

**THE LAKE ST. GEORGE SOUTH HOA, INC.
DBA THE COURTS OF LAKE ST. GEORGE**

OCTOBER 2018 NEWSLETTER



Thank you to the Homeowners that volunteer to be the Board of Directors. A big Welcome and Thank You to the Homeowners that volunteer to be the Fine/Compliance Committee.

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If you purchased a home in The Lake St. George South Homeowners Association dba The Courts of Lake St. George you are a member and the HOA Dues are mandatory. The Realtor or Title Company must send the HOA Disclosure signed by the Seller and Buyer to the association, per Florida Statute 720.401.

ooo Goals and Accomplishments

1. The County has repaired some of the broken sidewalks and placed sod on some of the right of way easements to help control the erosion between the sidewalk and county street. Let's keep the community looking nice by not parking on the grassy strip between the sidewalk and county street.
2. The Board requested that the County tell Duke Energy to replace all of the street lights on the county streets and private property courts with LED lights.
3. The Board asked Duke Energy to replace all of the field lights with LED lights.
4. The Board was able to convince Pinellas County to not raise the property tax for the Homeowners in our subdivision. We are not condos with amenities.
5. The Fine Committee was appointed at the November 9, 2017 Annual Membership Meeting; the committee has been instrumental in reducing attorney fees for non-compliance of the Deed Restrictions, Rules and Architectural Control. There have been more than 20 hearings, with 95% in compliance. The Deed Restrictions, Rules, Regulations and Architectural Guidelines must be complied with, no exceptions, no waivers.

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As I look around the community, I see a hero that quietly makes our neighborhood something in which we can be proud. My neighbor, Andrew works in his yard regularly and takes pride in making it look great, he will mow other neighbors' yards' when he mows his yard. From time to time he will edge along the sidewalk and street for me. What a nice surprise! I want Andrew to know that his act of kindness and labor is being noticed. I am sure you can let us know of someone on your street or court you see going above and beyond the call of duty making his or her neighborhood look better. I call Andrew a Community Hero. Let us hear about the hero or heroes on your street or court. We would like to recognize them. Margaret Simon, Treasurer



Questions, comments or suggestions for the newsletter? Send to P.O. Box 1686, Oldsmar, FL 34677 or to treasurer@lsgshoa.com. You can also use this address if you want to send a message to anyone on the HOA Board, the Architectural Committee or the Fine Committee.

QUOTE

*Be sure you put your feet in the right place,
then stand firm.*

~ Abraham Lincoln

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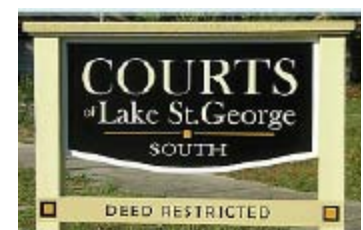
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Architectural Committee
David Baier
Lou Voltaggio
Margaret Simon
Tony Gentile

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Fine Committee
Christine Sullivan
Kate Stephens
Debra Killalea
Sally Giffin

HOA Mailing Address
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HOA, Inc.
P.O. Box 1686
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°°° Trash and Recycle Containers

Not taking care of your trash can turn the neighborhood (and your neighbor's attitudes) ugly in the blink of an eye. No one wants to look at trash. Please keep the rules and regulations in mind when setting your trash out for collection.

If you are placing plastic garbage bags out for collection, make sure your trash is secure and do so on the morning of pickup day. This will cut down on animals scavenging and wind blowing and scattering trash throughout the neighborhood.



Rule 16. Allowable Length of Time for Leaving Rubbish Cans...Rubbish cans or rubbish shall be left at the curbside for collection for no longer than 24 hours.

Rule 17. Storage of Rubbish Cans...no rubbish can(s) shall regularly be stored in front of any house or front fence...

Simple things such as trash removal go a long way in being a good neighbor and showing pride within the community.

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°°° Pet Waste and Leash Law

Be mindful of your neighbors when taking your pet for a walk around the community. Pick up any waste and properly dispose of it so that your neighbors are not left with damage to their property, a smelly odor, rodent food, offensive and the danger to public health, safety, and welfare. Not picking up pet waste, and not keeping your pet on a leash is disrespectful to your neighbor, and a violation of Pinellas County Ordinance, Chapter 14 Animal Services, Section 14-30. If you have a complaint about pet owners that trespass on your property to allow their pet to urinate and defecate, contact Animal Services to report the disrespectful pet owners. Yes, we know pet owners' should use their own property for this purpose.

Animal Services

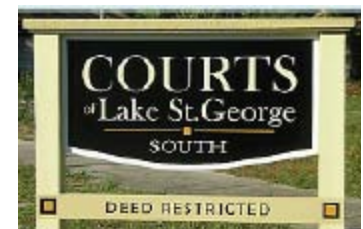
12450 Ulmerton Road, Largo, FL 33774
Telephone: (727) 582-2600

www.pinellascounty.org/animalservices/law-stats.htm



Contact Pinellas County Animal Services and/or the Sheriff's Office non emergency telephone 727-582-6200 to report dangerous dogs running loose in the field or the community. The Pinellas County Sheriff's Office has a copy of the Board's Trespass Authorization Letter. The trespass authorization is on the Website: lsgshoa.com. Link: Neighborhood Watch. If someone has parked a vehicle on the common area grass where no parking signs and tow signs are posted contact the sheriff's office. The board is aware that persons other than our residents are using the field. The trespass authorization is posted on the Wynford Drive bulletin board.

