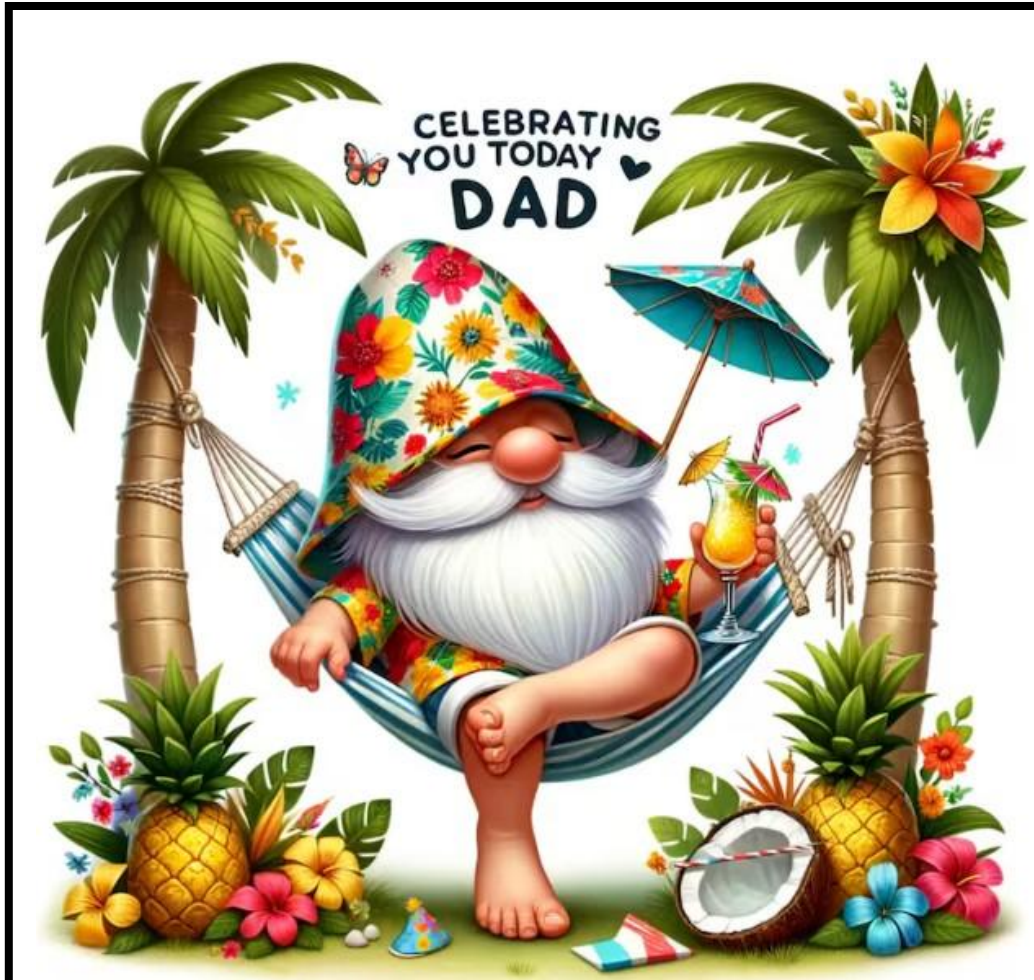


# The Lake Heron "Banner"

Lake Heron is a welcoming, caring, vibrant and well managed community we call home.



## Happy Father's Day !!!

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Email your articles for the next issue to  
Dee Ryder at [Dee\\_Ryder@Verizon.net](mailto:Dee_Ryder@Verizon.net)  
put **"For The Banner"** in the Subject line *Please ...*  
Only emailed items will be accepted.

**September 2024 Banner Deadline is August 25, 2024**

Volume 22 – Issue 5

### 2024 Board of Directors:

- President - *Max Saus*
- V. President - *John Copeland*
- Treasurer - *Tiffany Wells*
- Secretary - *Mark Cravens*
- Director at Large - *Linn Torres*

Lake Heron HOA does not recommend nor endorse any advertisement printed in the Banner.



