



## **FishHawk Ridge HOA Spring 2021 Newsletter**

**FISHHAWK RIDGE IS A COVENANT CONTROLLED COMMUNITY**

### **THANK YOU ALL !!!!**

Thank you to all the community members making this Holiday Season so special in so many different ways. We had some awesome displays for the Fall and Christmas Holidays.... It was fun walking through the community and admiring all the lighting, the sights, sounds and decorations.

Our first fall clean-up was another success. We specifically want to thank our Newsome high school students for spending part of that Saturday to participate in the community clean up. Thanks again so much !.

Our children's activities for both Halloween and Christmas, along with our adult rock painting 'class', Miss Marie's balloon art and multiple craft options were a hit and we met new and 'old' residents and their families.

A Special *Thank You* again to all our volunteers helping during the last quarter of 2020. You all made our Halloween and Christmas activities so successful. We owe a big thank you to Ms. Marie, Holly, Zoe, Brenda, Judith, Steve, Bonnie and anyone else we may have missed. Let's do it again.

### **SPRING HAS SPRUNG AND PARENTS, PLEASE HELP US.....**

Parents, please help us avoid unnecessary accidents and injuries of our children during the spring and summer. Nice weather will get the kids to spend more time outdoors. Please help us supervise our young children closely and discourage the older ones from riding their bikes, roller skates or skateboards in front of or around moving vehicles. We want everyone to have a safe spring and summer. Thank You!!!

### **EASTER CRAFT/PLANT FAIR**

Our Easter Eggstravaganza and Craft/Plant Sale are on Saturday, March 27. Flyers have been distributed and are also available from the pool monitor during open swim hours. Hope to see all of you there, it is going to be a blast!!!!

## **ROOFING, GUTTERS AND DOWNSPOUTS**

Yeah!!!! Our re-roofing project that started in late spring of 2020 has been completed. All buildings constructed before 2012 have received new roofs. A few minor small issues are still being corrected but overall this major project is finally completed. If there are any issues remaining or new leaks within the next 2 years, please contact CB Roofing at 813-569-6930 and ask for Christie.

We have accepted a bid for the gutters and downspout replacement. The expected start date will be March 22, 2021 and should take about 8 weeks to complete. The work will start on Falls, proceed to Ridge, View and finish on Creek. It may result in some temporary inconvenience regarding parking and we apologize in advance.

## **LANDSCAPING**

All our damaged landscaping areas, either due to the roofing project or natural demise will be fixed. Our Landscape Company has provided cost estimates per street. The project will be done in sections and replanting will begin as soon as feasible after the gutter and downspout installations have been completed. The replacement process will follow the gutter and downspout replacement, starting on Falls, then Ridge, View and finish on Creek.

## **POTHoles AND STREET REPAIRS**

Despite a relatively mild winter, some road damage is evident. We are getting bids to fix any potholes, erosions and wear and tear where needed. There may be minor, temporary disruption of regular traffic. Information, when available, will be posted in the communication box by the mail kiosk.

## **POOL HOURS AND POOL CLOSURES**

At this time due to the continued pandemic, spraying of tables and chairs with a bleach solution will continue daily before opening and after closing of the pool. In addition, our pool will remain closed if the projected temperature for the day is 65 degrees or below.

Spring hours for the pool will start 1 April and remain in effect until 30 May 2021. From 10:00 am until 12 noon, there will be "unattended" adult swim only (no pool monitor). Open swim will be from 12 noon until 6 pm daily, Tuesday through Sunday.

Please check the FishHawk Ridge website, tab "Pool News" for more information, updates and if desired, utilize any of the other pools in the FishHawk Ranch neighborhoods. ID (from Osprey Club) is required for all usage.

## **POOL FOBS**

If you did not receive information at closing or move-in, please stop by the pool during regular pool hours and ask the pool monitor for the instructions and paperwork. In addition, you can find the info and forms required on our website under "Pool News".

