD, and the variance is posted on the new community bulletin board. This notice must be posted on site in order to avoid any fines by for watering on inappropriate days.

### **VERIZON/COMCAST**

We have received some inquiries about the option of owners to select Verizon as their cable provider rather than Comcast. The HOA is currently locked into a Bulk Billing Agreement with Comcast for providing preferred service to all units within the community. The Association attorney is reviewing this contract, and the Board will be discussing possible options with Comcast. We hope to have additional information regarding this matter available at the September 22 committee/budget meeting.

### **GUTTERS/RETRACTABLE SCREEN DOORS**

Anyone wishing to install these items on their home should log onto the website at [www.townsatlakesidehoa.com](http://www.townsatlakesidehoa.com) and click on the DOCUMENTS tab. All the criteria are there for your reference. ARC applications shall be submitted to SunVast Management for approval.

### **RESERVE STUDY**

In July, Reserve Advisors was on site doing a complete inspection of the community in order to prepare a reserve study to be used by the Association for future financial planning. We hope to have a draft of that report available to us at the September 22 Committee Meeting.

### **PETS**

We continue to receive calls from upset owners regarding pets. Please refer to the attached Pet Guidelines. If everyone were to follow these guidelines we would resolve this issue.

### **SIGNAGE**

Signs of any kind, "For Rent" or "For Sale" are NOT to be placed anywhere on the home site at any time. This includes placement within the home on the windows and doors.

### **GARBAGE AND RECYLCE BINS**

Your garbage and recycling bins may only be placed outside your garage the evening before your scheduled pick up day. The bins must be returned to your garage by the end of the day on pick up day.

### **DOCUMENT CHANGES**

We are working with our attorney on proposed changes/revisions to the HOA documents and plan to put these before a vote of the membership at the next annual meeting in March, 2009. Anyone wishing to serve on a committee to offer suggestions on changes to the documents should contact [DHudrlik@stanpac.com](mailto:DHudrlik@stanpac.com).

### **MOVE INS AND MOVE OUTS**

The Association is experiencing many liens and foreclosures. Fortunately, since the HOA maintains all of the homes the exterior of the units is being kept up fairly well. You can provide a valuable service to your HOA by notifying SunVast Management if you note

any moving trucks within the community so we can get a heads up on any possible delinquencies and foreclosures. Additionally, when the Tenant/Lease Committee drafts their rules for lease approval, this would enable the HOA to contact the owner in a timely fashion and get the necessary information.

**NOTICE OF BOARD MEETING TO APPROVE 2009 OPERATING BUDGET WEDNESDAY, OCTOBER 22 4:45 PM – 5:00 PM**

On this date and time the Board of Directors will meet to adopt the 2009 operating budget. Input for this budget will be obtained from the owners who attend the September 22 Budget/Committee Meeting. The Board will also conduct other business as necessary, and notices of this meeting will be sent to all owners in advance.

**Important:** Please note this is a **BOARD** meeting and not a **MEMBERSHIP** meeting. Membership meetings are held at least annually at a time, place and location convenient to the members, such as the March 25 meeting at the CDD Clubhouse. Board meetings are held for the Board of Directors to conduct business and render decisions on corporate matters. Board meetings are held at a time, place and location convenient to the Board. Therefore, the meeting will be held at the offices of Standard Pacific Homes in Tampa. Any owner is welcome to attend the meeting; however, please note the meeting will only last 15 minutes and homeowner input will be extremely limited due to time constraints, as the Board has several back to

back HOA budget meetings scheduled that day.

**THE TIME TO EXPRESS YOUR THOUGHTS & CONCERNS WILL BE SEPTEMBER 22 AT THE CDD CLUBHOUSE.**

**2007 FINANCIAL YEAR-END REPORT**

The Association has contracted with the firm of Flanagan & Menchinger to prepare a review of the 2007 financial statements for the Towns at Lakeside. The report is expected shortly, and any owner wishing to receive a copy of the report should e-mail [Maria@sunvast.net](mailto:Maria@sunvast.net). Please provide your name, community and address so the report can be mailed to you.

**CDD MEETING – AUGUST 28, 7:00 PM**

We understand the CDD will be meeting at the clubhouse on August 28 at 7:00 PM and that there will be no meeting in September. Owners desiring more information can log onto the CDD website at [www.lakesideplantation.net](http://www.lakesideplantation.net).

\*\*\*\*\*

Newsletter Prepared By:  
Debi Hudrlik, Community Assn. Mgr. for  
Standard Pacific Homes  
5100 W. Lemon Street, Suite 312  
Tampa, FL 33609  
[dhudrlik@stanpac.com](mailto:dhudrlik@stanpac.com)