



Bloomingtondale Ridge HOA Fox Run The Greens

December 2009 Edition

From the President:

Management Company:
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I am filled with great anticipation as we prepare to enter 2010. 2009 is coming to an end and before I get started, I wish to thank both Frank Salatti and Linda Weisman for their years of service to our community. Both have served as members of our board for several years and have decided to step down. Their presence and leadership will be missed. Even though Frank is stepping down this year as president of our board, he will remain an active member in our community as he serves on the ACC Committee for The Greens. Again, thank you Frank and Linda. You are both welcome back anytime.

At this time, I would like to introduce myself. My name is Bob Strynar and I am the new president of your board. My family and I have lived in Florida since 2000. We moved into The Greens in 2005 and have been blessed with the many families and friends we have met here in Fox Run and the Greens. This is my third year serving as a member of your board. I wish to thank Peter Aluotto, our vice president, who is the other returning board member. Our board is voluntary but also very necessary. We rely on home owners to come forward and fill the five slots annually to keep the board's leadership within our community and not in the hands of the county. At this time, I would like to welcome Allen Mitchell, Tina Ellis and David Miller who all joined the board this year. Your service to the community is greatly appreciated. I also wish to thank the returning members of the ACC Committees for both Fox Run and The Greens. Mike Williby and Maureen Mulhall preside over The Greens and Elena Aluotto, who is currently a committee of one, represent Fox Run. If anyone is interested in helping out Elena in Fox Run, please let us know.

The function of our board is to manage the business/ finances of our community and to enforce the covenants and restrictions of our community as well. These covenants and restrictions were given to every home owner and agreed upon at the time of purchase. The board asks that everyone continues to abide by those rules and communicate with our management company, L. E. Wilson, when an infraction might arise. We all are faced with tough economic times but it is our hope that each homeowner will do their part to maintain the appearance of our neighborhood for your benefit and your neighbors as well. We are all in this together. I thank you all in advance for your help and support.

Bob Strynar
BRHOA President

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2010 Assessment Invoice

Enclosed is the invoice for the 2010 Assessments that are due January 1, 2010 and delinquent January 31, 2010 and will be subject to interest charges (18% per annum). Any Assessment not paid by February 15, 2010 will be subject to lien proceedings. The 2010 approved budget is also included. The fees remained the same at \$138.00 per year.



HOLIDAY PARTIES:

If you are planning a large party and your guests must park on the street, ask them not to park on the grass in front of someone's home. It might damage the irrigation system.

Be considerate of your neighbors in regard to noise levels.

HOLIDAY SAFETY:

Conceal presents from window view to discourage break-ins.

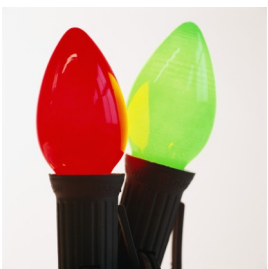
Breakdown all large boxes before discarding. Thieves will target homes with high profile gifts after seeing the contents of the trash.

Keep your "real" trees well watered to prevent lights from becoming too hot and starting a fire.

Do not leave gifts or any other valuables in your car in plain sight.



Have a safe and happy Holiday Season!



Holiday Entrance Decorating!!!

It was discussed by the membership at the annual meeting that due to the economy this year and unexpected association maintenance, that volunteers would join together to decorate the entrances. A special thank you to the members who took their time and efforts to make the entrances look festive for the holidays.

2010 Board Members

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

Vice President: Peter Aluotto
3911 Northridge Drive

Treasurer: Allen Mitchell
4005 Shadowhill Lane
813-661-9231

Secretary: Tina Ellis
2210 Hickory Ridge Drive
813-643-2758

Director: David Miller
4001 Shadowhill Lane
813-689-4930

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:

January 7, 2009
February 11, 2009
March 11, 2009

ACC Committee:

Fox Run Members are as follows:
Elena Aluotto

***We need two additional members... please call the management company if you are interested.**

The Greens Members are as follows:
Maureen Mulhall
Frank Salatti
Mike Williby

*** The ACC meetings will continue to be held at the Bloomingdale Library at 6:30 p.m. at the beginning of the scheduled Board of Director meetings.**



We would like to formally thank Frank Salatti and Linda Weisman for their many years of service on the Board of Directors for our community.

Your time, efforts, and concern for your neighbors has not gone unnoticed and we appreciate all you have done and continue to do.

WELCOME!

There are no new members since September.

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

General Reminders

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."

SUGGESTION: If possible, please water your lawn in either the morning or night. For one, it is less likely to evaporate and will actually soak into the lawn.

Secondly, for the sake of pedestrians, it will be much appreciated so they do not have to walk in the street to avoid getting sprayed with the Reclaimed water.

CLEAN UP AFTER YOUR PET!

Please be considerate of your neighbors and clean up after your pets when walking them through the neighborhood.

Also, cats and dogs must be confined when outside, therefore, your pet must be on a leash to your or confined property.



Trim your Trees

We are going to be addressing the trees overhanging the sidewalk not allowing pedestrians to walk under the trees.

Please proceed with trimming your trees so pedestrian traffic can travel safely underneath them.

Parking in the Street:

Please do not park in the street especially when there is room in your garage and driveways. We have noticed a recurring issue and would appreciate your cooperation.

With the islands especially, it would make it very difficult for emergency vehicles to get to someone in need and would ultimately resort to them driving through your lawn.

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.

TECO Electrical Box Painting

If you would like to see the TECO electrical boxes get painted, we are trying the "squeaky wheel get the grease" approach so please call Mr. Robbins with TECO at 813-630-6215.

Vendor Recommendations:

Benjamin Franklin Plumbing
Rating by homeowner= 10

Tom Peerless– Roof cleaning
Rating by homeowner= 10

Scott's One Hour Air
Rating by homeowner= 10

Apple Roofing Company
Rating= 10

Tampa Stump Removal
Rating by homeowner= 10

Delintz Dryer Vent Cleaning Service
Rating by homeowner= 10

Garrett Roofing #717-7663
Rating by homeowner= 10

24 Hour Tree Service (Shane) #431-1627
Rating by homeowner= 10

Greentek Lawn Services
Rating by homeowner= 10

Zentovich Construction #659-3229
Remodeling/ Drywall repair/ soffit fascia repair, etc
Rating by homeowner= 10

If there are any recommendations either good or bad that you would like included in the newsletter, please contact Emilia at the management company.

Website:

If you need an ACC form, a copy of the community documents, meeting dates, or etc., please visit the website at the following address:

www.BloomingtonRidgeHOA.com

Also, if you need to report a violation, there is a section on the website that will redirect you to the management company to report your concerns.



Architectural Requests:

We remind each of you that you **MUST** submit a request if you are planning on any exterior modification. Please send your request, in writing, to the Architectural Control Committee (ACC) and allow 30 days for review.

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.

Want to Save money on your Homeowner's Insurance??

Depending on your insurance carrier, they may offer a service that can save you money by having your home inspected for approximately \$75-\$85 dollars. They will give you a list of changes that will make your home more efficient and "up to code" and you can save hundreds on your insurance. Several homeowners in the community have taken advantage of this and it is well worth it so call you insurance carrier for more information.

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

Insert pic here

*Bloomingtondale Ridge
Homeowner's Association
2nd Outstanding Landscape
Award winner is:*

*Thank you for your continuous efforts in maintaining your
property in an exceptional manner.*

*This award is generously sponsored by Lowe's Home
Improvement on Causeway in Brandon.*