



Englewood Isles Improvement Association Unit 3 April 2006 Newsletter

From the President:

To clarify the confusion created by some homeowners regarding the handling of the proxies at the 2006 Annual Meeting, I spoke with Attorney Moore. He assured me that I handled the proxies correctly by designating a Board Member (Chuck Zajac) to act and vote in my place. In the future, please use proper decorum at all meetings. Our first Board of Directors meeting for 2006 was held February 13, 2006. Board of Directors meetings will be held the **Second Monday** of each month at Elsie Quirk

Library, 9:00am. A reminder will be posted on the signs at the entrance of each street 48 hours before the meeting. Meetings are open to all owners. If you wish to add an item to the agenda please notify Englewoodisles3@hotmail.com or call Stacy (473-3302) **Two** days before the meeting. Once again I was elected to serve as your president for the year. I am looking forward to working with those who were on the board last year along with the new members. However, we have had 2 resignations since the annual meeting was held in January. Vicki Zangara resigned due to a move to Texas and Linda Dicianni due to full time employment. With Linda's resignation we have a couple of committees that will need chaired. If anyone is interested in chairing or helping with the Social Committee or the Welcome Committee for Oakwood Circle please let me know.

Stacy Schell, President

Board of Directors for 2006:

President:	Stacy Schell	28 Waterford Dr.	473-3302
V.P.	Chuck Zajac	334 Oakwood Cr.	475-7390
Secretary:	Laurel Freund	17 Waterford Dr.	473-0490
Treasurer:	Bill Schell	28 Waterford Dr.	473-3302
Architectural:	Jim Martin	324 Oakwood Cr.	474-1986
Parkway:	Bill Schell	28 Waterford Dr.	473-3302
Parkway Alt:	Denise Schaub	319 Oakwood Cr.	474-0727
Welcome: (Waterford)	Laurel Freund	17 Waterford Dr.	473-0490
Southwest County Alliance:	Chuck Zajac	334 Oakwood Cr.	475-7390
Directors:	Robin Nydam	330 Oakwood Cr.	475-9293
	Allen Short	340 Oakwood Cr.	475-6321
	Rob Stevenson	42 Waterford Dr.	473-4639

Your board and its committees are trying to do the job which we were elected to do. It isn't a hard job, but sometimes an aggravating one trying to keep everyone happy without insulting friends and neighbors. Please make our job easier by reading your deed restrictions and see what you can do to keep and/or maintain our neighborhood. To keep pride in our neighborhood takes cooperation of all! If you have misplaced your 1975 deed restrictions please contact a Board member for a copy or logon to Englewoodisles3.tripod.com to download a copy.



Another spring has sprung. Now is a great time to do a little sprucing up around our homes. Take a walk around your house and look to see what maintenance needs done. Do your roof, walls, or driveway need cleaned? Is a fresh coat of paint needed to spruce up your house? How about your landscaping? Do the bushes or trees need trimmed? Do leaves need raked? Do weeds need pulled? Do you need fresh mulch? A good mulching deters weeds and retains moisture which results in less watering. By maintaining your property you are also being a good neighbor. Remember that the appearance of your property directly affects the property value of the entire neighborhood. We ask that every homeowner understand the

importance of keeping our community's standards. If you receive a notice, please promptly make what ever corrections necessary to remedy the issue.

ACCOUNTING FOR THE DECLARATORY JUDGMENT

First of all, the \$100.00 assessment was in June **1994 not 1995**. We received \$7100.00 from homeowners in 2004. An excerpt from the 2004 year end treasurer's report accepted at the 2005 annual meeting is:

Assessment Acct:

Money collected (71 @ 100.00)	= 7100.00
Less total expenses	<u>- 7000.00</u>
Balance on acct	\$ 100.00

In May 2005, one homeowner paid the \$100.00 assessment (due to a mix up with a house that was sold) which brought the balance of the Assessment acct to \$200.00.

On October 28, 2005 a Final Judgment for Summary Judgment to Damages, Motions for Attorney's Fees, and Costs was awarded to Unit 3 in the amount of \$12,002.10 to be paid with 45 days. The amount is broken down as past dues \$235.00 + \$71.85 interest & the assessment \$100.00 + \$24.25 interest for a total of \$431.10, costs of \$365.00 and attorney's fees and paralegal fees of \$11,206.00. The \$12,002.10 was paid **directly to Attorney Moore** on approximately December 15, 2005. As of December 31, 2005 Unit 3 had not received any billing in 2005 from Attorney Moore. Therefore, there were **no attorney fees paid in 2005**. Bill had requested a final billing from Attorney Moore's office on January 13, 2006. Due to a death in the Schell family, they left town on January 15, so Bill was unable to follow up with the Attorney's office to make sure that the billing was on hand before the annual meeting. The final billing is as follows:

File 8572 00002. ENGLEWOOD VS DODDS

Billed 1/17/2006

Balance on Acct	\$ 6509.54
Applied payment from settlement received	<u>- 6509.54</u>
	.00

New Billing for professional services to concerning
payoff of Dodds judgment.

315.00

File 8572 00003. APPEAL DODDS

Billed 1/17/2006

Balance on Acct	\$ 6375.40
Applied payment from settlement received	<u>- 5591.65</u>
Balance forward	<u>783.75</u>

Balance due

\$ 1098.75

Payment from balance of Assessment Account

- 200.00

*note the assessment acct balance is .00

Payment from General Account

- 898.75

The account balance was paid in full by Unit 3 on February 13, 2006.

