

**LONE STAR RANCH NEWS
HOMEOWNERS ASSOCIATION
NEWSLETTER/BOARD UPDATE #1601**

24701 US Highway 19N, Suite 102
Clearwater, FL 33763

Dear Lone Star Ranch Homeowners,

**THE FOLLOWING INFORMATION
PERTAINS TO ALL OWNERS AND
RESIDENTS OF THE LONE STAR
RANCH SINGLE FAMILY &
TOWNHOMES**

Property Manager

Giancarlo R. Gonzalez
(727) 726-8000 ext-256

As the board is comprised of volunteers, we encourage that HOA Members utilize our management company as much as possible to handle association issues since they are the ones responsible for daily operations.

BOARD MEETINGS:

On January 16, 2016 the Board of Directors held its first scheduled Board Meeting for the year. Board Meetings are scheduled quarterly and will continue to be held at the **Word of Life Conference Center**.

LSR WEBSITE:

A New Lone Star Ranch website has been developed and is now available for all HOA Members. The new website adds a personal touch for the Lone Star Ranch and can be accessed through the internet via: lonestarhoa.org

Although the website is still a work in process due to the amount of material required to be transferred, it is functional. The website offers a new Bulletin Board link that will serve as the Community's Notice for Lone Star Ranch Residents as it pertains to scheduled/unscheduled community maintenance, repairs, policy updates, and meetings, etc.

NEW MANAGEMENT COMPANY

Through a unanimous decision by the Board of Directors it was decided to terminate services with Management Associates based on their continued lack of responsiveness exhibited to the Board of Directors and homeowners alike.

Our new Property Management Company's contact info is as follows:

Ameri-Tech Community Management, Inc

SOLICITATION

RE: DOOR TO DOOR SOLICITATION

As a reminder to all LSR residents, Pasco County has an Ordinance known as the PASCO COUNTY SOLICITORS AND CHARITABLE SOLICITATION ORDINANCE.

In the center island entrance to Lone Star Ranch a NO SOLICITING sign is posted in such a fashion as to satisfy requirements of the Ordinance.

The Pasco Ordinance is enforced by the Pasco County Sheriff's Department. When you see or encounter a solicitor in Lone Star Ranch, you should (a) ask the person if they saw the no soliciting sign at the entry, and ask them to leave immediately; or (b) **call the Sheriff's Department at 352-518-5000 and report the violation.**

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COMMUNITY TRASH

As our community grows, so does the amount of trash. We continue to have the problem of overflowing amounts of trash thrown inside the dumpster corals rather than the dumpster. The board has looked into the many possible causes and suggested remedies. It is the opinion of the board that the problem is caused by several factors such as; behavioral, unauthorized dumping, and insufficient amount of pickup days.

Starting February 1st, trash pick-up within the Townhomes will increase to **3x a week** in attempt to resolve overflowing trash. Scheduled pick-up days will be **Mon-Wed-Fri**. It is important to remember that bulk items are not part of our contract for trash removal, and such items should be discarded by making arrangements to have removed through independent haulers for bulk removal. Many of which can be found in local newspapers or social media.

Cost to ensure trash is disposed of properly has increased our Townhome Operating Budget by \$3400 this year. **We need to start self-policing before further expenses occur.**

TH BACKFLOW VALVE

In December of 2015 it was discovered that the backflow valve leading into the townhome section was leaking. The purpose of a backflow valve is to prevent contaminated water from entering into the mainstream of the water supply. Initially the board was provided a quote by Management & Associates in the amount of \$7200 for the repair.

I am happy to report that the repair has been completed for a fraction of the cost due to the proper actions taken by our new Property Manager (Giancarlo Gonzalez). By asking questions and finding out exactly what was needed, it was determined that the valve only need to be repacked rather than have a complete replacement. Cost for repair ended up being under \$500.

FIELD DRAIN REPAIR

Over the past two years the HOA has been negotiating with Standard Pacific over the repair of an improperly installed drain pipe found by dumpster number 3. As of January the HOA has been in receipt of a check for the necessary funds to have this pipe properly installed. Contractors have visited the site and repairs should be scheduled and completed soon.

COMMUNITY VANDALISM

We have had a few incidents of vandalism within the community recently. If you see an area that has been damaged or defaced by vandalism, please report it immediately, we will make any necessary repairs as soon as we are cleared to do so by local authorities. Often, vandals will re-hit an area if they believe nobody is watching or nobody cares that it has been defaced. If they notice that we do care about the property and are aware of their previous indiscretions, they may be afraid to attempt a second strike for fear of getting caught.

