

Lone Star Ranch Homeowners Association

Community Newsletter

Spring/Summer 2017

HOA Board of Directors Message

Welcome to a new spring/summer season here in Lone Star Ranch! We wish to extend a warm welcome to our new owners and residents who have made the Lone Star Ranch their choice of residence. We are glad you are here and hope to meet you around the community or at one of our quarterly HOA meetings. For all our residents please keep in mind that, while our community continues to grow and mature we must be ever-mindful that as our community grows and matures, so too should we look for growth and maturity among individual homeowners.

Over the past years the HOA Board of Directors found it necessary to take action against a homeowner and/or tenant who demonstrated a gross inability to abide by rules and regulations established for this community. In this issue of the Lone Star Ranch Community Newsletter you will find many topics related to our community.

Residents of this community who desire a great community in which to live and raise a family, even if only for a few years, must recognize and give effort to those things that make good communities; neighborliness, respect for self, home and community, and participation and/or support of community needs.

Community Issues

Trash Dumping

Residents are once again reminded that dumping of trash outside of trash receptacles is “littering”, which is a violation of Florida State Law. If you observe littering please ask the offender to stop, note where they live or record the license plate and make or model of the vehicle and report it to the Pasco County non-emergency number 727-847-5878. Please also provide the information to our Property Manager, Giancarlo Gonzalez, via phone 727-726-8000 x256 or email GGonzalez@ameritechmail.com..

Townhome (TH) residents have five (5) Dumpster Corral locations that house trash receptacles for the townhome section of the community. Trash should be placed in these receptacles to reduce the impact of litter which attracts wildlife, pest and causes undesirable odors. **Bulk items are not to be discarded at any of these locations.** Arrangements for the removal of bulk items can be made by contacting our Property Manager. Cost for the removal of bulk items is at the cost of the resident. Littering is unnecessary, unwelcome, and indicative of poor social and community behavior. **We need all residents to continue to help curb this behavior.** Residual cleanup caused by those who choose not to properly discard their trash inside dumpster containers is costing all townhome residents unnecessary expenditures of our HOA Funds.

Single family home (SFH) residents are reminded to discard all trash in proper containers with secured lids. All garden and lawn waste (clippings, leaves, flower pots, Christmas trees, etc.) should be discarded as directed by your waste removal service company’s trash pick-up policies

Parking

We continue to see numerous parking violations in our community. Parking in Lone Star Ranch is a controlled activity complete with HOA and Pasco County restrictions. Residents are reminded that the parking of any commercial vehicle in Lone Star Ranch is strictly prohibited. Commercial vehicles may not be parked in driveways, in any visitor parking lots or along clearly marked street/roadway associated with Lone Star Ranch for any length of time.

Residents in the SFH section are reminded that your first parking option is your garage. HOA and County regulations stipulate that a garage may NOT be used for excessive storage and or converted to living, business or pet space. Vehicles should be parked in designated areas of the driveway or inside the garage only. Parking across sidewalks and in the street is prohibited by Pasco County restrictions and may be subject to ticketing. Parking on any grassy area within the Lone Star Ranch is prohibited. Parking on community common areas is subject to towing at the owner's expense.

TH residents have 1 assigned parking space. Visitor spaces available are on a first come first serve basis and are not intended for overflow parking and not intended to take the place of your assigned spot! They are not to be used for vehicle storage and/or long-term static parking. Visitor parking spots should not be monopolized by a multi-car resident.

Speeding

We are again nearing summer break. Kids are out and about, running, biking, etc. It is imperative that we make every effort to abide by the speed limit established for our community. There is absolutely no reason to speed. You are also reminded that you MUST stop for any school bus with flashing red lights.

Residents are reminded that the speed limit along Canyon Blvd. is 35 MPH at the entrance and slows to 30 MPH past the TH entrance and on all other streets. Please adjust your driving speed accordingly. We continue our outreach and cooperation with the Pasco County Sheriff's Department to establish a heightened presence during the summer and periodically provide them vehicle and license information on chronic offenders. The Board has the authority to sanction aggressive drivers through special assessments (fines) and denial of community privileges. General safety sense informs us all that speeding unnecessarily endangers residents, especially children, as well as the driver.

