



# Bloomingtondale Ridge HOA

## Fox Run The Greens

October 2010 Edition

### From the President:

**Management Company:**  
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#### Table of Contents:

Management Co. Information	1
From the President	1
Community Involvement Update	2
Vendor Recommendations	3
Board of Director's Meeting And Members	4
ACC Members	4
ACC Requests	4
Welcome	4
Annual Meeting	4
TECO Street Lights	5
TECO Electrical Box Painting	5
Sidewalk Repair	5
Leash Law	5
Code Enforcement	5
Architectural Request	5
Vandalism	5
Replacement windows	6
Irrigation Check	6
Outstanding Landscape Award	7

This is my last letter before the annual meeting for our neighborhood in November. I encourage members of our community to please attend the annual meeting. This is your opportunity to talk with the board and let your voice be heard. I wish to thank the members of the board this year for the time and effort they have put in. I also wish to thank the members of the ACC in Fox Run and The Greens. Everyone's volunteered time makes the running of our community stay within the community.

In 1999, the board of our association approved an increase in annual dues to help build the cash reserves. There has not been an increase in the dues for 11 years. Over those 11 years, we have realized annual expected operating cost increases. The present board does not want to use those reserves to operate our association. Therefore, the board is supporting an increase in the annual dues this year. The increase will be \$1.67 per month for an annual increase of \$20 per home. We support the increase for the following reasons:

- 1) Legal fees for non compliant homeowners, insurance for the HOA, landscaping for the entrances, management fees and postage have accounted for an **annual** increase of \$19,900 in operating expenses as compared to those in 1999 (see the spread sheet on the next page). We have been forced to divert more of the annual budget toward these items
- 2) For the past two years, we have not had the funding to enhance the look of our entrances regularly with annuals
- 3) We have again budgeted for holiday decorations but have been unable to install the lights and decorations because we have gone over budget in other areas
- 4) There will be a Cost of Living increase from the management company of 0.25 cents per home per month which will bring us to \$3.34 per home per month. Even with the increase they are more than \$1.00 per home per month **less** than the next lowest bid received last year.

The board does not take this step lightly but again feels it is necessary to keep HOA viable. We hope this increase will not have a strong impact on the community.

The neighborhood cookout has not happened due to a lack of a central location. If anyone has any ideas, please let us know. Another thought was a progressive dinner. We are looking for volunteers where this can be held as well. This would not absorb any association funds. We are simply looking for ways to bring the community together.

Finally, I wish to pass on a quick update from the Bloomingtondale Special Taxing District (BSTD). I had a meeting with them and they are replacing the lights at our entrances. I voiced a concern about the low level lights and they have purchased a "brighter light". These lights have been installed at 2 out of the four entrances. The remainder will be installed shortly. All the lights at the entrances throughout Bloomingtondale will ultimately be changed over the next several months. The BSTD is also to stop cutting our plants at each entrance. They severely damaged many of the plants we installed last year.

Bob Strynar, President Bloomingtondale Ridge HOA

## Expense, Revenue and Inflation Comparison since 1999

<b>Expenses</b>	<b>1999</b>	<b>2009</b>	<b>Difference</b>	<b>Percentage</b>
Right of Way Mowing	7920	7200	-720	-9%
Pond Maintenance	2292	2376	84	4%
Landscaping/Tree Trimming	2509	6577	4068	162%
Electricity	1046	0	-1046	
Water Fall Maintenance	0	156	156	
Reclaimed water to Islands	0	207	207	
Management Fees	6000	10,800	4800	80%
Legal Fees	700	5140	4400	634%
Annual Meeting Expenses	300	0	-300	
Bank Service Charges	5	94	89	
Insurance	1444	5306	3862	267%
Printing & Postage	610	3402	2792	457%
Taxes & Fees	261	656	395	151%
Welcoming Committee	109	100	-9	
Newsletter - Website	237	230	-7	
Miscellaneous Contingency	1143	53	-1090	-96%
<b>Total Expenses</b>	<b>26575</b>	<b>42297</b>	<b>17681</b>	<b>59%</b>
<b>Community Improvements</b>	12748	0		
<b>Revenue</b>				
Assessment per Home	132	138	6	5%
Annual Assessments	38544	40296	1752	5%
Interest Savings & CD	1945	1538	-407	-21%
<b>Total Revenue</b>	<b>40489</b>	<b>41834</b>	<b>1345</b>	<b>3%</b>
<b>Inflation 1999-2009 = 25%</b>	132	165	33	25%
<b>15% Increase 158 x 292 homes</b>		<b>46136</b>		
<b>2010 Annual Assessments</b>		40296		

