

Bloomingdale Ridge HOA

Fox Run The Greens

From the President:

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Friends and Neighbors,

This is the time of year where we see how well we met our goals for the year, start working on reviewing the budget and try to project cost increases for the coming year.

Last year we came close to having to increase our yearly assessment because of unexpected increases in Insurance, Lawyers cost and the general cost of doing business. So, to balance our books we used our surplus funds from CD's we bought to break us even. In light of that, our goal for this year was not to do any major projects and just to do necessary maintenance on the entrances, pressure wash street signs and drains and tree trimming where necessary. So far the plan is working and we are meeting our goals. This initiative will hopefully help us hold our yearly assessment at its present level and put us on a solid footing for the coming year.

Another project the board has taken on is a revision of our HOA Architectural Control Committee guidelines. In working with our Architectural Committees we are attempting to revise, clarify and omit guidelines that are outdated and ambiguous. It is a tough job but thanks to the dedication of our ACC volunteers, we were able to complete the task.

It's the time of year to start thinking about if you would like to volunteer for the board or ACC committees. November will be here before you know it and in the near future we will be preparing ballots for mailing.

As always I would like to invite all of our neighbors to the November 18th annual community meeting. We will discuss what your board has been doing, elect Board members and review the proposed budget for the upcoming year, so mark your calendar and I look forward to seeing you all.

Respectfully,

Frank Salatti

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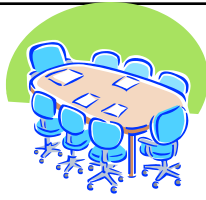
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ANNUAL MEETING SCHEDULED FOR NOVEMBER:

Soon it will be time to elect officers for the 2009 year. The Annual Meeting is scheduled for November 18, 2008 at the Alafia Elementary School at 7:00 PM. You will be notified with the official Annual Meeting notice at least two weeks prior to the date but please mark your calendars now.

We need volunteers to serve on the Board of Directors. The term is for one year with bi-monthly meetings. Each person brings something special to this association and it is important for you to assist the community by sharing your special talents and expertise. If you are thinking of volunteering, talk with one of the present Board members to get an idea of what is expected/required of you.

If you would like to nominate someone or yourself, please contact Emilia at the Management Company and your name will be included on the official ballot.



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:

October 21st

The Annual Meeting will be held at Alafia Elementary School on November 18th at 7:00 p.m..



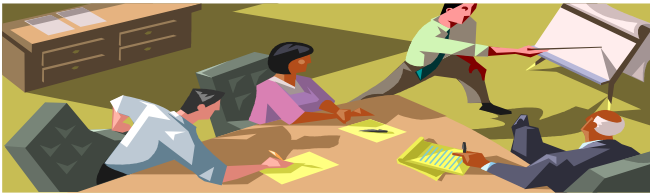
ACC Meetings:

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

October 21st: Bloomingdale Library
November 18th: Alafia Ridge Elementary
December 9th: 3916 Northridge Drive

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

October 21st: Bloomingdale Library
November 18th: 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:

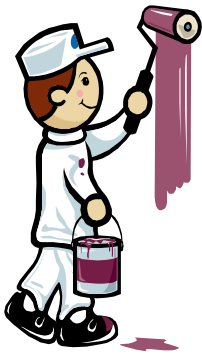
Join us on our website and help strengthen our Community through better communication and sharing of information.

www.BloomingdaleRidgeHOA.com



There are no new members since July.

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



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.**

Hillsborough County FEMA Flood Map Update:

Effective August 28, 2008, FEMA has posted updated flood maps relating to your property. If you are interested in an update, please visit the Hillsborough County Website at www.hillsboroughcounty.org, then click on "A to Z," then under "F" click on Flood Map Update Process, then click on Proposed Flood Map Viewers.

From that point, you will be able to see a map of the area, including your property, with the newly assigned flood zones.

Lawn Maintenance and Reclaimed Water:

Regarding Reclaimed Water, though there are no restrictions at this time, we are asking that if it is indeed raining outside, please do not run your sprinkler system.

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."

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.

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



Grass Clippings:

We have received several complaints regarding homeowners disposing of their grass clippings into the sewer, which in turn drains directly into the ponds.

This will ultimately cause an increase in algae growth, possible flooding issues and county fines, not to mention an increase in assessment fees for the pond company to clean the ponds of the debris.

We are asking that as a part of acceptable lawn maintenance practices that you properly dispose of all grass clippings after your routine lawn maintenance in order to keep the ponds looking their best.

Trash Pickup:

With the hurricane season vastly approaching, please note that when the county is under a hurricane warning, trash pickup is cancelled. Therefore, please do not leave your trash on the curb during these storms because in high winds, your trash can become very dangerous if it takes flight.

Thank you for your consideration and please do not hesitate to call the hotline at 247-1126 for trash pickup days.

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.