

# The Lake Heron "Banner"

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



Volume 22 – Issue 7

### 2024 Board of Directors:

- President - *Max Saus*
- V. President - *Tiffany Wells*
- Treasurer - *Linn Torres*
- Secretary - *Mark Cravens*
- Director at Large – *Bill Prall*

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



HOA  
Board  
Meeting  
will be on  
Oct 14th, 2024  
at 6:30 PM  
in the Clubhouse

**No Zoom**



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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.

**November 2024 Banner Deadline is October 25, 2024**

## ***September Board Meeting***

The Finance Committee did another great job, only raised our monthly assessment by \$12.00 to \$244.00. This will be finally approved at the October Board meeting.

We were very lucky when hurricane Helene went that far west up the Gulf. I did not hear of any type of damage in our community, only some tree and palm branches to pick up.

The Board approve a new Roof Inspection Committee. What does that mean and what will they be doing? The homeowner is responsible for any damage to their roofing. There is a good possibility of damage to your roofing from the oak tree limbs. You can get a Letter from UPI if the leaves are touching the roof to let you know of future possible damage coming up. If the limbs of the oak tree are touching the roof, or any other problem, you will get a letter that you need to have the branches cut back. Any damaged roof and/or leaks will be your responsibility to get repaired.

In this Banner you will find the Rule for Outdoor Feeding. I am not naive, no matter what we suggest, there are some who believe that the peacocks, cats, birds and whatever need to be feed. This is Florida, all year around there is plenty of natural food to be found for them. When you leave food on the ground for the cats, that attracts the peacocks, raccoons and yes, even RATS. Years ago my neighbor had a bird feeder and some of the seeds fell on the ground. During the day I saw one squirrel and two rats enjoying a nice meal together. Need I say more. See you at the next Board Meeting October 14th.

~***Max Saus - President***

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

#### ***Cilantro Lime Rice***

##### ***Ingredients***

1 cup uncooked white basmati rice  
1-2 Tbsp. fresh lime juice  
3/4 cup cilantro, stems removed and roughly chopped  
Salt to taste

##### ***Directions***

Cook rice according to package instructions. Let sit for about 10 minutes.  
In a bowl, add cooked rice, cilantro, and lime juice. (The heat from the rice will slightly wilt the cilantro.)

Stir well to combine. Salt to taste.

Other possible add-ins: lime zest, sweet corn, jalapeno, green onion

From [thegardengrazer.com](http://thegardengrazer.com)

**MINUTES**  
**Lake Heron Board Meeting.**  
**September 9, 2024**

Call to order: 6:38 PM Clubhouse.

Present at the meeting: Max Saus, John Copeland, Tiffany Wells, Mark Cravens.

Quorum Established.

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Tiffany motion to waive reading, 2nd Max, unanimous.

Committee Reports

**Finance-** John Copeland. 2025 Budget submitted for review. \$499,316.00 proposed for Operating & Reserve (\$278,330/operating. \$220,986/reserve). \$244.00/mo./unit.

**Treasurer-** Tiffany Wells. May 2024 Budget \$23,778.94, spent \$19,228.55, \$4,550.39 under spent. June 2024 Budget \$23,778.94, spent \$31,025.27 over budget \$7,246.33. July 2024 Budget \$23,778.94, spent \$20,831.73, \$2,947.21 underspent. Building maintenance and plants/mulch accounted for most of the excess.

**Grounds/Irrigation-** Angela Hester. No open items.

**Architectural Control-** No report.

**Clubhouse-** Angela with UPI. 1 August and 1 September reservation. No problems.

**RV Parking-** Max- 3 open spots.

**The Park Team-** No report.

**Parking Enforcement-** Problems being addressed on Woodstork.

**Social Committee-** Mark Cravens, interim chair. Replacement chair is needed (please volunteer). October 16th is a wine/dine fellowship.

**Welcome Committee-** Tiffany Wells-2 units for rent, 2 units for sale. Residents-please submit articles, recipes, etc. for the Banner to Dee Ryder.

**Old Business:**

Revised front door standards with window inserts-roll forward to October.

Rule for Outdoor Feeding. Posting from 2016 rules. No feeding in common areas.

