



Bloomingtondale Ridge HOA

Fox Run The Greens

From the President:

Management Company:
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Greetings Neighbors,

This month I would like to acknowledge all of the beautiful new paint jobs and new roofs I see as I drive through our neighborhood. The colors are fresh and tasteful, and the landscaping is bright with color and new design. All of these improvements make our neighborhood look new and vibrant. I've noticed beautiful water displays and a new brick paver driveway showing neighbors are upgrading their homes and properties to keep up with all the exciting new decorating ideas we see in the newer communities. Our street lighting project is also meant to do just that. It shows the community is alive and active. So, thank you all.

A group I feel compelled to thank is our hardworking Architectural Control Committees. They approve requests as quickly as possible and their openness to research projects that are sometimes out of their comfort zone, using covenants that are subject to interpretation, I think they need to be commended. I encourage their imagination and stepping out of the box, so to speak, to give people the initiative to personalize their homes with upgrades and designs seen in other communities. Keep in mind our covenants is our governing document and all approvals must fall within our guidelines, but are subject to discussion.

Now for the negative. We have all received violation letters from time to time and most accept them as constructive criticism, in the context they are intended and respond quickly and positively. The management company sends out letters to remind people that living in a Deed Restricted Community means maintaining a standard that all neighbors are responsible to uphold, yet we have to send multiple letters to people who don't feel they need to respond with either acknowledging the problem or making a repair. We the board and management company are not unreasonable and we allow plenty of time to make repairs but we have neighbors who show up on our monthly violation sheets, every month, some for years. Now, granted this is a handful of people, but not maintaining their properties brings down all the neighbors around them and that to me is disrespectful and unnecessary, and that's not to mention, the unnecessary legal cost and postage the association incurs that affects all of us. So, I am asking as respectfully as I can that we please do our part to maintain our home and lawn to a standard we can all be proud of.

In closing I'd like to thank all of you for your support of our lighting project, I think they look and work great and enhance our community. And as always I welcome your suggestions and ideas, just E-Mail me at finalrun@verizon.net.

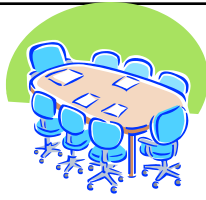
Have A Great Summer!

Respectfully,

Frank Salatti

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Board of Director Meetings

The Board of Directors meetings will continue to be held at the Bloomingdale Library at 6:30 p.m. with the following schedule:

July 15th September 9th
October 14th

The Annual Meeting will be held at Alafia Elementary School on November 11th at 7:00 p.m..



ACC Meetings:

The monthly meeting schedule at 6:30 p.m. for **Fox Run** is as follows:

July 15th: Bloomingdale Library
August 12th: 3916 Northridge Drive
September 9th: Bloomingdale Library
October 14th: Bloomingdale Library
November 11th: Alafia Ridge Elementary
December 9th: 3916 Northridge Drive

The monthly meeting schedule at 6:30 p.m. for **The Greens** is as follows:

July 15th: Bloomingdale Library
August 12th: Bloomingdale Library
September 9th: Bloomingdale Library
October 14th: Bloomingdale Library
November 11th: Alafia Ridge Elementary
December 9th: Bloomingdale Library

2008 Board Members

President: Frank Salatti
4014 Eagles Nest Drive
813-655-1268

Vice President: Rob Maurello
2318 Timbergrove Drive
813-681-9783

Treasurer: Terry Hoos
4005 Aspen Leaf Way
813-319-3777

Secretary: Linda Weisman
2309 Marseille Court
813-653-4867

Director: Robert Strynar
2328 Timbergrove Drive
813-777-1256

Website:



Join us on our new website and help strengthen our Community through better communication and sharing of information.

www.BloomingdaleRidgeHOA.com



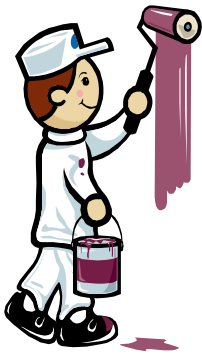
- Thomas and Ellen Ruh– 2228 Eagle Bluff Drive
- Kenneth and Mary Malmstrom– 2336 Eagle Bluff Drive
- Kenneth and Chelsey Mathewson– 3913 Northridge Drive
- Brigido and Sandra Cardenas– 3918 Northridge Drive

If you have recently moved in and not included on our list, please contact Emilia at the management company.