HOA  
Board  
Meeting  
will be on  
June 10th, 2024  
at 6:30 PM  
in the Clubhouse

**No Zoom**

## May Board Meeting

Not much to report at that meeting of any great interest. Worked on the best way to handle the clubhouse rentals and other events to reduce conflict. Discussed ways to reduce the dog poop problem, added a chain to the entrance to our park area so the grass can grow back, moved the parking sign at the end of Lake Heron Drive, etc.

The town hall meeting was a success. No major problems that needed addressed in the future but had some good discussions. Plan on future meetings every year.

To the best of my knowledge the palm trimming was a success, very few problems were reported. Hope to use the same company next year as they saved us a good bit of money.

The finance committee will be working on the budget this summer. Will do their best to keep our monthly assessment one of the lowest in the state. Do keep in mind how much is provided for that assessment.

*~Max Saus - President*

### ***From the Cook's Corner***

#### ***Mango Chutney Spread***

8 oz. cream cheese, softened  
1/4 Cup mayo

Mix above ingredients, then add:

1/2 c. shredded cheddar cheese  
1 t. curry powder (or more to taste)

Mix all together and spread on a platter to thickness desired -- regular-sized dinner plate is not quite big enough.

Pour approximately 3/4 jar Mango Chutney over cheese mix. Sprinkle with:

1/4 C. chopped green onion  
1/2 c. chopped, dry-roasted peanuts

Serve with Crackers of choice

#### ***NOTICE.....***

***The staff of the Banner is taking their annual Summer Vacation.  
I'll be back for the September issue. Deadline for Sept issue is Aug 25  
See you then and have a safe and FUN! Summer.***

***~Dee Ryder***

**MINUTES**  
**Lake Heron Board Meeting.**  
**May 13, 2024**

Call to order: 6:40 PM Clubhouse.

Present at the meeting: Max Saus, John Copeland, Tiffany Wells, Linn Torres, Mark Cravens, **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Max motion to waive reading, 2<sup>nd</sup> Tiffany, unanimous.

**Committee Reports**

**Finance-** Tiffany Wells. John made a motion for the 3 upcoming CDs (\$358k +/- in July and \$100k+/- in August to roll over into higher percentage CDs with acceptable timeframes. Angela will obtain bids from banks to present to the Finance Committee. Since the board doesn't meet in July/August, this gives authorization for the Finance Committee to select the CDs. Motion approved with a unanimous vote.

**Treasurer-** Tiffany Wells. March 2024 Budget \$23,778.94, spent \$26,836.27, -\$3,057.33 over budget. Building/roof maintenance and overlap of fertilizer companies accounted for most of the excess.

**Grounds/Irrigation-** Angela Hester. Pasco allows 1x/week watering. Sprinklers are being adjusted and replaced during this drought time.

**Architectural Control-** ARC approval and denial list sent to board by UPI,

**Clubhouse-** Angela with UPI. Nothing new.

**RV Parking-** Max Saus 4 new spaces.

**The Park Team-** Linn Torres-Wooded area before park is being cleared out now by park team volunteers.

**Parking Enforcement-**Linn Torres-nothing.

**Social Committee-** Mark Cravens, interim chair. Kentucky Derby 7, Town Hall 27 attended. Upcoming Picnic in the Park TBD.

**Welcome Committee-** Tiffany Wells-3 pending, 2 listed for sale.

**Old Business:**

Palm Trimming (5/16-5/17) Post reminders. Place ribbons on palms not to be trimmed.

Discuss revised front door standards with window inserts. 26 in survey would like to have the option, 8 said no. Door standards to be revised and presented to the board.

Tennis court surface cracks. Mark met with a contractor and is obtaining estimates to repair. Full replacement scheduled in 2030.

Replacement street sign at Woodstork/Lake Heron. Sign ordered, need bracket.

20-year plan was brought up at Townhall meeting. Spreadsheet is updated every 6 years for the 20-year plan.

