

Camelot Woods II

Homeowners Association Newsletter

February 2006

Board of Directors Meeting

The next Board of Directors meeting this Thursday, February 23rd, 7:00 p.m. at 96 Camelot Ridge Drive. All Homeowners are invited to attend and if you have any matters you want to bring to the Board's attention, please feel free to contact John Bowen by email at jb Bowen03@tampabay.rr.com, or call him at 653-7137.

1. Pond Trail

In November, the HOA held a community improvement day and constructed a path to the pond. This project was made possible by the Hillsborough County Board of Commissioners, County Children's Board and the Frank E. Duckwall Foundation, who funded the materials under the County's Neighborhood Mini-Grant Program. Thanks to all the volunteers who built the path. And a special thank you to Janet Boehm who researched the permit requirements and drafted both the permit and neighborhood grant applications, and to Jim Cannon, who was the primary architect for the project, ordered all the materials, and served as our foreman to keep us on task. The trail is a big improvement in our community, and came at no cost to our association.

2. HOA Assessments

Everyone should have received their payment coupons in the mail. The Board was very frugal in 2005, and you may have noticed your assessment went down for 2006. We would like to continue being thrifty this year to allow our cash reserves to build up. Along with your 2006 coupons, some folks received reminders of unpaid 2005 assessments. Please pay any overdue assessments ASAP. The Board has an obligation to ensure all owners pay their assessments, and may have to initiate legal action and place liens on properties where the HOA assessment is significantly overdue.

3. Architectural Review Committee (ARC)

A reminder that most exterior modifications to your home or significant landscape changes require approval from the Architectural Review Committee before you begin work. A few folks have expressed difficulty getting the form, so there is one on the back of this newsletter you can copy. Completed forms can be submitted to Ana Coronado, ARC Chairperson, 96 Camelot Ridge Drive.

4. Lawn Conditions

The last newsletter discussed problems many of us were having with our lawns, especially chinch bugs. Several homeowners then replaced significant portions of their sod, and the appearance of our neighborhood is now much improved. Thank you. But springtime often brings a problem with weeds, and as the temperatures climb the chinch bugs will return. We urge you consider contracting professional lawn treatment to prevent problems. In the end, it's cheaper than sod replacement and your house and the entire community will look much better.

5. Annual Meeting and Board of Directors Election

Soon you will receive notice of the annual homeowners meeting and Board election in May. Please consider running for the Board or volunteering for the ARC. Living in a small community such as Camelot Woods has many benefits, but it also requires a greater level of involvement from the homeowners. To fill all 5 Board positions and maintain 5 representatives on the ARC, we need 1 out of every 5 household in the neighborhood to join in. And even if you decide not to be on the BOD or the ARC, please attend the meeting and let the new Board know what's on your mind.