

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOMEOWNER ASSOCIATION
NEWSLETTER/DEVELOPER UPDATE #2
OCTOBER, 2008**

Dear Towns at Lakeside Homeowner:

On September 22, 2008, a committee and pre-budget meeting was held at the CDD clubhouse. Only six homeowners were in attendance. It was discovered that notification of the meeting, which was put in a newsletter dated August, 2008, was inadvertently not mailed to each owner by the management company. A copy of the first newsletter/developer update dated August, 2008 is enclosed. This newsletter was also posted on the new community bulletin board at the first entrance on Jonah, and on the community website.

We apologize for any inconvenience this may have caused you and we can reschedule a meeting in the near future if the owners deem it appropriate. However, the committees have some work to do before we can re-assemble or present ideas to the membership that have been suggested by the committees and approved by the Board.

At the September 22 meeting, we had the committee sign-up sheets on the front table, and one of the six owners present walked off with the sign-up sheet; therefore, if you signed up for a committee at this meeting we may not have your name. Please refer to the list of names in the August, 2008 newsletter to see if your name appears there. If not, please log onto the community website at www.townsatlakesidehoa.com and sign up. Click on the Committee tab, and then on the committee you wish to serve. Please confirm that your e-mail address is correct.

FOLLOW UP FROM THE 9/22/08 MEETING

The following individuals attended the 9/22/08 meeting:

Carol DePerna
Kathy Peterson
Ron Gillis
Matt Tomer
Wendy Shea
Ruth Johnson

Matt, Wendy and Ruth, I do not believe you signed up for any committee therefore I have no e-mail or telephone number contacts for you. If you wish to sign up please go to the community website.

Kathy Peterson, the paint colors you requested were e-mailed to you.

Wendy Shea, we looked at the swale behind your home and it is in a deep "V" like it is supposed to be. There is only one small area at the far left rear corner that can be slightly filled in, and Valley Crest will follow up. This swale was a requirement of SWFWMD and must remain there.

Valley Crest will also sod the area adjacent to the parking spaces.

Upon receipt, the mowing and detail schedule will be posted on the website so

everyone will know when to expect Valley Crest at the community.

OPEN DISCUSSION

At the meeting we discussed the reserve study and projection of fees for next year. An estimate on gutter installation and rock installation was obtained as requested by those owners who attended the March 25 annual meeting. The owners will need to decide if they want to raise assessments substantially in 2009 to install gutters and/or rock, or approve a special assessment. We will need 2/3 of a quorum (60%) of owners to vote in favor of these items, which would be 95 affirmative votes. Failure to achieve the appropriate number of votes will result in this work not being done. Even if the correct number of votes is obtained, the funds would not be available until the end of 2009 or early 2010.

Interestingly, upon a review of the HOA roster, out of 160 existing homeowners, the demographics are as follows:

Own & live at Towns:	59
Own & Reside elsewhere in Florida:	45
Own & Reside out of State:	56

It is going to be extremely difficult, if not impossible, especially in these economic times, to obtain the number of required votes to install rock (in lieu of pine bark) and/or gutters, since 63% of the community either doesn't reside there at all or resides there only part-time.

As you may be aware, the Association has previously allowed each owner to install gutters on the front of their individual home by submitting an architectural application. The application and the installation criteria

can be found on the community website at www.townsatlakesidehoa.com.

Due to the fact that the Board does not believe enough votes can be achieved, the Board of Directors has decided to allow owners to install white rock in lieu of mulch in front of their individual units upon completion of an architectural application and conformance with the established criteria. The Board will work with SunVast Management over the next few weeks to create the criteria. Upon completion, notification will be posted on the community website.

One issue that is driving this decision is the fact that it costs the Association \$26,000 annually to replenish pine bark in the community. It is estimated that the payback period to install rock would be about 6 years. Although the Board feels this would be a good move, we first must have a vote of the membership and then accrue the funds to move forward, or special assess.

At this time the Board feels it would be best to allow those who desire to install rock at their own cost on their individual units, and the Association would continue to re-bark remaining lots annually during the off-season that did not opt to go with rock. It is important for everyone to understand, however, that the cost of pine bark will be a common expense of the Association and will be divided amongst all 236 units equally in their assessments. Owners would NOT receive a reduction in monthly assessments because their lot did not receive any mulch.

We understand the Committees are meeting soon and will be discussing this issue. If you have any input on this matter, please log onto the community website, click on the Board tab, and e-mail Debi Hudrlik with your comments.

