

FISHHAWK RIDGE NEWSLETTER

Fishhawk Ridge Information

Homeowners and Tenants, We are closing out another year and looking forward to 2018.

- Fishhawk Ridge Townhome district is one of 41 villages in Fishhawk Ranch.
- We are under 2 sets of Covenants: Fishhawk Ranch and Fishhawk Ridge Associations. We are a corporation. We are a DEED RESTRICTED community.
- We are also under the CDD II, that monitors our two retention ponds, the preserves that surround our community and the oval landscaping, and stone wall that holds our entrance name. When you enter the gates, our community begins. We have 340 two story townhomes.
- We have our own web site: Fishhawk Ridge HOA.com. Please refer to it for upcoming events and improvements. This information can be located on the right side column on the main page. This summer we created a calendar so you may view when HOA meetings are scheduled, and when some of our contractors are due in. We also created a photo album to showcase our lovely development.
- All homeowners belong to the HOA, and all Board members are volunteers. Much of work at and around the pool is performed by homeowners.
- The goals are to promote a safe environment, improve property values, and of course.....Maintenance.
- Every day we have one or more of our 24 contractors in this development working for the homeowners. The HOA oversees the contractors. We negotiate the contracts.

2017 Recap- A Look Back At All We Accomplished in 2017

- All 340 homes will have had installation of the rear downspouts to be completed very soon. Purpose of this is property preservation from water runoff.
- Additional Butterfly Gardens, Fern Gardens and Wedelia Gardens were planted as part of the continued beautification projects.
- Fishhawk Ridge Association asked Hillsborough County permission to remove 49 Oak trees that are causing road destruction, irrigation line damages. The county only approved 14 to be removed. Upon removal of the 14 we planted trees elsewhere in the development.

2017 Recap– There’s Still More!



- We hired State Police monitoring for all of the major holidays.
- Although TECO owns all the street lights, the residents monitor and report any outages to make sure we are well lit. We do own the ground lights at the entrance, the kiosk and pool which are monitored and replaced as needed.
- Lowes Commercial Painting completed painting the entire development which included all lanais in this contract.
- We have installed WI FI at the pool.
- We have installed lightning rods at the pool due to our lightning strike 4th of July.
- We have new pool furniture as of October.
- Annual mulching was completed in October.
- Annual power washing of all sidewalks which included each personal sidewalk to the front entrance.
- Additional cameras are now installed at the walking Bridge. Total of 10 camera's now throughout the development. Two new light sources have been added. One new light at the entrance of the walking Bridge and the second in the West end cul-de-sac.
- We cleaned all gutters in the Spring of the year and immediately after the winds of Irma.
- New sod replacement was placed in areas where erosion has taken place on the grounds and we will always continue to do so as needed.
- We have engaged a contractor as our 'handy man' as needed. Meuller Contractor power washed the front gates and recently painted the 4 toppers at the gates.
- Florida Landscaping Consultants or FLC, and residents walk the grounds monthly assessing shrubs, bedding plants. As noted when there is insect damage or damage due to wear and tear, plants will be ordered and replaced.
- Trimming of trees will be done upon request or as needed. If a resident sees a tree that appears to be near falling contact Greencare Immediately.
- We have ordered a Christmas tree dumpster that will be delivered by WM and placed on Fishhawk View near the Recycle bin. It will remain there until /15/2018.

A graphic at the bottom of the page. It features a row of green silhouettes of people engaged in various outdoor activities: a person raking, a person digging, a person walking, a person pushing a wheelbarrow, and a person using a shovel. Below these silhouettes, the words "spring cleanup" are written in a green, cursive font.

Next Up... for January, February and March - 3 Phase

- ✚ A side walk will be poured from the west end side of the kiosk to meet up with the sidewalk already in place on Fishhawk Ridge Dr. The stepping stones are a hazard.
- ✚ Per requests of our parents, 3 additional speed bumps will be placed on Fishhawk Ridge and Fishhawk Falls due to excess speeding and a fear for safety of our children riding their bikes.
- ✚ Finally phase 3. Complete reseal, restripe of the asphalt and repainting of the house numbers on the sidewalks in front of each address.

