

Camelot Woods II

Homeowners Association Newsletter

October 2005

Board of Directors Meeting

The next Board of Directors meeting is Monday, 17 October, 7:00 p.m. at 49 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 jbowen03@tampabay.rr.com, or call him at 653-7137.

1. Lawn Conditions

This past month was the driest September on record, and our lawns show it. Camelot Woods has a huge problem with chinch bugs, which thrive when lawns get dry. I've tried virtually every insecticide available at retail stores, with little success. Finally, I gave up last month, hired the guy who treats Allen Judge's beautiful lawn, and those nasty little bugs are gone and my lawn is already much improved. The lawn care professionals use insecticides and fertilizers that we cannot buy, and have the expertise to know which product to use. If you have problems with your lawn, I urge you to hire a professional; if you want to know which one to hire, just ask your neighbor with the beautiful lawn. (JB)

2. Legal proceedings

Speaking of lawns, the Board has received numerous complaints about the condition of a particular yard at the front of our neighborhood. The board wants you to know they are addressing this issue. We have sent several letters to the owner, but have seen very little effort to improve the yard. Normally at this point, we would head down the legal path. But you may be aware the association is currently involved in legal proceedings with another homeowner over refusal to abide by the covenants. We are a small association and legal fees are expensive, so the board is hesitant to take on simultaneous legal actions. But we expect to resolve the first case soon and recoup our legal expenses, and we also have an option now to hire an attorney with no upfront fees from us. That said, the board feels very strongly that taking a member of our neighborhood to court is very undesirable and will only be used as a last resort to maintain the appearance and value of our community. We'll discuss our options at the board meeting on Monday.

3. Fence Repair and Pond Clean-up

Several of us spent a Saturday morning in August on a neighborhood project. We repaired several damaged sections of fence, removed limbs and a tree which threatened further damage, and removed weeds and trash from a section of the pond shoreline. But it was HOT! Now that the weather is cooler, we plan to have another pond improvement day very soon. We'll decide on a date at the board meeting. We hope to see more of the neighborhood helping out. Community self improvement not only saves our association money, it fosters neighborhood pride and is a great way to meet your neighbors.

4. Architectural Review Committee

Architectural standards are covered in the governing documents. The rules for Camelot Woods II are very similar to other deed restricted communities. They require ARC approval of virtually any alteration to the exterior appearance of your property, including removal of trees, changes to landscaping, addition of a pool or pond, repainting or re-roofing, and fencing. There is a simple form for requesting ARC approval of property alterations. The rules also prohibit visible outside storage of watercraft, trailers,

motor homes, basketball goals, trash containers, and other items. If you have questions, check your governing documents or contact the ARC. Ana Coronado is the chairperson.

5. Miscellaneous Notes

The developer of the 12 acre parcel adjacent to the north side of Camelot Woods agreed to change his zoning request from RSC-4 to RSC-3 (larger homesites) in reaction to our concerns. Thanks to Chris Rodems for the help.

Our neighbors to the south, Will and Lynn Halecky, have preliminary plans to develop some of their land. There are many rumors, but the Haleckys plan to sell a limited number of 3-5 acre parcels for estate-size homes. Future plans include an equestrian center and boat access on the river.

Many of us enjoy walking our dogs through the neighborhood; but please remember to take a bag and clean up any mess Rover leaves.

6. Neighborhood Roster

The new Neighborhood Roster is attached. It was the best information we had available, but we'd bet there are some errors. Please send corrections, including email addresses, to any board member.

7. Party!!!!

The Fourth of July Block Party was a great event. Thanks to Susan Deegan for organizing the event, and to Jim Cannon and others for the fireworks show. Next up is a neighborhood Halloween Party, organized by Ana Coronado and Cheryl Bowen. See below for details.

Camelot Woods II Halloween Party

Saturday 29 October 8:00 p.m.

49 Camelot Ridge Drive

Bring your favourite hors d' oeuvre and beverage of choice

Costumes highly encouraged..... (but not mandatory)