TENANT-LEASE COMMITTEE

At the annual meeting in March a few owners felt that the HOA should be responsible for performing background checks on all tenants. The pros and cons of this were also discussed at the meeting on 9/22. If the HOA were to perform background checks, we would need to establish criteria and a fee structure. Please keep in mind that most HOA's do NOT perform this service, as the Towns is not a condominium. However, the Board is willing to consider what the committee has to say. We are asking the Tenant-Lease Committee Members to get together and prepare a written statement to the board of their ideas, proposed rules, regulations, lease addendum, etc. that they might like to see implemented. The Board will then review this information and render a decision.

TRASH CANS

We continue to receive complaints from owners about trash cans not being kept in the garages. If the trash can is too large to fit in the garage along with your car, you may contact the City of North Port and request a smaller trash can.

Currently, other than sending the owner of the unit a violation letter and then forwarding the violation to the attorney for non-compliance, there is really nothing else the Association can do, unless the Owners desire to establish a fining and hearing committee. This can be a very long and laborious process, and, the HOA is not guaranteed that it will be able to collect the fines assessed, as delinquencies are high right now due to the number of foreclosures.

It is really up to the OWNERS to see that the tenants they have secured for their

property are in compliance with the deed restrictions. It is the OWNER of the property that will be taken to court, fined or liened, not the tenant.

If the owners desire to move forward with establishment of a fining and hearing committee, we need a volunteers and a written plan on how they wish to proceed.

CABLE TV – COMCAST VS. VERIZON

This is very important information.....please read carefully.

Your HOA monthly assessment INCLUDES cable TV from Comcast. The HOA signed a 5 year bulk billing agreement with Comcast to provide service to all units in the Towns. The contract does not expire until 12/31/2010. As the HOA is billed by Comcast for service to every unit that has been sold by Standard Pacific, the HOA CANNOT issue you a credit if you do not wish to subscribe to Comcast Cable, as the HOA has to pay for this service until 12/31/2010 whether you receive it or not.

Recently, Verizon came in and installed FIOS in the community. It has been brought to our attention that representatives of Verizon are knocking on doors and making statements similar to "we are here to switch you over to Verizon."

ALL OWNERS ARE HEREBY PUT ON NOTICE THAT SHOULD YOU SWITCH TO VERIZON, YOU WILL BE BILLED DIRECTLY BY VERIZON AND YOU WILL ALSO STILL BE RESPONSIBLE FOR YOUR FULL MONTHLY ASSESSMENT WHICH ALSO INCLUDES COMCAST CABLE.

Therefore, you will be paying for two different cable services. The only way we

can get out of the Comcast contract earlier than 12/31/2010 would be for cause, meaning that Comcast was not able to provide service to our customers.

If there are homeowners who are experiencing difficulties with Comcast service we ask that you log onto the community website and e-mail the management company to let them know so we can follow up.

Comcast has told us that the current going rate they charge customers for the services currently provided to Towns residents is \$49.95 per month, but the HOA is only paying \$28.09 (before taxes) per unit.

IF YOU WERE MISLED BY VERIZON AND CHANGED FROM COMCAST, YOU WILL NEED TO CONTACT VERIZON TO CANCEL YOUR SERVICE OR PAY FOR BOTH COMCAST AND VERIZON.

We are also looking to all of the various subcontractors of Verizon to make irrigation repairs and landscape replacements to numerous addresses that were damaged due to the installation.

COMMUNICATIONS WITH SUNVAST MANAGEMENT

At the committee meeting on 9/22 a few owners were concerned about receiving a return call from SunVast in a timely manner. First, it is important to understand **WHEN** to call SunVast and **WHEN** to call the Standard Pacific Homes warranty department.

As of this moment, and until such time as the membership elects to make changes to the HOA documents, the HOA is responsible for lawn and irrigation

maintenance, a complete repainting of all buildings every 5-6 years, and a complete re-shingling of all buildings every 15-20 years. All interim maintenance is the responsibility of the owner. If you develop a roof leak, **DO NOT CALL SUNVAST**, as the HOA is not responsible for this. If your home is still within the one year warranty period, please contact Katrina Miller at 813-288-7663.

You should contact SunVast Management if you have inquiries about the status of your account, a deed restriction violation, an architectural application, obtain a new tenant in your unit, or if you have any landscape or irrigation issues. We have been apprised that SunVast has recently changed their voice mail system, and an individual should answer the phone unless all lines are busy.

2009 BUDGET

The Board will wait to hear back from some of the Committees before finalizing the budget for 2009. New rates will go into effect April 1, 2009.

FUTURE MEETINGS

All future meetings will be posted on the community website and bulletin board. It will be the responsibility of the committee members to advise the management company of any meetings that have been established so they can be appropriately posted.

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