



# FISH HAWK TRAILS

## Management Company:

Dee Anne King  
L. E. Wilson & Associates,  
Inc.  
P.O. Box 1058  
Ruskin, FL 33575  
(813) 645-1569 phone  
(813) 641-1215 fax  
[DKing@LEWilsonInc.com](mailto:DKing@LEWilsonInc.com)

## Individual Highlights:

December Board Meeting	1
December Board Meeting	2
Bar Code Increase	3
2009 Budget	3
1 <sup>st</sup> Quarter Invoice	3
New Board of Directors	3
Board Meeting Dates	3
Holiday Info	4
ACC Note	5
Important Numbers	5
Management Co	5

## Attachments:

Invoice
2009 Adopted Budget

## December Board and Annual Homeowner's Meetings

On December 4, 2008, we conducted three meetings: our community Board meeting to address the budget for 2009 and any old business items remaining from 2008, the annual homeowner's meeting to elect new board members, and a short meeting of the new board to assign roles and responsibilities.

### Budget and Old Business Meeting

- 1) The proposed budget for 2009 was mailed to all residents and lot owners of the community. The plan for next year was to keep all line items in sync with the expenses for 2008 with a few exceptions:
  - a. Any line item reflecting a contracted relationship that specified an annual increase was adjusted for 2009.
  - b. Electrical costs were increased by the expected rate hike announced by TECO.
  - c. Gate maintenance was reduced corresponding to the amount we have saved during 2008 with respect to budget (it may be too early to state for certainty, but our efforts to reduce costs on this line item seem to be working).
  - d. A new expense item was created to address the potential loss of revenue due to foreclosures (titled, "Uncollected Assessments").
  - e. Membership assessment line item was increased to reflect the items listed above. Quarterly payments which were \$400 for 2008 are now \$415 for 2009. The increase is less than 4%.

After review and discussion, the Board approved the budget as proposed.

- 2) Several old business issues were then reviewed, discussed and resolved:
  - a. A non-resident group known as Fish Hawk Soccer representing over 30 teams wanted to work with our community to improve, and then have access to, our pasture area where the soccer goals are situated. The issues (required improvement and maintenance costs, liability, lack of facilities for non-resident use, community security, etc.) greatly over shadowed any benefit of having improved fields. The Board declined the invitation.
  - b. As discussed during the last Board meeting (and written about in the last newsletter), any resident who wanted additional fencing to the Northwest boundary of the community was asked to establish a committee to address the issues involved with such an endeavor. No one offered. The Board considers the issue inactive at this time.
  - c. The cost of bar codes stickers used by residents has increased beyond the current charge for them. The Board voted to raise the price from \$5.00 to \$6.00.
  - d. Prior to this meeting, the Board had received two quotes for the resurfacing of the tennis courts (this is an item that is scheduled within the reserve plan, has been planned for, and will be paid from the reserve funds). However, the Board wanted to have a third bid before deciding whom to hire. At this meeting, a third bid was presented and the Board voted on the contractor to be used.
  - e. As we end this year, our 2008 Treasurer will monitor expenses to note any residual funds for 2008. After discussion with those present, the Board created a prioritized list of community improvement items to be addressed with these funds. Since we will not have another Board meeting until next year, the Board was required to approve the spending of monies in advance based on this list and at the discretion of the Treasurer.

At the completion of old business items, the meeting was concluded.

Con't page 2

*Happy Holidays*

Con't from Page 1

### **Annual Homeowner's Meeting**

In order to conduct the annual homeowner's meeting, we need to have a quorum (half) of residents either present or accounted for by proxy. Once quorum is established, votes for new Board members are tallied and results presented. However, we were not even close to obtaining quorum. Therefore, there was no homeowner's meeting. Current board members remained in position.

### **Board Meeting of New Board Members**

Since two of the existing Board members (Barry Kanter and I) wished to step down and enjoy a break from service, the Board voted in two new Board members. The new group then assigned roles and responsibilities to themselves:

Buzz Nielsen will remain on the Board and function as President.