**Maintenance:** new vacuum cleaner, AC tune up, Carpet/tile/chair cleaning. Completed. Water fountain removed & water valve replaced for clubhouse: Completed

**New Business:**

Committee to inspect roofing. Motion to appoint a roofing committee to monitor roofs for potential damage caused by limbs. Inspection every 6 months. Max motion, John 2nd, unanimous.

Power washing is needed more than once every two years. Next PW is 2025.

Electronic Banner and boxes for holding The Banner instead of delivery.

Director change-John Copeland stepping down. John motioned to have Bill Prall serve out the remainder of John's term, effective at the end of this meeting. Max 2nd, unanimous.

Adjournment: 7:18 p.m.

Next Meeting is October 14, 2024.

**LAKE HERON ANNUAL  
YARD SALE**

**Saturday November 16th 2024**

**7:30am-2:30pm**

**Please drop off \$3.00 in a SEALED ENVELOPE**

**With your NAME, ADDRESS, and PHONE #**

**If you plan to PARTICIPATE after Nov. 1st**

**Mary Larsson 727-643-3511**

**\*\*\*\*1813 Lake Heron Dr\*\*\*\***

**THIS WILL ENSURE a sign on your STREET as well as signs  
put up on Osprey, 41 & 54.**

**I will blast Face book Marketplace**

**And a bunch of other garage sale sites  
the week of our sale.**

**You could also blast your groups on Facebook!!**

**This is how we get lots of customers.**



***Banner delivery changes:***

Effective, October 2024, residents may request an electronic copy of the Banner via email by contacting UPI manger, Angela Hester at [ahester@univprop.com](mailto:ahester@univprop.com) or obtain a printed copy at the designated red 'Banner Boxes'. The HOA has opted for 'Banner Boxes' located at the right side of community bulletin boards, rather than hand delivery to individual front doors.

***Please feel free to collect your copy from the Red Banner Box!***

***Wine Party!******October 16, 2024******at******The Lake Heron Clubhouse******6pm******BYOB and a snack to share!******We look forward to seeing you!***



### ***Rule For Outdoor Feeding***

The intent in publishing a Rule, pursuant to Article VII Section 1P, regarding the feeding of any animals and/or birds within all of Lake Heron common grounds and private properties is to give homeowners advance knowledge of what is permissible. This Rule is being adopted to promote the Health, Safety and Welfare of the Association and its Members, Guests and Invitees, in that the feeding of wild animals in the community is creating a nuisance and can spread disease, damage existing structures and is attracting additional animals which would not normally take refuge in the community.

Proposed Rule: There will be NO outdoor feeding of any type of animals and/or birds within any area of Lake Heron.

6/23/16



### ***RV Park Rentals***

We have an opening in the Lake Heron RV Park. Our RV Park is in a locked and fenced area next to Aaron Court. Use of the park is limited to residents of Lake Heron and the Hammocks. To keep the expenses down, volunteers manage and maintain the park. All rentals have to have wheels so they can be moved, no sheds. The price is \$1.50 per foot per month. You will get one month free if you rent for a year. Minimum rental time is for six months.

You can contact me at 948-4538 or Larry Kelly at 758-4503. Do leave a message with your phone number.

***~Max Saus***

***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 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>
<b>Board (President)</b>	<b>Max Saus (813-948-4538)</b>
<b>Board (V. President)</b>	<b>Tiffany Wells (845-532-2434;</b> <b>Tiffany.L.Wells@outlook.com)</b>
<b>Board (Treasurer)</b>	<b>Linn Torres</b>
<b>Board (Secretary)</b>	<b>Mark Cravens (813-361-0399;</b> <b>Lheronsecretary@gmail.com)</b>
<b>Board (Director A. L.)</b>	<b>Bill Prall (813-872-1894)</b>

**Finance Committee**

John Copeland - Chairperson  
 Max Saus  
 Tiffany Wells  
 David Powers

**Park**

Linn Torres - Chairperson	Rachel Powers
Kathy & Sam Gray	Linda Brunner
Lee Carter	Jerry Miller
Pam Schwebel	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/>