**New Business:**

Propose a better way for Pam and Angela to handle the clubhouse use; calendar scheduling, social events, rentals, who handles the money from rentals, cleaning, what would be considered volunteer work, etc. This is on hold. Angela is setting up a shared calendar now for her, Pam and BOD members. This will be revisited if needed.

Discuss what was proposed at the town hall meeting such as adding asphalt to the entrance to our park area. Only sod/grass and a yellow plastic chain will be added at this point.

The fence on the north side of RV park by the shed needs pressure washing. Angela to facilitate.

Adjournment: 7:12 p.m.

Next Meeting is June 10, 2024.

### ***Hurricane Preparation For Dummies***

I don't know about you, but I've still got patio furniture in my garage from Hurricane Charley. There's also a 25-pound bag of ice still sitting in my deep freeze. I'm not quite sure what good that bag of ice would be if a big hurricane struck our community. Maybe I could use it to keep my gin-and-tonic cold while I figured out where my roof went.

The helpful newscasters are warning us, again, that we should be "prepared" to board up our windows, as if boarding a window were no more difficult than closing a shower curtain. Let's see now...

(1) Make a trip to Homeowners Hell, five enclosed acres of everything from sinks to burglar alarms to fire-ant killer. You see people wandering around with a wan, hollow-eyed look -- there're just looking for a clerk to point them in the direction of the toggle bolts.

(2) Locate lumber section at far end of store. Panting, you survey your plywood choices: 1/2-inch or 3/4-inch, sanded or not sanded, pressure treated or not pressure treated. Pretending you know what you're doing, you attempt to pull out a sheet for inspection. Unfortunately, you underestimate the weight and the corner of the 70-pound thing lands squarely on your instep.

(3) Limp to the outside of the store to retrieve one of those handy lumber-toting doohickeys. After knocking over a shelf of wood screws and caulking guns, you finally get your sheets of plywood to the checkout area, inflicting only a few minor injuries on the other customers waiting in line.

(4) Arrive at car and try to figure out how you're going to fit six 4-by-8-foot sheets of plywood into the trunk of a Toyota Camry. Decide to pay \$50 to have the kind folks at Homeowner Hell deliver your plywood to your home at some unspecified future date.

(5) Good news, the plywood gets delivered just before the next hurricane. Then spend the next three hours searching through the garage for your power saw. I find it sitting in a puddle next to the water heater, it has turned into a 6-pound ball of rust.

(6) Return to Homeowner Hell for a new saw and new water heater.

(7) After taking careful measurements, balance sheet of plywood on hood of Camery and attempt to cut it.

(8) Take car to body shop to repair damage.

(9) As an increasing breeze rises from the southwest, attempt to hoist plywood into position with one hand while holding nails in the other. Place the nails in your mouth and then strike one nail sharply with hammer, resulting in a bent nail and a 6-inch chunk of concrete stucco detaching itself from your house.

(10) Return to Homeowner Hell in rapidly worsening storm to buy 200-housepower cordless drill and 10 pounds of lag anchors and bolts.

(11) Attempt to charge drill battery pack for 24 hours, as per instructions, only to discover that the power is out.

(12) Awaken next day to find windows are undamaged but newly repaired. Camry is on top of a tree.

(13) Using ice from deep freeze, fix gin and tonic, then ponder preparations for the next hurricane.

~Max Saus

***A Watering schedule has been added to page 5 in this issue.  
It will stay on the 'next to the last page' onwards.***

***Garbage and Recycling - This is a paid service***

Waste Connections (727-847-9100) picks trash up Tuesday and Friday mornings.

If you have any questions, please contact the vendor directly at number above

Recycling is picked up Wednesday morning. Your recycling container should have a "Recycle Sticker" on it. Boxes must be broken down and stacked inside another box or cut and twined together for easy pickup. Please be sure to refer to the items not permitted list.

If your trash/recycling is not being picked up weekly, please call 727-847-9100 to confirm you have an account set up and payment is being received quarterly.

wasteconnections.com

***Reminder – When Home or Away***

You can still get The Banner and keep up with Lake Heron news by accessing the Lake Heron website.