Please S l o w d o w n!

Unattended Children

Residents are reminded that small children (generally children under 12 years of age) should not be left alone, left outside unsupervised by an adult, or be allowed to roam the community without an adult present. News stories abound almost on a daily basis where a young person has either been abducted or threatened with abduction. It is extremely important that parents note this caution and begin the process of properly monitoring and controlling the whereabouts of your children.

HOA Fee Obligations

As most of you are aware the Lone Star Ranch HOA is a managed community whose operation costs are funded through monthly assessments of the Lone Star Ranch owners. Upon purchasing your home and signing your mortgage paperwork you have agreed to: abide by the HOA covenants and pay your monthly assessment. If, at any time you fail to render your monthly assessment as required, the monthly operating budget can quickly slide into an operating deficit that can carry over into the following months requiring us to reduce spending, cancel contracts and make other adjustments to balance the budget. **Delinquent assessments effects all of us.**

If you are having difficulties, please let us know. We will work with you on this issue.

SPRING/SUMMER GARDENING/LAWN CARE

Spring

- Sweep up winter lawn debris to prevent mold.
- Roll lawn to level out uneven areas caused by freezing and thawing soil.
- Aerate to open up compacted soil for warmer temperatures.
- Overseed bare areas.
- Apply pre-emergent herbicide in early spring.
- Start mowing only after grass has started to actively grow again. (Mower height depends on your species of grass and your climate, but a general rule is to mow slightly lower in the spring and fall; higher in the summer.)
- Apply a light dressing of low-nitrogen fertilizer in late spring.
- Remove all weeds and dead plants. Keep garden areas free of weeds and dead plants throughout the growing season.
- Properly trim lower branches and suckers off trees, prune trees to give a clean, symmetrical look.

Summer

- Apply grub control product in early summer.
- Mow grass regularly. Protect yourself from sun and heat.
- Trim grass edges with lawn edgers.
- Fertilize and feed if necessary, but do not use these products during dry spells.
- Water grass as needed. Water deeply and only when really needed or allowed.

Common Area Maintenance Update

FYI - we continue to closely monitor the status of our common areas and work with our landscaper to ensure sod replacement takes place when necessary. There have been areas identified in the community where a fungus has affected some of the grass that is eating away at some of the common areas and yards of TH residents. We have looked at all of these areas with our landscaping contractor who will be providing us with feedback on how to mitigate the issue. Parking on grass in common areas causes damage to the grass requiring replacement and ultimately increases the cost to residents.

Pet Cleanup Issues

The Lone Star Ranch Community has many residents with pets in their families. Please ensure to curb your pets and keep them on a leash at all times. We still have residents who are non-compliant with HOA and State requirements.

Types of violations to report:

Not picking up and disposing of pet waste
Dog off leash Dog

Please report violators with the following information to our Property Manager:

Time of sighting
Location Description of dog & dog walker
Address of offender (this is key for notification)
Photo if possible

Without valid feedback from the community, we cannot issue a notice to the responsible resident. Reporting names will be held confidentially.

Feral Cats

Feeding of feral cats continues to be a serious issue within the community. Eliminating the food source is a main deterrent for population control. Feeding wildlife is illegal, keep pet feeding stations indoors and placing all trash in appropriate and secured containers is imperative.

New Issues/Updates

Community Inspections

Our primary focus for inspections is to identify deficiencies in home maintenance that requires corrective action. All recorded violations will be given an ample amount of time for the completion of a corrective action. Continued noncompliance will ultimately result in monetary assessments against the property owner. As always, we stand ready to address your concerns and questions. We may not always have the answer you want to hear; however, we will continue to focus on the issues most affecting the overall well-being of the community and your property values.