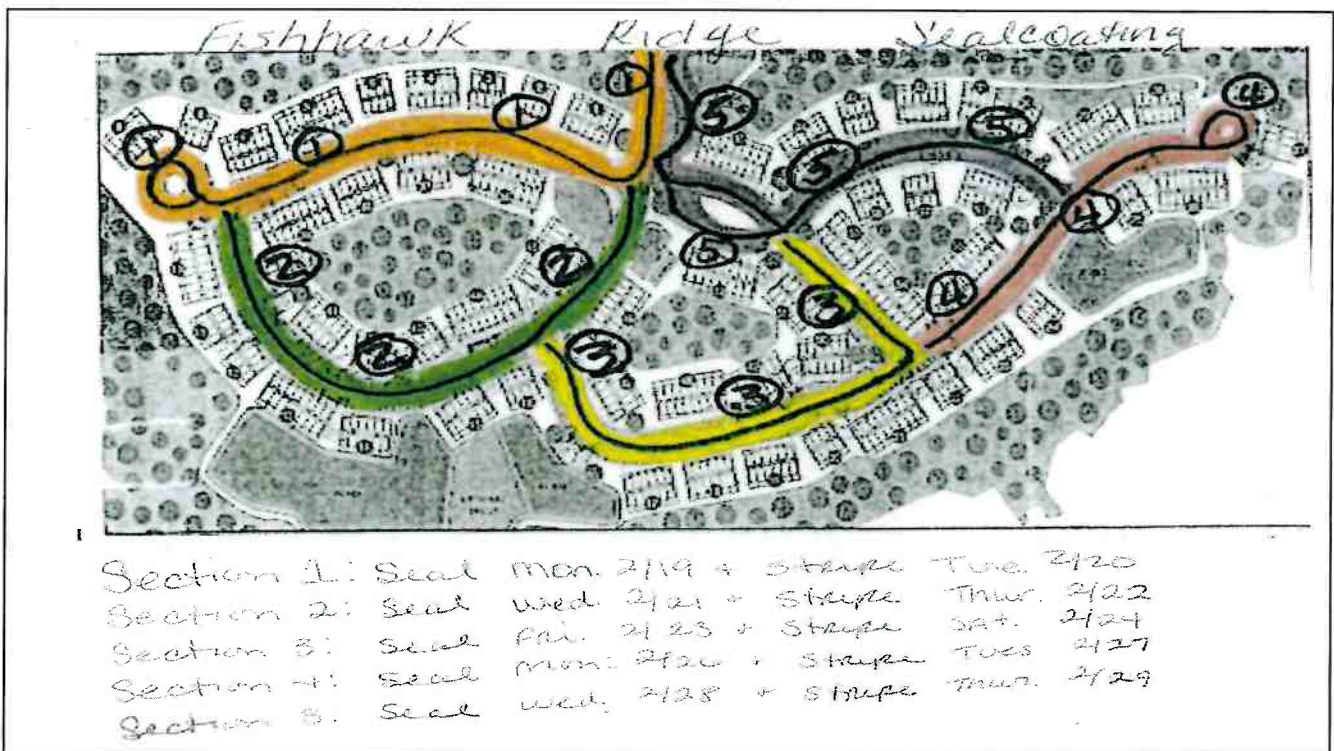
We have hired ACPLM Sealcoating for this job. There will be notifications of street closing 24-48 hours in advance by placing notices on your doors. Please see the attached map of how all 5 sections will be taped off in the future. This should give all residents ample time to think ahead buying groceries, new leased moving in or moving out, POD placement elsewhere, WM pickups, and other issues.

Once an area is taped off you can expect a 24 to possibly 48 hour displacement of parking in the area. **NO EXCEPTIONS.** If cars remain in the taped area they will be towed.

This company will work as quickly as they can on this job.

We need our residents to be understanding and patient during this process. The outcome will be beautiful and will increase property value.

Questions or concerns you may contact Greenacre Property Inc., Katt Sears: Ksears@Greenacre.com





ATTENTION

FISHHAWK RIDGE

We know you will be happy about the news that **Asphalt & Concrete Parking Lot Maintenance** will be performing Speedbumps, Concrete Work, Sealcoating & Striping on the above mentioned property. These improvements will provide a fresh new look to your property which all of you will be proud of. To provide this quality service to you, it will require blocking off the work areas during the following days (Weather Permitting):