Access to Lake Heron Web Page

- 1) Type into your internet search page “univprop.com”
- 2) Locate “Association Pages” in the contents list in the left border
- 3) Lake Heron’s number is 4350. Put your mouse in the number list and scroll down to 4350 and click on it.
- 4) The website will now open with the calendar of events for the clubhouse. To reach other pages just scroll down (or Page Down).
- 5) On our web page you’ll find copies of The Banner, Board Minutes, Directors and committee Chairpersons. Our standardized forms in printable copies are on the web page.
- 6)

***Watering Schedule***

<b>If your house number ends in:</b>	<b>Then you may water on:</b>	<b>Morning Hours</b>	<b>OR</b>	<b>Evening Hours</b>
0 or 1	Monday	12:01 am - 8 am	OR	6 pm - 11:59 pm
2 or 3	Tuesday	12:01 am - 8 am	OR	6 pm - 11:59 pm
4 or 5	Wednesday	12:01 am - 8 am	OR	6 pm - 11:59 pm
6 or 7	Thursday	12:01 am - 8 am	OR	6 pm - 11:59 pm
8 or 9	Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm
Mixed or No Address	Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm
Non-Watering Days	Saturday and Sunday	NONE		NONE

***All irrigation repair requests should now go to our UPI Property Manager, Angela Hester, at [ahester@univprop.com](mailto:ahester@univprop.com) or call 813-980-1000***

**Lake Heron Contact Information:**  
**Property Manager - Angela Hester**  
**University Properties Inc. 813-980-1000**  
**or email her at... ahester@univprop.com**  
**Website - Univprop.com - HOA# "4350"**

<u>Volunteers</u>	<u>Name</u>
Board (President)	Max Saus (813-948-4538)
Board (V. President)	John Copeland
Board (Treasurer)	Tiffany Wells(845-532-2434; Tiffany.L.Wells@outlook.com)
Board (Secretary)	Mark Cravens(813-361-0399; Lheronsecretary@gmail.com)
Board (Director A. L.)	Linn Torres

**Finance Committee**  
 Tiffany Wells-Chairperson  
 John Copeland  
 David Powers

**Park**  
 Linn Torres - Chairperson Rachel Powers  
 Kathy & Sam Gray Linda Brunner  
 Lee Carter Jerry Miller  
 Pam Schwebl Mark & Jill Cravens  
 Bonnie Mikulla Bill & Jennifer Prall  
 Sheila King Max Saus  
 Beatriz Patino Barb Charvat  
 Mike Flanagan

**Social Committee**  
 Chairperson - Open Mark and Jill Cravens

**Newsletter Delivery**  
 Vickie Morris Beverly Patterson  
 Olivia & Tiffany Wells Sherry Williamson  
 John Copeland Maria Saldarriaga  
 Hoke Cash Robert Spaulding

**Newsletter Editor** Dee Ryder

**Welcome Committee**  
 Tiffany Wells-Chairperson Michael Flanagan  
 Sherry Williamson

**Grounds and Irrigation**  
 UPI (Angela Hester) 813-980-1000

**Architectural Control**  
 Rachel Powers - Chairperson Vickie Morris  
 Bill Prall

**RV Park**  
 Max Saus - Chairperson Larry Kelly  
 Hoke Cash

**Community Center and Courts**  
 UPI (Angela Hester) 813-980-1000

**Wright Termite & Pest Control - 813-948-0229**



**HOA Dues**

Homeowners can now pay association dues with credit cards if they wish.

Simply go to **www.univprop.com** and click on pay credit card payment and follow the link.

Visa, Master Card, American Express and Discover Card may be used.

If the homeowner does use the credit card there is a 5% convenience fee the homeowner is charged.

**Thinking of putting in a PORCH or NEW WINDOWS?**

Remember, you need to contact the ACC committee and Angela Hester with UPI for forms, approvals and standards.

You can see the standards at:

<https://www.univprop.com/resources/association-pages/hoa-4350/>