### Community Involvement – “Let’s Take the First Actions Together”

The enclosed email authorization is your Board’s first step to begin point 1 of the plan. Our goal is to develop a better communication system with all Association members. We need you to take the first step with us by providing the Board with your email address. Your authorization to communicate with you via email opens up many opportunities for the Board to take actions 2-5 in the Community Involvement article (detailed in March’s newsletter). Additionally, it will allow your Board to send an electronic version of the newsletter which in turn will save time, money and paper. Most of all, it will allow your Board to survey your opinions and be more responsive to your concerns. The Board requests you fill out the enclosed form and return it via one of the below options as soon as possible. We strongly urge you all to take this first step in helping your Board establish a regular communication system with you the membership.

**Email to the Management Company [Eeich@LEWilsonInc.com](mailto:Eeich@LEWilsonInc.com) or to the Board’s Email Authorization Project Officer [davmil@gmail.com](mailto:davmil@gmail.com).**

**FAX to Management Company, ATTN: Emilia K. Eich at 813-641-1215**

**Mail to L.E. Wilson and Associates Inc., ATTN Emilia K. Eich, P.O. Box 1058, Ruskin, FL 33575**

## **Vendor Recommendations:**

**Kelly Painting c/o Mark Kelly  
#293-9446**

**Rating by homeowner=10**

**\*Has painted multiple houses throughout  
the community**

**Greg Gall  
#625-7163**

**24 years experience in drywall repair and  
refinish and removal of texture on ceilings  
or walls**

**Tom Marks**

**#655-0818 or 610-1007**

**Stucco repair/ mailbox repair**

**Rating by homeowner= 10**

**Garrett Roofing**

**#717-7663**

**Rating by homeowner= 10**

**Zentovich Construction #659-3229  
Remodeling/ Drywall repair/ soffit fascia  
repair, etc**

**Rating by homeowner= 10**

**Miller Plumbing c/o Steve Miller  
# 546-5777**

**Rating by homeowner= 10**

**Greentek Lawn Services  
#984-1114**

**Rating by homeowner= 10**

**Delintz Dryer Vent Cleaning Service  
#908-6191**

**Rating by homeowner= 10**

**24 Hour Tree Service (Shane)  
#431-1627**

**Rating by homeowner= 10**

**Tampa Stump Removal**

**Rating by homeowner= 10**

**Scott's One Hour Air  
#651-3485**

**Rating by homeowner= 10**

**Apple Roofing Company  
#655-8777**

**Rating by homeowner= 10**

**Benjamin Franklin Plumbing  
727-753-8918**

**Rating by one homeowner= 10  
Rating by second homeowner= 1**

**Tom Peerless– Roof cleaning**

**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.**

## **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 be held at 6:30 p.m. and the schedule is as follows:

October 19th at the YMCA at 6:30 p.m.  
Multipurpose Room A

## **ACC Committee:**

**Fox Run Members are as follows:**

**Elena Aluotto**  
**Skip Larson**  
**Brent Rothe**  
**Al Tagliaferro**  
**Joyce Tagliaferro**

**The Greens Members are as follows:**

**Maureen Mulhall**  
**Frank Salatti**  
**Mike Williby**

\* The ACC meetings will continue to be held at the beginning of the scheduled Board of Director meetings.