## **COVENANT COMPLIANCE INSPECTION NEWS**

As all of us know or should be aware of, we live in a covenant controlled, deed-restricted community. That means there are certain rules and regulations we have to live by. This has pros and cons, like everything. When choosing to move here, we 'agree' to follow these restrictions, rules and regulations.

We will be seeing more of Mr. Jay, our compliance monitor due to COVID standards relaxing. He is a Real Manage employee who has assisted in the past and will now have increased responsibilities regarding compliance monitoring/inspections. He does not live on site.

### **FOR YOUR INFORMATION, PLEASE READ!**

Rules, regulations and covenants apply to all residents at FishHawk Ridge, both owners and renters alike and are enforced. 'Violations' include initial written reminders to correct the issue or situation and if not resolved, will be followed with another letter requesting the resident to fix the issue. If this is ignored, there will be an opportunity for mediation with our legal team and a Real Manage/Board Representative. If this does not resolve the situation, additional steps will be taken by our legal team and can result in significant expenses for the owner, even if it is the renter who is responsible for the violation. The owner is within his/her rights to pass these expenses on to the renter(s).

Please familiarize yourself with the expectations based on our covenants, rules and regulations. If you have any questions, please email [fishridge@ciramail.com](mailto:fishridge@ciramail.com) or go on our website. We also have hard copies of the present Covenants available at the pool.

### **MAIN GATE, BRIDGE AND POOL SECURITY CAMERAS**

As of the end of January, we have a new local security company, Vortex, resulting in many technology upgrades. New cameras were installed on the front gates, the pedestrian bridge and the pool.

The HOA owns this new equipment which is warranted for 5 years. Even with purchasing the equipment, the switch in companies will result in substantial savings to the community, faster response time and a more personalized service to this community. Some of you may be familiar with Vortex since the company provides home security as well.

### **BULLETIN BOARD FOR RESIDENTS TO ADVERTISE**

Please watch for our new Community Sales and Service Bulletin Board by the Mail Kiosk. It will be ½ of a large Bulletin Board to be installed. It will provide an opportunity for residents to advertise services they offer (babysitting, dog walking, birthday cakes etc), post lost pet announcements as well as 'for sale' items and service providers.

The ad should be 3x5 or smaller and be given to the pool monitor. He will initial and date the card and put it on the board. Each ad is good for 30 days. The other ½ of the Board will be used for announcements, activities and other community-related issues.

### ROVING SECURITY

Starting soon, we will have a roving security, Tampa2, driving through the community on a random schedule 7 days a week. We contracted with Tampa2 Security to be a daily presence with focus on prevention, to help keep the community safe and be available to deal with potential conflict situations.

Tampa2 Security will also respond to any alarms set off in the pool area, entrance gate and walking bridge areas 24/7.

### WIND MITIGATION AND ROOFING CERTIFICATES

With the re-roofing project completed, wind mitigation and extended warranty certificates will be emailed no later than the end of May to all owners via email. Please ensure that Real Manage has your correct email on file. If you changed email addresses, please inform Real Manage at [fisridge@ciramail.com](mailto:fisridge@ciramail.com) of the change. These certificates may lower your home insurance rates, please check with your carrier.

### SATELLITE DISHES

Due to the new roofs and accompanying warranty, all satellite dishes MUST be wall-mounted in the rear of the unit/building. No satellite dish can be mounted on any roof since it voids the company's warranty, no exceptions. Each owner or resident will have to submit an ARC request (to be found on our website) including a \$ 50.00 repair fee starting immediately.

### UPCOMING COMMUNITY EVENTS

Ms. Marie will teach us techniques to make Rock Painting even more fun and take it to a new level. We meet at the pool Sunday, April 25, 1:00 to 3:00 pm. The activity is FREE. See you there!!

There are plans for an end-of-school-year BBQ early June and some kids' craft and fun times during the summer. Please watch for more information. Anyone interested to volunteer, please email [fisridge@ciramail.com](mailto:fisridge@ciramail.com)

**We wish you all a relaxing Spring 2021**

Steve Parker {P}, Rosemarie Hall-Heyduk {VP} and Luis Roque {Sec/Treas}