.00

The total cost of the Declaratory Judgment is \$19,884.94. That includes the \$7000.00 paid from the assessment acct in 2004, File 8572 00002 for \$6509.54 and File 8572 00003 for \$6375.40 The cost is mind boggling and it doesn't include the hours spent over the past 3 years by the board members looking up documents, reviewing documents, being deposed, attending meetings with Attorney Moore and attending all of the court hearings. All this leads up to that we are one of the strongest Mandatory HOA's in Florida! However, to maintain this status, our governing documents need to be updated promptly.

Your Board of Directors has implemented a new **Architectural Control Form** to be submitted for written approval **BEFORE** you proceed with any capital home improvements on your property. (i.e. room additions, lanai, fences, pools, docks etc.) The form is enclosed with this newsletter. Please keep it with your Unit 3 documents. As always, consult your deed restrictions before planning any exterior construction. By complying with our deed restrictions it will avoid ill feelings, inconvenience and unnecessary expenses.

John Heisey, Bob Nydam, Fred Dickinson, Harry Addison, Jim Rogers & Linda Dicianni make up the deed restriction review committee. An organizational meeting was held Saturday April 8, 2006. All of the meetings will be open to the public. The Board has asked that the review be completed by June 12, 2006.

One of our Unit 3 neighbors has reported that some vandalism has occurred at their house. If you are aware of any vandalism within our unit please report it to lease report it to the Sarasota County Sheriff Dept. 474-3000.



The Parkway Assoc. had a busy winter & spring sprucing up the entrance wall and replanting island two. Thanks to all of the volunteers from Unit 3 for their participation. The Parkway Association depends on volunteers to carry out the various projects. Replanting of the islands is being designed by the Beautification Committee. In order to keep costs down, they plan on applying for and receiving neighborhood grant money from Sarasota County. If you like to garden or are interested in joining the committee please call Denise Schaub 474-0727.

<http://Englewoodisles3.tripod.com> is our new website being designed by John Fyke. Our deed restrictions are currently posted here. Check it out and send us any comments or suggestions. New items will be added frequently. A great big thanks to John!

The Southwest County Alliance of Homeowners Associations was created in 1997 to help fight a 15 year non-advalorem assessment per lot of \$200.00 a year to fund a capital improvement project in Forked Creek Stormwater Basin. The money was needed for the benefit of new development northeast of Forked Creek & to address flooding of 1 or 2 homes on Keyway Rd. during a 100 yr storm event. A citizen noted that the anticipated receipts from the assessment were grossly in excess of what was needed. Strong complaints flowed to the County authorities about this ridiculous situation & the assessment was reduced by 85%. The Alliance was created to act as watch dogs to prevent a recurrence of such unsatisfactory actions by County Government. Today membership consists of 28 property owner groups located in and around Englewood. Meetings are held the second Thursday of the month & are open to all residents. Each meeting consists of a key speaker from the area. It is a great way to learn what is going on in our community. Due to Alliance's strength within the county, most of the County Commissioners attend each meeting.

May is approaching and many of our neighborhood Snowbirds will return to the North. Please remember to put away any outside items that can act as "missiles" during our hurricane season. It is your responsibility to keep your house mowed, weeded and in the same condition it is when you are here. Check out our website <http://Englewoodisles3.tripod.com> for news from the Unit. Have a safe trip north & see you next fall!

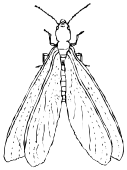


Forked Creek and local canals are idle speed areas. We're receiving complaints about speeding boats. This is detrimental to our sea walls. Do you know what it costs to repair/replace a sea wall? It's approximately \$300.00 a linear foot. Please comply with the idle speed zone. Some, but not all of the speeders are from Alameda Isles. If you see a boat going too fast and are sure it's not from Unit 3, note the time, get its numbers, boat name & manufacturer and call Alameda Isles 474-5079 right then to report it.

Keep an eye on your mail for a survey from Sarasota County asking your opinions about the automated garbage collection service. Please complete the survey cards. This will be a good time to suggest that the smaller cans be used. The results will be factored into the final decision whether the program will be implemented county-wide. If you have any questions please call the Sarasota County Call Center at 941-861-5000 and ask for Solid Waste Customer Service

FYI – Rodent proofing your house is as simple as Seal up, Trap up & Clean up!

- *Seal all cracks larger than ¼ inch.
- *Trim back tree branches so none come within 6 feet of your roof.
- *Keep the areas around your house clean to eliminate rodent hangouts such as overgrown weeds, tree limbs, wood piles, leaves & rotten fruit.



Another major pest is termites. Termites are responsible for more than \$700,000,000.00 in costs to consumers in Florida each year for damage & control. In Florida, it isn't a question of whether there are termites in an area, but how close they are to your home. We have both dry-wood & subterranean termites. Their activity generally goes unnoticed until extensive damage becomes visible and the economical impact is substantial. Take the following steps to protect your home from this pest:

- *Remove wood piles and other cellulose sources from next to your homes.
- *Have an annual inspection of your home by a licensed professional pest control company.
- *Renew your termite protection contract annually if you have one.
- *Direct water sources, such as air conditioner drip lines and roof downspouts, away from the structure foundation.
- *When purchasing a home, carefully check its termite protection history.

More information is available from the Division of Agricultural Environment Services at 1-800-HELP-FLA or the web site www.FloridaTermiteHelp.org.

Calling all volunteers! Jim Selvatico has scheduled an Oakwood Circle Park cleanup day for **Saturday May 6, 2006** at 9:00am. He wants to clean up the corner and get rid of the vines and do some trimming. Please bring yard tools, rakes, garbage bags. Hope to see you there!

Have a safe and happy spring. If you have any news to share with your neighbors please contact any board member or Email Englewoodisles3@hotmail.com. We'll email it, include it in our next newsletter or even add it to our new website!

If everyone is moving forward together, then success takes care of itself. By Henry Ford