3916 Northridge Drive– Theodore and Janet Reynolds  
2313 Eagle Bluff Drive– Peter and Diana Thrasher

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

## **ANNUAL MEETING SCHEDULED FOR NOVEMBER:**

Soon it will be time to elect officers for the 2011 year. The Annual Meeting is scheduled for November 18, 2010 at Alafia Elementary School at 7:00 p.m. 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 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.**

**Leash Law**

**Please note that we have received some correspondence from the golf course that homeowner’s dogs are being allowed to run on the course without a leash.**

**There are multiple animals on the course that have been injured as a result of the loose animals attacking the wild species.**

**Please keep your dog on a leash at all times when outside the confines of your community. Also, please ensure to properly dispose of their waste.**

**Code Enforcement!!!**

We are once again, requesting everyone’s help with this!!! For lack of a better cliché, “The Squeaky Wheel Gets the Grease!” For the vacant/foreclosed homes in the community that are not being well cared for, please contact code enforcement. They are especially concerned about the homes that have pools for they harbor mosquitoes and unwanted pests.

The number to code enforcement is 274-6600 or logon to [hillsboroughcounty.org](http://hillsboroughcounty.org) and look for Code Enforcement and fill out the online form. Thank you for your participation.

**Vandalism:**

There has recently been some vandalism involving someone driving through people’s yards. If this happens to you, please call the police substation immediately located at 3622 Erindale Drive and their number is 242-5503.

**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](http://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.

**TECO STREET LIGHTS:**

The management company does not enter the community at night and therefore are not aware of malfunctioning street lights unless it is called in to them by a resident. So the fastest way to get a street light repaired is to write down the 6 -10 digit light ID tag number on the light pole, then report it to the management company.

-Or-

Log on to [tampaelectric.com](http://tampaelectric.com) and go to the *Lights Out* form or call 813-223-0800

**Architectural Requests:**

We would like to 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.

**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, please call Mr. Robbins with TECO at 813-630-6215.



## Replacement Windows and Doors

There are several ways that you can reduce your monthly TECO bill and improve interior comfort. Some ways are more obvious: upgraded HVAC system, improved hot water heater, extra ceiling insulation, better ceiling fans (CFM), and additional shade trees or taller foundation shrubs. A less obvious yet highly effective way to improve interior comfort and reduce monthly TECO bills is to replace your inefficient aluminum windows and sliding glass doors which act as natural conductors bringing the heat and cold directly into your home.

Replacement windows and sliding doors come in several types, each with distinct advantages and disadvantages. Wood frame products are the most expensive, require the most upkeep, and are more vulnerable to termites. Wood frames, however, provide high energy efficiency. A close relative is the wood frame product with an additional exterior facing made of aluminum.

Vinyl is the most common type of replacement window and sliding door. These products are the least expensive and also provide high energy efficiency. However, vinyl has less strength, becomes brittle over time, and has the highest rate of expansion, contraction, and warping.

Fiberglass windows and sliding doors are nearly as expensive as wood products, provide high energy efficiency, but require very little upkeep. Fiberglass products are much stronger than vinyl products and easily withstand hot and cold temperatures. Their low expansion and contraction rate ensures a consistent weather tight seal between sash and frame. In addition, the fiberglass windows and sliding doors have high impact resistance and a very durable finish.

Whichever type you choose, give strong consideration to upgrading to double pane windows and sliding doors. In addition to providing increased energy efficiency, double panes will noticeably reduce exterior noise. Finally, double hung windows make cleaning much more convenient.

### **Irrigation System – Periodic Check**

As we enter the dry season, it is very important to check the sprinkler system periodically.

- Coverage of sprinklers – adjust distance and arc
- Height of sprinklers – add or reduce risers
- Minutes per zone – encourage deep root systems and better drought resistance
- Nighttime watering – for less wind and better soaking
- Control box – check and replace as needed
- Water conservation – try micro sprinklers or drip irrigation for potted plants, vegetable gardens, and flower beds



*Bloomingdale Ridge  
Homeowner's Association  
3rd Outstanding Landscape Award winner is:*

**Charles and Beverly Driggers  
3920 Northridge Drive**

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

*This award is generously sponsored by Beef O'Brady's.*