2008 Annual Assessment:

The Association Annual Assessment of \$138.00 was due and payable on January 1, 2008 and delinquent on January 10, 2008. If you have not remitted your payment, please send \$138.00 made payable to Bloomingdale Ridge HOA and mail to:

PO Box 1058
Ruskin, FL. 33575



Architectural Requests:

We would like to thank all of the homeowners that go through the proper channels of applying for architectural approval for exterior modifications.

Though there have been several architectural request forms submitted this year, it has been brought to our attention that there have been quite a few exterior improvements without architectural approval. We would like to remind you that you do live in a deed restricted community with specific guidelines for exterior improvements. Therefore, please send all your requests, in writing, to the Management Company for processing and allow 30 days for review.

An architectural request form has been included with this newsletter for your convenience. Though we ask for 30 days, we have improved our method of reviewing the architectural requests and most of the time we are able to contact you in less than 30 days if you have checked the “Request for Early Review” box on the architectural request form.

At the next scheduled Board meeting, we will be reviewing the Architectural Guidelines and we will consider beginning the process of updating them for the new laws passed in July 2007 under the Florida Statute 720. These updated guidelines will hopefully be ready for approval at the Annual Meeting this year.

In order to maintain the aesthetic quality and uniformity in the community, please keep this procedure in mind when you are considering an exterior change to your home.

Your cooperation is greatly appreciated and please do not hesitate to call or email Emilia at the management company with any questions or concerns you may have.

ACC Committee Members:

Mary Bosler- Fox Run

Mike Bosler – Fox Run

Diana Herr – Fox Run

Laurie Leblanc- Fox Run

Steve Eckebrecht- Fox Run

Mike Williby – The Greens

Karen Renaud – The Greens

Frankie Cook- The Greens

***Thank you for all your hard work and dedication to the Architectural Control Committee.**

Lawn Maintenance and Reclaimed Water:

Regarding Reclaimed water, if you have questions about getting hooked up to Reclaimed water, please contact the Hillsborough County Water department at (813) 272-5977.

In regards to lawn maintenance, the turf grass does not need to be mowed too short or too frequently which causes the grass to stress and allows the weeds and pests to begin their infestation of your lawn. If you are noticing these symptoms in your lawn, please exterminate the pests and raise your mower blades. For further information about your particular turf grass and care instructions, please visit the website at:

http://hillsborough_fyn.ifas.ufl.edu

And click on “Choosing a Turfgrass for Florida Lawns.



Pet Reminder:

In the past couple of months, there have been some instances where certain homeowners within the community have allowed their pets to roam freely around the community. Please note that this rule listed below within your community documents pertains to all household pets. Also note that your documents were written by the developer and the Board of Directors and management company are responsible for enforcing them.

The Declaration of Covenants and Restrictions, Article VI, Section 11 states, “...Dogs which are household pets shall at all times, whenever they are outside of the home on a lot or a fenced area of the Lot, shall be confined on a leash held by the responsible person.”

Therefore, please ensure that your pets are on a leash at all times when outside the confines of your property.

Mildew Reminder:

We are requesting that if your home, driveway, sidewalks, curbs, fences and roofs contain mildew, please clean and/or pressure wash these areas at your earliest convenience.

We thank you to your efforts in keeping Bloomingdale Ridge an extraordinary community.



Trash Receptacle Reminder:

There are still instances where homeowners are storing their trash containers outside their garage or on the side of their house. Please ensure that the trash containers are stored either in the garage or behind the fence so they cannot be seen from the street and neighboring lots. The documents, written by the developer, state the following:

Please note Article VI, Section 16 of the Covenants, Conditions, Restrictions and Easements of Bloomingdale Ridge states, “... all garbage or trash containers should not be visible from the street or any other lot. Please store your garbage containers in a location that is out of view from the street and neighboring lots.”

Please put your trash containers at the curb the day before pickup after dusk at the earliest and ensure that they are put away the day of trash pickup.

DISCLAIMER

Every effort has been made by the newsletter committee to provide accurate, relevant and timely information. However, errors and omissions can occur. By using the information contained herein, the reader willingly assumes all risks associated with such use. Neither the newsletter committee nor the contributing authors shall be responsible for any special, consequential or other exemplary damages resulting from any reader's use, interpretation or reliance upon the information contained herein

Sidewalk Repair:

If the sidewalk in front of your home parallel to the street is damaged and is a tripping hazard, please contact the South Service Unit of the Public Works Department with the County at (813) 635-5400.