

The Lake Heron "Banner" III

Brought to you by your Lake Heron Homeowners Association



Happy Valentines Day!



Please submit photos for the Banner if you have them to share.

To view online go to www.lakeheron.org
email any ideas or comments for the next issue to Dee Ryder at
Dee_Ryder@Verizon.net

Volume 9– Issue 2
2010 Board of Directors:
President – John Copeland
Vice President – Ron Bowman
Secretary – Rita Bell
Treasurer – Max Saus
Dir. at Large – Nelson LeMarquand

Please support our advertisers:

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**Next Board Meeting is:
March 7th at 7:00PM**



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\$29.95 is per unit. Can not be combined with any other offer. LakeHeron

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PROPERTY SALES & RENTALS

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1532 Land O' Lakes Blvd. in Lutz/Land O' Lakes, Florida
Contact our Agent On Duty during business hours and as needed on weekends at 813-949-6444

For your Home Improvements, Sales and Installs Call a Lake Heron Property Owner.

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Bruce D. Rubin
1813 943-3860
Contractor # CCC1329071
Realtor # SL3201911

HOA Meeting Schedule for 2011

Due to the schedules of the property manager and the various directors travel schedules some HOA meeting dates will fall a bit different than usual. Please Mark your calendars accordingly.

The schedule as approved is; Feb. 7, March 7, April 11, May 9, June 6, (July and August vacation) Sep. 12, Oct. 3, Nov. 14 and Dec. 12.

Let's Keep it Clean!

It has been brought to our attention that many folks who are Dog owners are not taking care to see that they are cleaning up after their dogs when they take them out in the community. Some dogs are even let to leave a mess in OTHER folk's driveways and there it sits. Besides this being unsightly, it is unsanitary. Would YOU want someone's dog to do this in your yard/driveway and it be left by someone who should take care of it?

Please be a **RESPONSIBLE DOG Owner** and clean up after your Pet. Your Dog cannot do it for themselves. Take a plastic bag along with you on walks and PICK IT UP! And throw the bag with the contents away properly and that does not mean in the LAKE! And yes, sadly, that is where some folks have been tossing these bags away at. Better yet take it home and toss it in your own bin. Your Dog, Your Dog's Mess, Your bin.. simple as that. Let's keep our Community Clean.



Elise Mysels - Owner/Notary

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Association to Have An Audit

HOAs must have an audit of their financial affairs at least once every three years. These audits are expensive and the legislature understood that it would be redundant to require them every year. 2011 is our year to have an audit done of our finances of this past year. The estimated cost is \$4,500, and the audit will be completed in the first quarter.

Article 720.303 of the state code outlines the responsibilities of HOAs. In subsection (7) – Financial Reporting - (a)(1) it states that “An Association with total annual revenues of at least \$200,000 but less than \$400,000 shall prepare reviewed financial statements.” The question then is, what is a reviewed financial statement?

An accounting industry explanation is – “A CPA must obtain a reasonable basis for expressing limited assurances that the financial statements meet the requirements of the U.S. principles of Generally Accepted Accounting Principles (GAAP) and are free of material misstatements or false/missing information.” A reviewed financial statement is the mid-level audit examination that allows a CPA to assure us that our financial records are correct and adequate for our needs.

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**THINK SPRING**

On Saturday, March 5th., please join the Park Volunteers for our annual park clean-up day. We will meet, in the park, from 9:00 a.m. until 11:00 a.m. New help is always needed and appreciated.

Any questions contact.....  
**Carolyn Coe at 813 948-0361 or**  
**Barb Kawczynski at 813 956-5428.**

*See you there*

**Grounds Notice**

Residents should address any questions, or problems, about grounds to Angela Hester at UPI (980-1000), or to Ruth Copeland (948-0854). Angela can also be reached by email at [angela@univprop.com](mailto:angela@univprop.com) and Ruth can be reached at [ruth@copelandhome.net](mailto:ruth@copelandhome.net). Don't see John on the street and tell him. He forgets by the time he gets home.

**Ruth Copeland, Grounds**

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LAKE HERON RV PARK

A lot of Lake Heron residents think the RV Park is only for motor homes. We can store about anything that has wheels. You got an extra car, no problem. Garage too full to move around in. Then buy a used enclosed trailer and store all those extra items in your villa at the RV park too.

Did run into a problem some years ago. One of our residents had a travel trailer in the park with a generator and satellite dish. Must have needed an extra place to stay. Maybe that would have been good for security but it is not permitted in our RV Park.

If you have something special to store, let me know. It cannot be anything permanent like a storage shed. The cost is still one dollar per foot per month and there are many open sites. Contact me at 948-4538 to rent.

Max Saus

Why is 3% Good News?

When your delinquent assessments are under 3%, that is very good news. In fact, Community Association Institute (CAI) says that rates as *Excellent*.

In a recent review on the financial health of managed communities CAI said that communities with less than 3% delinquent assessments are in **excellent** financial health, and then published a ranking that ranges up to 11% + as *Very Bad*. Lake Heron's delinquency ratio is 2.9% using a worst case scenario. That would be comparing all delinquent fees, including late fees, against just our expected assessment income.

If we compare just the outstanding delinquencies of more than one month against expected income our ratio is 2.7%. Because Lake Heron has two other financial strategies to improve our financial stability, "Off-Line" income and a budget line reserve for Bad Debts, we can also compare our delinquencies against our real financial position. Adding our "Off-Line" income (RV Park, late fees, etc.) to our expected assessment income and then subtracting our debt reserve from our delinquencies, the ratio drops to 6/10s of one percent. That not just Excellent, that's a healthy, healthy, Excellent.

That doesn't mean that your board can sit back and relax. The board will continue to actively pursue delinquent assessments through liens and, if appropriate, foreclosure. Rented property that is delinquent can be required to pay their rent through our attorney so that we collect our assessment before rent is paid.

Submitted by Finance Committee.

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<u>Volunteers</u>	<u>Name</u>
Board (President)	Pete Bonk
Board (VP)	Dan Coe
Board (Secretary)	Ron Bowman
Board (Treasurer)	Max Saus
Board (Director A.L.)	Nelson LeMarquand
Grounds	
Michele Corso	Irrigation - Ruth Copeland
Craig Mellinger	
Carole Saus	
Ruth Copeland (Chairperson)	
Architectural Control	Linn Torres (Chairperson)
	Max Saus
	Nelson LeMarquand
Finance	John Copeland
	Max Saus
RV Park	Max Saus
	Bev Maples
	Herb Bell
Rec Center	
Ed Martinell	Barb Kawczynski
John Copeland	Bill Beck
Pam Schwebl	Phil Simmons
Club House Reservations	Ed Martinell
Park	
Barbara Kawczynski	Ron & Lori Bowman
Dan & Carolyn Coe	Ruth Copeland
Michele Corso	Lucy Cusack
Carol Fraser	Linn Torres
Carol Saus	Pam Schwebl
Parking Enforcement	Kim Bonk
	Linn Torres
Social Committee	Barb Kawczynski
	Carolyn Coe
Newsletter Delivery	
Jana Nales	Lucy Cusack
Carol Fraser	Sherry Williamson
John Copeland	Betty Joe Lyons
Maria Saldarriaga	
Newspaper Recycling	Ron Bowman
Newsletter	Dee Ryder
Website	Pete Bonk

Lake Heron HOA Contact Information:
Pres. John Copeland - 813-948-0854
Clubhouse: Ed Martinell - 813-948-8043

For roof leaks call or email:
Angela Hester email: ahester@univprop.com
University Properties Inc. - 813-980-1000

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Think Spring!

