



Bloomingtondale Ridge HOA Fox Run The Greens

March 2011 Edition

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From the President:

Greetings from the Bloomingtondale Ridge Homeowner's Association!
By Peter Aluotto

If you ever get the chance to serve your neighbors on the Bloomingtondale Homeowner's Association, you may one day find yourself in the office of President. After only two years on the board, watching and learning from Frank and Bob, I now find myself at the helm as the "veteran" member of the group.

As you already know, for the first time in many, many, years the Board has found it necessary to raise our annual dues. The reasons include, but are not limited to the following factors: (a.) the large number of homes in default and foreclosure created a shortfall in our regular gross income; (b.) the rising cost of collecting dues from delinquent homeowners; (c.) the rising cost of achieving compliance with your property maintenance standards; (d.) the rising cost of replacing cold-damaged plants, repairing and maintaining the signage and general governance. You can help us to help you keep dues low by paying on time and keeping your property neat and clean. In comparison to many of the other neighborhoods in Bloomingtondale, I'd say that your Board has done a pretty good job of preserving the image and appearance of the area for the money.

During my short tenure as President, I have received many solicitations from vendors of all types: property managers, landscape companies, nurseries, contractors, you name it. Everyone wants to know how to get our business. If you have a service you'd like to pitch to the Association, you should send it to L.E. Wilson and Co., our current association manager. Our manager will maintain a file of all these companies by type and, when we need that particular service, the board will pick a reasonable number of companies from which to request a formal bid. That's the way we do it. Contrary to popular belief, we actually do solicit bids for new management firms approximately every two years. Thus far, no one has been able to match the price and performance of our current manager.

Every so often we will get letters of complaint from residents and others. Although we welcome your complaints as an opportunity to improve our services, we must insist that you sign your letters and here's why. Without a signature or a return address, we have no way of knowing whether an anonymous complaint is from a legitimate member of our association or someone else, such as a disgruntled vendor. All of our meetings are open and any member of the association is welcome to attend and present his or her complaint in person.

Finally, I'd like to express my thanks to Beef O'Brady for their financial support of our "Outstanding Landscape Award" program. The purpose of this award is to encourage excellence in landscaping by acknowledging the investments of our neighbors in their own property thereby making our entire neighborhood look good.

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2010 Financial Statements

Enclosed in this package is a copy of the 2010 financial statements as approved by the Board of Directors. The package includes an Income Statement, Balance Sheet and Cash Disbursements report.

If you have any questions regarding the financial statements, please do not hesitate to contact Emilia at the management company.

WELCOME!

3919 Northridge Drive– Rex and Karine Tolman
2302 Tortuga Way– Jacquelyn Wallace

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

2011 Board Members

President: Peter Aluotto
3911 Northridge Drive

Vice President: Margie Grewing
2213 Hickory Ridge Drive
685-3281

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

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

Director: Maureen McLeod
4002 Aspen Leaf Way
813-653-1093

ACC Committee:

Fox Run Members are as follows:

Elena Aluotto
Joyce Tagliaferro
Brent Rothe
Al Tagliaferro

The Greens Members are as follows:

Maureen McLeod
Frank Salatti
Mike Williby

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

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.



Board of Director Meetings

The next Board of Director's meeting will be held at 3911 Northridge Drive at 7:00 p.m. on Thursday, April 21, 2011.

HOMEOWNER'S VENDOR CONTACTS

Kelly Painting clo Mark Kelly
#293-9446

Rating by Homeowner= 10
***Has painted multiple houses**
throughout the community

Tom Marks
#610-1007
Stucco repair/mailbox repair
Rating by homeowner=10

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

Greentek Lawn Services
#984-1114
Rating by homeowner=10

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

Scott's One Hour Air
#651-3485
Rating by homeowner=10
Rating by second homeowner=1

Benjamin Franklin Plumbing
#727-753-8918
Rating by one homeowner=10
Rating by second homeowner=1