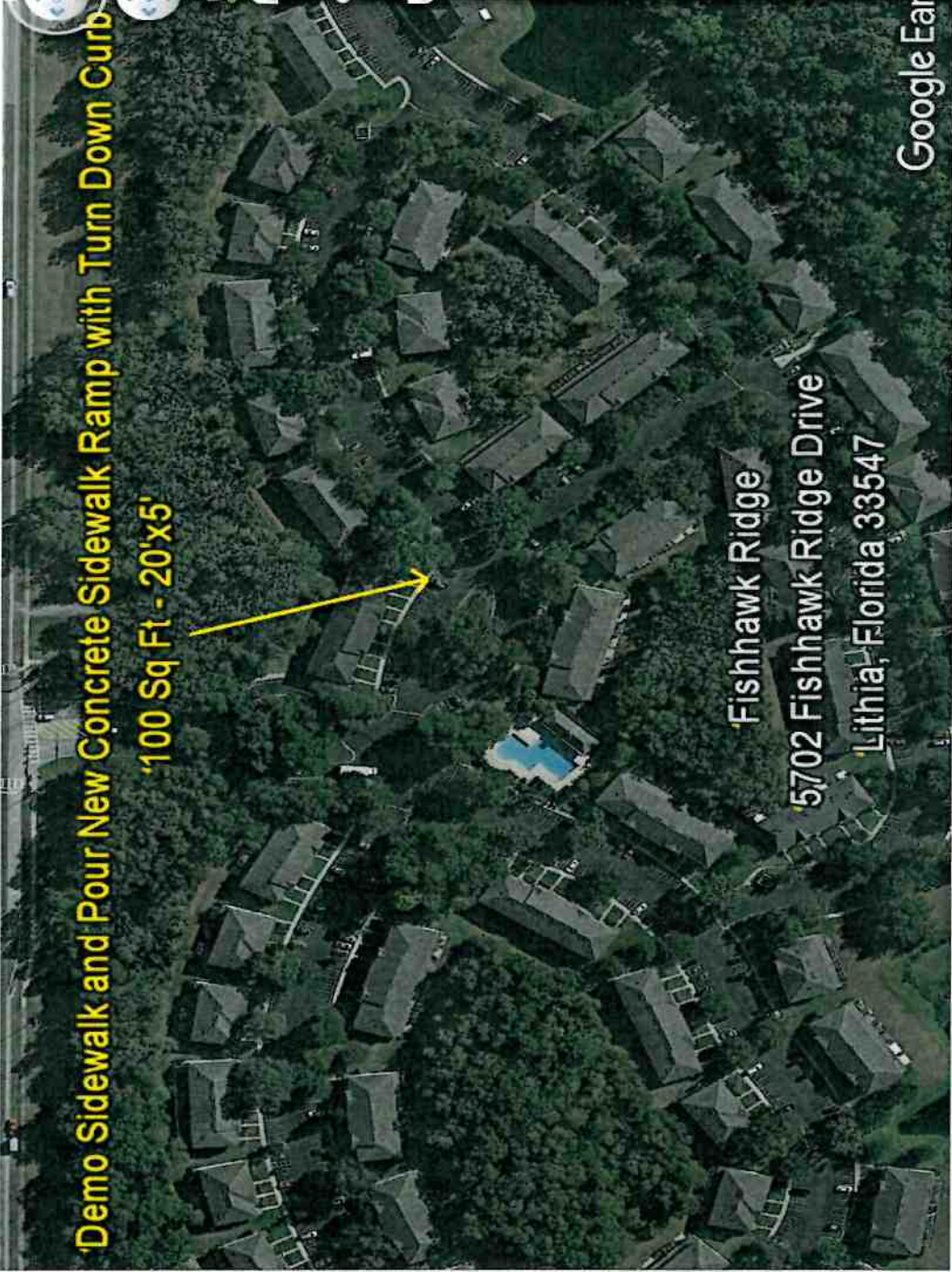
AREA / Scope Of Work:	DAYS:	DATES:
Speedbump Installation & New Concrete Sidewalk	Wednesday	1/17
Concrete Sidewalk Ramp	Thursday	1/18
Sealcoating	Monday, Wednesday, Friday, Monday & Wednesday	2/19, 2/21, 2/23, 2/26 & 2/28
Striping	Tuesday, Thursday, Saturday, tuesday & Thursday	2/20, 2/22, 2/24, 2/27 & 2/29

All vehicles must be moved from above areas on the respective days. Vehicles may return to their parking spaces as the areas are reopened. Unfortunately, any vehicles in the blocked off areas after 7:30 A.M. on the above mentioned dates, will require towing at the owner's expense. With your cooperation, we don't foresee this occurring.

PLEASE HAVE ALL SPRINKLER SYSTEMS TURNED OFF IN THE WORK AREAS LISTED ABOVE.

Asphalt & Concrete Parking Lot Maintenance cannot be responsible for damage to cars parked within a 50' radius of the barricaded area. **Asphalt & Concrete Parking Lot Maintenance** is not responsible for damages and/or injuries arising from people and/or vehicles entering barricaded areas. **Asphalt & Concrete Parking Lot Maintenance** is not responsible for liability arising from barricades being removed by others.

We will complete the work as soon as possible, subject to weather conditions. If the schedule changes, you will receive new notices with new dates.



Demo Sidewalk and Pour New Concrete Sidewalk Ramp with Turn Down Curb
'100 Sq Ft - 20'x5'

Fishhawk Ridge
5702 Fishhawk Ridge Drive
Lithia, Florida 33547

Google Earth

Thank you for your cooperation. We know you will be pleased with the results!



New Concrete Sidewalk - 2 Areas - 4" - 485 Sq Ft

Legend

#1 - 5x73

#2 - 5x24

1
2

Fishhawk Ridge
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Google Earth

