

# FISHHAWK RIDGE ASSOCIATION, INC

## NEWSLETTER UPDATE

This letter is to inform both homeowners and leased property of changes and improvements in the future that are on schedule for Fishhawk Ridge.

Please note the following:

1. Our official website is, [fishhawkridgehoa.com](http://fishhawkridgehoa.com). This website is updated weekly by the HOA. Please go to the main page and new information will be found on the right hand side of this page. The HOA also provides weekly updates in our information box located at the mail kiosk.

2. Our development is under two set's of covenants, [fishhawkkranchhoa.com](http://fishhawkkranchhoa.com) and [fishhawkridgehoa.com](http://fishhawkridgehoa.com). Our kiosk also displays this information.

3. Management: Mark Toussaint, CAM CMCA of Greenacre Properties is our manager. Please refer to Mark for concerns you may have, [mToussaint@greenacre.com](mailto:mToussaint@greenacre.com) or call 813-936-4168. For emergencies (after 5:00 PM during the week, holidays and weekends) the on call service is available through 813-600-1100 and follow the prompts.

4. The covenants are being enforced to maintain and improve property values. Fishhawk Ridge Townhomes are to remain cohesive visually front and back of our property, for that property value to increase. What is allowed on lanai's are propane gas grills, patio furniture, plants, and only used for storage of bikes. CHARCOAL GRILLS, FIRE PITS, ALL PYROTECHNICS ARE PROHIBITED. Lanai's must be kept free of mold, mildew and torn or damaged screens and doors must be repaired.

5. Extensive work is underway to re-route water from downspouts in the back of the units. We have 58 buildings, 340 units, all will be assessed. This upgrade will be continuous. Please be patient with the contractors in our development.

6. Pool resurfacing: Upon the 6 month inspection by the Hillsborough Co. Health Department pool division, we discovered cracks and dents in our pool surface. Therefore we will close the pool for resurfacing and repair sometime this winter. During this time please use the other pool amenities Fishhawk Ranch has to offer. The HOA will post updates of this closure when it occurs.

7. Adopting new pool resolution's:

Due to the many complaints and concerns by our resident's this Summer about the children being hit by flying objects such as footballs, tennis balls, heavy plastic toys and inflatable rafts, our attorney provided new pool rules and these were adopted by the HOA for safety reasons. This resolution can be found on line, in the pool information box in the right sided cabana area and in the A-FRAME display on the pool deck. These rules will be strictly enforced for safety reasons.

Children may use life preservers, angel wings, goggles and other protective devices.

Please note that although the Fishhawk Ridge pool is a privately owned pool by the homeowners, for cohesiveness, we will begin to follow the time and seasonal changes set forth by Fishhawk Ranch starting in October 2015.

8. Damage to water meters: Throughout the years we have had water meters damaged that are located near our front doors. Since April, we have had 4 meters broken off which has caused

damage to the buildings and we have incurred expense's. We plan on relocating these to the sides of the buildings starting with the oldest units. We will keep you informed of these repairs starting in the Spring 2016.

9. The HOA started hiring the Florida State Police to monitor our community on major holidays. This has been very successful. We have also built a very strong relationship with the Hillsborough County Sheriff's Department who maintain drive through activity nightly, the Hillsborough Co Volunteer patrol, Fishhawk Ranch patrol. Recently we have contacted and now have a working relationship with the Hillsborough Co Environmental Division concerning illegal dumping in our bins. The HOA will be upgrading our camera surveillance by hiring Stanley Securities, a nationwide company with a local office in Tampa. You will see contractor's at the front entrance and pool area. A GO-LIVE date is 1/1/2016. Our current company will remain active until then. In addition, a major upgrade will be moving from a manual key for the pool to a magnetic key fob for entrance to our pool. This will take place winter of 2016 and you will be given protocols and instructions at that time. Until then, continue to use the manual key.

10. We currently employ 24 contractors in our development. The HOA monitors all the contractors for quality of work and work ethics. If one does not perform or meet our expectations and standards of work we expect, they are replaced.

11. Completed Reserve Study: Reserve Advisors assessed our development in June. This assessment included long term thinking and planning of repairs and health maintenance of Fishhawk Ridge. Results show we are financially on schedule.

12. Lastly, social activities: Your HOA has started a lot of "Firsts" this year. The first Pool Party since our 2004 beginning. The first Lanai of the month contest, the first Halloween Door Decorating contest and starting Thanksgiving Day, the first Christmas House Decorating contest, and for the first time we are going to decorate the front gate for the holiday. Hopefully we can find resident's who want to form groups to sing carols one weekend during the holiday. Also hopefully we will have an Easter Egg hunt at the pool in the Spring. It's about bringing together all the families of Fishhawk Ridge to promote togetherness as a community. THIS HAS SNOWBALLED into a need for volunteers for children's social directors and adult social directors. The pool area is always available for activities such as cards, checkers, arts and crafts, book club and so on. The HOA board is overseeing many tasks, so Mom's and Dad's, and adults, if you want more activities.....YOU organize. If the adults want a monthly cocktail hour just let the HOA know so we may notify our camera surveillance vendor that there will be activity on the pool decks after hours.

Thank you on behalf of the HOA Board of Directors of Fishhawk Ridge Association, Inc.