Ken Hope A/C and Heating
#671-2107
Rating by homeowner=10

Sunset Landscaping clo Tom McHenry
#389-3414
Rating by homeowner=10

Chester Williams Inc.
Air Conditioning and Refrigeration
#689-4519
Rating by homeowner=10

BoDan Roofing, Inc. clo Bo Langford
Tile and Shingle reroof and repair
#310-7479
Rating by homeowner=10

Greg Gall
#625-7163
24 years experience in drywall repair
and refinish and removal of texture on
ceilings or walls

Garrett Roofing
#717-7663
Rating by homeowner=10

Miller Plumbing clo Steve Miller
#546-5777
Rating by homeowner=10

Delintz Dryer Vent Cleaning Service
#908-6191
Rating by homeowner=10

Tampa Stump Removal
Rating by homeowner=10

Apple Roofing Company
#655-8777
Rating by homeowner=10

Tom Peerless
Roof Cleaning
Rating by homeowner=10

Graham Landscaping & Lawn Maintenance
#441-4320
Rating by homeowner=10

FIXIT ChIX clo Lorena
#477-5789
Rating by homeowner=10

Wilcox Pools clo Rory Wilcox
#956-1100
Rating by homeowner=10

Certified Roofers and General Contractors
#813-643-8333
Rating by homeowner=10



Reclaimed Water: Important!!!

A homeowner within your community has recently learned that if you financed your reclaimed water system, it would be in your best interest to pay it off asap if possible. Here's why:

The annual percentage rate is 7.435%. Then 8% is added on the remaining principal every year. (4% allowance for early payment discount, 2% Administrative, 2% tax collector). The original amount was \$3786.00. The full amount was amortized over a 20 year period.

Therefore, since the reclaimed water was put in this particular homeowner's house 5 years ago, they have only paid \$499.00 towards their principal.

This homeowner wanted the other community members who still have payments on their reclaimed water to be informed of this in case you didn't know that this financing wasn't such a great deal after all!!



Website:

If you need an ACC form, 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.

BARKING DOGS!!

It has been reported that many homeowners are allowing their dogs to bark throughout the day and night. Please also keep your dogs on a leash when outside the confines of your property.

In consideration for your neighbors, please be in control of your pets at all times and do not allow them to bark or roam freely.



Lost and Found!!!

If you have recently lost a bike, please call Gary at 813-486-8341.

He so generously offered his phone number so please only call him for serious inquiries regarding the missing bike.

Thank you.



*Bloomington Ridge
Homeowner's Association
4th Outstanding Landscape
Award winner is:
Doug and Pamela Pinner
Children: Alex and Nicole*

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

This award is generously sponsored by Beef O'Bradys.

Neighborhood Watch Program



There is some interest in reactivating our neighborhood watch program, and we are looking for volunteers. The watch program consists of a telephone chain that is maintained by block captains to keep everyone informed of criminal activity among other things. This is one of the most effective and least costly ways to prevent crime, reduce fear, and fight neighborhood isolation.

These groups of neighbors look out for each other and their neighborhood, and the program often provides a new feeling of caring and belonging in the community. Please contact Emilia if you are interested in volunteering as block captain (phone chain of about 10 residences) or if you desire additional information.

Sign Painting and Reflective Road Painting

One of the Board's many goals this year was to spruce up the entrance signs and to repaint the reflective paint on the islands on Hickory Ridge. We are please to say that one of our goals were met!! After receiving bids, the companies agreed that not all the entrance signs needed painting but the "Deed Restricted Community" signs and "Fox Run" sign at Hickory Ridge needed repair and repainting.



We will continue to keep everyone informed as the year continues and we have met more goals!!

Trash Containers and Lawn Equipment Storage



Please do not store your lawn equipment and trash containers on the side of your home or in front of your garage. These items must be stored in a concealed place that cannot be seen from the street and neighboring lots.



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.

Tape on Signs:

Please do not tape signs on the community's street signs. It really affects the

appearance of the signs and it uses association funds to clean and repaint the signs.