We can help our community by being vigilant and reporting suspicious persons or activities within the neighborhood to the local authorities.

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COMMUNITY GARAGE SALES

Contrary to belief, the Board of Directors are not opposed to Community Garage Sales. The board welcomes the opportunity for HOA Members to form an Events Committee that would plan and coordinate such events. The Board of Directors will not be part of the planning/coordinating of yard sales.

What's required is that there be fixed dates scheduled for the year. Having a schedule for the year would better serve the community by knowing in advance when such an event is scheduled. Activity schedule shall start and end within a reasonable time frame during the day, and that the manner of conducting the sale should be planned in a way to minimize neighborhood disruption in order to maintain community safety. Due to the confined space, no sale traffic will be permitted within the townhome section of the community.

Those of you who are interested in forming an Events Committee for the planning of a community yard sales can submit your interest to our Property Manager.

BUDGET FACTS

Currently our Community Expenditures are based on our 2016 Approved Budget.

A few important terms to know:

“Budget” - The document that projects the anticipated expenses for the year and income for the association.

“Operating Budget” - The portion of the budget that deals with day to day expenses of the association. These include utilities, recreational programs, general maintenance, management, insurance and other expenses of an annual nature.

“Reserve Budget” - The portion of the budget that details the long term expenses of the association for the replacement or repair of major physical components of the association. These include items such as roofs, building exteriors, parking lots and recreational facilities such as a pool.

“Special Assessment” - An assessment made in addition to the regular assessment caused by an unforeseen expense that must be funded during the current fiscal year. Special assessments can usually be made by the Board of Directors but some documents require homeowner approval. Also, some documents and statutes restrict the purpose for which a special assessment can be made.

All too often the Board is accused through social media for not spending enough on the misc little items within the community. This is not because the board chooses not to spend funds; simply stating “**the board of directors does not have the authority to freely spend HOA funds on unbudgeted request**”, it takes the approval from the membership.

Remember all projects big or small comes with a price tag that requires it to be planned and scheduled. Budget Request should be submitted early on in the year in order that a review process can be started to see if current budget funds could be used or if future planning and budgeting approval would be needed. All suggestions can be forwarded to our Property Manager for the boards review.

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NEXTDOOR SOCIAL MEDIA

In 2014 the NEXTDOOR website was introduced to our community as a means of communications for all its Lone Star Ranch residents. Occasionally we have members that run afoul and use NEXTDOOR to site their own criticisms or discontent. Although constructive criticism is always a welcomed means of communication, let's try and take issues to the source rather than then over the social air ways and let's keep NEXTDOOR as our means for neighborly communications. The outcome would be better served for everyone. **Remember the Guidelines**

Nextdoor Guidelines for Neighborly Behavior

Treat everyone with respect

- Assume good intentions in others and give them the benefit of the doubt.
- Disagree without being disagreeable; focus on issues, not personal attacks. Do not use profanity.
- Practice moderation and do not over post in a way that dominates conversations.
- Send private messages or post to a Group when a limited audience is more appropriate.
- Messages that are discriminatory or contain racial profiling are expressly prohibited.

Share helpful information

- Answer fellow members' questions.
- Share information about crime and safety issues.

- Recommend local businesses and services (without spamming or inappropriate self-promotion).
 - Sell, share, or give away personal items that you no longer want or need.
 - Discuss community issues (but avoid campaigning).
 - Spread the word about local events.
 - Provide support to fellow members in need.
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GENERAL NOTE

This newsletter has tried to address some of the most recent issues that continue to raise questions within the community. Our Community Newsletter will continue to be posted through our websites Bulletin Board.

With the Lone Star Ranch HOA now having a functioning website, it is important to note that the Board of Directors will utilize the website as its primary means for community announcements. Community issues/concerns need to be brought to the attention of our Property Manager (not NEXTDOOR) who will present to the board for resolution.

Volunteers are still needed for establishing committees. **As a homeowner and association member, it's important to understand that committees are an integral part of the operations of our community.** Without active and effective committees, the Lone Star Ranch homeowners' association board cannot take on all the burdens of managing the association without the help of many capable members. If you can help serve your community, please submit your name to our Property Manager.

Chuck Seymour – LSR HOA President