Russell Baker will join the Board and function as Vice President.

June Watson will join the Board and function as Secretary/Treasurer.

Lynn Adams will remain as Director of Community Affairs prepared to step into a Board position during the year if one becomes available.

### **Does a Year Matter?**

During last year's annual homeowner's meeting, those who attended discussed several issues regarding the community. The predominant issue was of security. At that time, Fish Hawk Trails was subjected to more than its share of car break-ins, and other security related problems. Residents, whom were Board members at the time of that meeting, indicated that several steps were being taken to address these issues: a new security guard company was being hired, additional security cameras were being installed, a new security policies and procedures manual was being implemented, and an agreement with the Hillsborough County Sheriff's Office was being finalized to patrol our streets. Since that meeting, all of those items were completed. And the results are satisfying: when you read the list of criminal activities that is posted in the newspaper, Fish Hawk Trails is no longer featured. Many residents were actively involved in the completion of those tasks with special emphasis on the Board and the members of the Traffic Calming Committee (TCC).

Another issue raised at that meeting involved the continuation of community affairs during the transitioning of volunteer residents as Board members. Residents come, do work, get tired of volunteering, move on, and are replaced by new resident volunteers. That is the nature of having a volunteer Board of Directors. In order to make such transitions smoother, two tasks were undertaken:

- 1) Using the ACC Committee as a model, other functions within the community were shifted into the responsibilities of self-running teams. Although two teams were started, one has been very successful: the management and task fulfillment of landscaping and maintenance is now under the direction of such a committee. Terry Hargrove has led a team of residents whom have not only performed well, but they do so as a self-running team. They have a budget to which they manage, they work with the Board when decisions beyond their purview are addressed, and they continue regardless of any transition of Board members. Many thanks to this team.
- 2) When self-running teams are not the solution, then defined policies and procedures should be. Having documented processes that can be followed allows functions of the community to smoothly continue during Board transitions. Two areas were addressed during the last year. One is mentioned above under security. The other involves financial operation. Our management company performs most of the financial actions for the community. But under the "bull-dog" eyes of our community treasurer, these operations have been analyzed, reviewed, modified, and re-checked. Dee Anne has indicated to the Board that things are better and run more smoothly. During the last two months, our Treasurer had performed his monthly audits only to find no issues. That reflects success. Thanks to Barry Kanter for his efforts (and canine-like vision) for implementing these improvements.

Now, a year later, two of the Board members are being replaced. This is good! There is new blood. There are new ideas. The Board will have new goals. Having several tasks which support such transitions being completed will be helpful. It is even a bit more encouraging in the fact that all three of our 2009 Board members are former members of the TCC team (experience can be an aid).

Yes, a year can matter.

**BAR CODE INCREASE:**

The cost of a bar code will be \$6 beginning January 1<sup>st</sup>.

**2009 1<sup>st</sup> Quarter Assessment Invoice**

Enclosed please find the invoice for the 2009 1<sup>st</sup> Quarter Assessment that is due January 12, 2009 and delinquent January 22, 2009. Any Assessment not paid by January 22, 2009 will be subject to interest charges (18% per annum). Any Assessment not paid by February 15, 2009 will be subject to lien proceedings.

**2009 Budget:**

Enclosed please find the 2009 budget that was approved by the Board prior to the Annual Membership Meeting.

Please review the budget and if you have any questions, please contact Dee Anne.