Project Updates

TOWNHOME PAINTING:

Project moving along on schedule. There have been a couple of noted areas of concern found by the contractor since start of project, ie; Damaged Roof Soffits, Lower Roof in certain spots appear to have developed some swells caused by the water flow from upper roof. Our property manager is in the process of getting a roof contractor to examine the extent of repairs needed.

TOWNHOME FIRE HYDRANTS

We had Piper Fire Protection complete a Fire Hydrant Inspection and Painting of all six fire hydrants within the townhomes.

POOL CABANA

We had an Electrician recently evaluate having the Cabana bathroom and electric fans placed on a single motion detector switch in order to eliminate the extended usage time of bathroom exhaust fans. Evaluation was favorable. Formal quote to be prepared by contractor for review and boards approval.

DUMPSTER CORRAL PREVENTATIVE MAINTENANCE

Several weeks ago, approval was given to have a contractor change out the gate latching hardware, and make necessary adjustments to all gate swings.

TOWNHOME LIGHTING

We have been researching the cost for additional street lighting in the townhomes. It has been determined that street lighting within the Lone Star Ranch Community is administered through Pasco County Florida. We do not pay a monthly service charge because usage charges are passed through in our property taxes. A request review has been submitted to the Project Coordinator for Pasco County Utilities Administration and Support Services. The process begins with the Pasco County coordinator requesting all cost associated for the addition of fourteen street lights to Withlacoochee River Electric. We have been informed that this is a timely process. Once project details are known, final approvals will have to come from the Board of County Commissioners. This is a project that could also come with substantial cost to our Homeowners Association. HOA membership approval will be required before start of any work. At this time it is not known what the association's responsibilities for project cost or future property tax increases will be as a result of additional lighting.

TOWNHOME SEAL COATING

We have received our first bid for resealing the blacktop and restriping all parking markings in the front half section of the townhomes. Bid proposal comes from GulfCoast Sealing and Striping at a cost of \$14,380 for Resealing and \$1,565 for Parking Markings. We are in the process of seeking further bidding.

DUMPSTER CORRAL SOLAR LIGHTING

Four compact Solar Lights were purchased and installed inside dumpster corrals for nighttime illumination. Lights are currently being monitored for efficiency and durability before addition lights are purchased.

SIDEWALK REPAIRS

We are in the process of approving a contractor for sidewalk repairs in the community. A few areas have been reported where the sidewalk has lifted. Proposed repair will begin by grinding down the imperfections to restore sidewalk consistency.

Community Events

Community Garage Sale

There has been a Community Garage Sale scheduled by residents for April 15th between 8am – 2pm for those who are interested in getting rid of your unused household items.

Community Safety Tips

Crime is like a table with three legs - it takes all three legs to stand. If you take away even one leg, the table isn't supported. Desire, ability, and opportunity must all exist to support crime. Even though we may not be able to stop someone's desire to commit a crime, we can take away their ability and/or their opportunity to commit the crime.

DESIRE + ABILITY + OPPORTUNITY = CRIME

Auto Burglary Prevention, like all crime prevention, is the act of taking away the criminals ability and/or opportunity to commit a crime. With a little time and diligence, you can make a difference in your vulnerability to Auto Burglary!

Prevention Tips

- **Close your windows & lock your doors (the simplest & easiest prevention technique).**
- Remove valuables or place them in the trunk of your automobile.
- Remove 'pull-out' style radio face plates (if equipped).
- Park in well lit areas when possible.
- Park where your car will be easily & frequently viewed (natural surveillance).
- Park in your garage if you have one.
- Use a car alarm, it will alert anyone nearby

A Big Thank You!

While this newsletter references some issues we are having in the community, we want to make it very clear that one thing we do not lack is homeowners and tenants who truly do care about the community and their individual homes. Take a drive or a walk around the community and for the most part you see well maintained and very diverse landscaping, no matter how small they may be. The Board appreciates the example you set and urge those of you who have difficulty maintaining your home's exterior and plot at an acceptable level, look around you and where possible work to emulate the great things many of your neighbors are doing.

Board of Directors Lone Star Ranch HOA