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**ARTICLE V
ARCHITECTURAL CONTROL**

No building, wall or other structure or improvement of any nature shall be commenced, erected, placed or maintained upon the Properties, nor shall any exterior addition to, change of, or alteration in the Properties and the improvements located thereon be made, until the plans and specifications, showing the nature, kind, shape, height, materials, and location of the same, shall have been submitted to and approved in writing, as to harmony of external design and location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Architectural Review Committee Submittal

Arch Submittal Form: http://www.lsgshoa.com/lsgs_architectural.pdf

Paint Scheme Chart: http://www.lsgshoa.com/lsgs_paint_chart_LSGSHOA.pdf

Send Architectural Review Submittal by Email to treasurer@lsgshoa.com or by USPS mail to LSGSHOA, PO Box 1686, Oldsmar, FL 34677

As indicated by the Association Exhibit "D" to the Declaration there are Units that must comply with the last sentence of Article VI, Section 3.

...The Owners of those Units listed in the schedule which is attached hereto as Exhibit "D" and by this reference made a part hereof,...shall maintain the exterior of their unit in accordance with the plan, design, and color scheme of said Units at the time the Unit is first conveyed by the Declarant to the Unit's first Owner.

According to the language of the provision, the owners of the Units listed in Exhibit "D" are to maintain their unit in conformance with the way it was when the first owner bought the unit from the Developer. It has been the practice of the Association to allow the single-family homeowner to paint the dwelling whatever color the owner desires, which is perfectly acceptable. However, the owner must submit an Architectural Review Committee Submittal which, is available on website.

The determination will be made when the owner of attached unit (duplex/villa) cannot agree on a matching color. The owners would be notified and the terms of the Declaration would control and owners would be required to paint the homes the proper color. The Association will require approval for all exterior colors and that the colors shall be in accordance with the color palate authorized by the HOA.

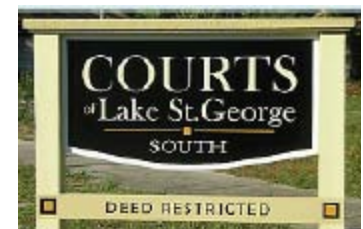
Contact the Architectural Review Board before doing any exterior remodeling of your house or yard. You must get exterior changes approved First by the ARC Committee. Examples: paint, roof, shed, windows, tent, new fence, landscape changes, pavers, bricks, parking pad, etc. Shade tents can only be placed behind a 6-foot fence in the side or rear yard, not in the front yard or rear or side yard that does not have a fence.

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°°° Violation and Compliance Information

The Association is a deed-restricted community and the Property Owner has agreed to abide by the restrictions when the home was purchased. The Owner is responsible for the tenant and/or invited guest non-compliance of the deed restrictions, rules, regulations or architectural control. The Amended Rules, Regulations and Architectural Guidelines were mailed to all Property Owners, Landlords and Tenants May 2017. Website: lsgshoa.com. Link: Documents.

Question 1. How does the violation process work? **Answer.** A Violation Notice is sent to the Property Owner and Tenant (if applicable), with a specific date for compliance.

Question 2. I received a violation notice, and I immediately corrected the problem. Am I supposed to receive a letter confirming that the violation has been corrected? **Answer.** No.

Question 3. I am a new Owner how do I find the deed restrictions, rules or architectural guidelines, if the previous owner, realtor, or title company did not provide me with a copy? **Answer.** Go to the Association Website: lsgshoa.com Link: Documents. Link: Architectural Committee

Question 4. If you receive a Final Violation Notice Intent to Fine and Hearing Notice with a deadline date to comply, this is your 2nd or in some cases 3rd or 4th notice to comply. A fine of \$100 per day up to a maximum of \$1,000 per violation will be recommended to the committee. If you do not appear at the hearing, to appeal the fine, the fine may be automatically imposed. Florida Statute 720. 305.

Question 5. Parking. **Answer.** Build a parking pad in front of the unit, side or rear of the of the unit. No one is permitted to park on the grass or strip between the sidewalk and street. Rule 15 and 21.

Question 6. Tents and Sheds. **Answer.** Tents and Sheds are not permitted per Deed Restriction VIII, Section 2. However, if an Architectural Review Submittal is received and approved by the ARC Committee, a tent or shed is may be placed behind a 6-foot privacy fence. No tent or shed is permitted in public view.

Question 7. No member meetings have been held for a year? **Answer.** There were seven (7) open membership meetings held from November 2016 to January 2018.

Send questions or comments to LSGSHOA, P.O. Box 1686, Oldsmar, Florida 34677 or to treasurer@lsgshoa.com. You can also use the above mentioned addresses if you want to send a message to anyone on the HOA Board, the Architectural Committee or the Fine Committee. Association website: lsgshoa.com

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