**New Board of Directors:**

The Annual Membership Meeting was held December 4<sup>th</sup> at the Clubhouse. There were 54 (in person and proxy) in attendance and there was not a quorum. The following residents were appointed to serve as your Board of Directors for 2009:

**Buzz Nielsen, President**

6002 Hammock Hill Ave.

(813) 689-2245

[buzz@buzzandjackie.com](mailto:buzz@buzzandjackie.com)

**June Watson, Secretary/Treasurer**

6114 Audubon Manor Blvd.

[TrailsSEC@yahoo.com](mailto:TrailsSEC@yahoo.com)

**Russell Baker, Vice President**

6106 Kingbird Manor Drive

[TrailsVP@yahoo.com](mailto:TrailsVP@yahoo.com)

**Lynn Adams, Community Affairs Director**

5819 Audubon Manor Blvd.

(813) 662-1238

[fhtnews@villarosetta.com](mailto:fhtnews@villarosetta.com)

**Fish Hawk Trails HOA  
2009 Meeting Dates**

The 2009 Board of Directors Meetings will be held at the Clubhouse at **6:30 PM** each fourth Thursday of the month.

<b>January 22<sup>nd</sup></b>	<b>February 26<sup>th</sup></b>
<b>March 26<sup>th</sup></b>	<b>April 23<sup>rd</sup></b>
<b>May 28<sup>th</sup></b>	<b>June 25<sup>th</sup></b>
<b>July 23<sup>rd</sup></b>	<b>August 27<sup>th</sup></b>
<b>September 24<sup>th</sup></b>	<b>October 22<sup>nd</sup></b>

**No meeting in November**

**December 3<sup>rd</sup> Annual  
Membership Meeting**

**Please watch the message board  
for  
confirmation of meeting times  
and places.**



---

#### HOLIDAY PARTIES:

When having guests over to celebrate the holidays, please remember to contact the gatehouse with a list of those guests that will be attending your event.

If your guests must park on the street, please ask them not to park on the grass in front of someone's home. It might damage the irrigation system.

Please be considerate of your neighbors in regard to noise levels.

#### HOLIDAY SAFETY:

Conceal presents from window view to discourage break-ins

Breakdown all large boxes before discarding. Thieves may target homes with high profile gifts after seeing the contents of the trash.

Keep your "real" trees well watered to prevent lights from becoming too hot and starting a fire

Do not leave gifts or any other valuables in your car in plain sight.

***Have a safe and happy Holiday Season!***



**NEW DATE AND TIME FOR ARCHITECTURAL CONTROL COMMITTEE MEETING:**

**The ACC is now meeting on the 2<sup>nd</sup> MONDAY OF EACH MONTH AT 2 PM.**

The ACC would ask that all requests be received at the UPS Store, 16765 Fishhawk Blvd., #409, no later than noon on the Friday prior to the scheduled ACC meeting.

Thank you.

**CHANNEL 95**

For quick information on who to contact in the community – check out Channel 95. We keep it updated with contact information.



**MAILBOXES:**

The manufacturer of the mailboxes in Fish Hawk Trails is Creative Mailbox and Sign Design. They sell the copper replacement flags for \$5 each or you can get an entire mailbox (post not included) for \$44. The phone number is 818-7100.

The color of the post is white exterior paint and the inset color is Copper Metallic and can be purchased in the craft section at Wal-Mart (color # 664).

**MANAGEMENT COMPANY:**

**Dee Anne King**  
**L. E. Wilson & Associates, Inc.**  
**P.O. Box 1058**  
**Ruskin, FL 33575**  
**(813) 645-1569 phone**  
**(813) 641-1215 fax**  
[DKing@LEWilsonInc.com](mailto:DKing@LEWilsonInc.com)

**Gate House (813) 662-9817**  
[Fhtguardhouse1@tampabay.rr.com](mailto:Fhtguardhouse1@tampabay.rr.com)

A representative from the Management Company is at the Community Center each Thursday from 9:00 AM to 11:00 AM if you have questions and/or concerns, or need to obtain keys or bar codes.

**IMPORTANT PHONE NUMBERS**

Sheriff's Office (non-emergency)	247-8200
Fire Department	684-8662
Poison Control	1-800-282-3171
Hillsborough County Information	272-5900
Hillsborough County Water Dept.	272-6680
Hillsborough County Lift Station	744-5898
TECO	223-0800

