

The Lake Heron "Banner" III

Brought to you by your Lake Heron Homeowners Association



Wishing you a



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 10– Issue 1

2011 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:

IERNA's

The UPS Store on SR 54

Nikki Denzik

East-West Animal Hospital

*Healing Touch Skin Care
And Wellness Center*

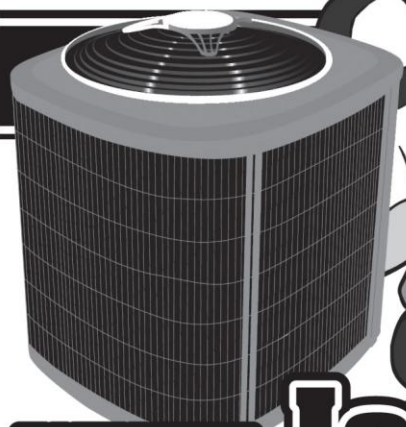
The Annual Meeting is

Jan 11th at 7:00PM

**Please plan to
attend**

IERNA'S HEATING & COOLING

Licensed, Bonded & Insured #CAC1813676



FREE ESTIMATES - FREE SECOND OPINIONS
on System Replacements



Whatever it takes.™



Heating & Cooling Systems

www.IernaAir.com



21-POINT CLEAN & TUNE

Help your A/C system stay efficient & prevent costly breakdown with this comprehensive service. **\$29⁹⁵** REG. \$80

Not available for same day service

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

Our Workmanship is 100% GUARANTEED

FREE ULTRA-VIOLET LIGHT

RECEIVE A FREE ULTRA-VIOLET LIGHT SYSTEM when you purchase a Complete Bryant A/C System.

SAVE \$600

Can not be combined with any other offer. Lake Heron

FREE ELECTRONIC LEAK CHECK

USED TO DETERMINE IF AND WHERE A REFRIGERANT LEAK MAY BE.

SAVE \$125

Lake Heron

Can not be combined with any other offer. Must be used in conjunction with \$65 Service Call

AIR

EMERGENCY?

813-948-6355



IERNA YOUR TRUST - IERNA YOUR BUSINESS

The Annual Meeting is January 11th

Remember that song from the '60s Pete Seeger made famous – “The Times They Are A Changing’? Well, it didn’t stop in the '60s. Times are still changing and periodically managed communities like Lake Heron need to reflect those changes in their Deed Restrictions and Covenants.

It is important to every homeowner in Lake Heron that our documents are periodically brought up-to-date in accordance with changes in the law, with changes in the community, and that the rules we govern ourselves by are clear and unambiguous. A committee and the Board have recommended some changes and the Association attorney has put them into legal language.

Sometimes I think “legal language” is an obfuscation meaning to cloud an otherwise clear meaning. I’ll try to make clear what the proxy you receive requires.

First, and foremost – VOTE! It is critically important that we get 100% input from our members. The ByLaws can be amended by a vote of 75% of those who do vote, so make sure your opinion counts by mailing in your proxy, or by bringing it in at the annual meeting. Every year some members hold their proxy intending to bring it to the meeting, and then forget to come.

The Deed Restrictions can be amended by a vote of 67% of the entire membership. That’s different from the ByLaw voting rule. That means we may need 109 yes votes to revise our Deed Restrictions. And some out-of-town owners may not get their ballots in time due to holiday travel.

Here is a brief explanation of the changes we recommend:

- 1) ByLaws – A yes vote will allow for two year terms for Directors. It takes a new director about six months to become knowledgeable and effective and a one year term is just too short to be effective. Terms will be staggered so that we avoid the possibility of an entire board turning over in one year. There will always be two, or three, directors returning for their second year.
- 2) Deed Restriction – The first change (item 2 on the proxy) cleans up language in Article IV which is essentially a housekeeping change.
- 3) Deed Restriction – This next change (item 3) adds “vinyl sliders” so that they are treated the same as glass windows, and deletes “gutters” because the developer never installed gutters. They are the responsibility of individual owners.
- 4) Deed Restriction – This change (item 4) clarifies contradictory language to make clear that the RV Park may rent space to our members.

Remember that you must mail the Proxy Envelope back to UPI, or bring it to the annual meeting

New Termite Pest Contractor Is Wright Termite & Pest Control

The Board has selected Wright Termite & Pest Control to replace Apex effective January 1st. Wright is a family owned business and Doug Wright has been in the pest control business for 27 years. The board felt that a locally owned company would provide more reliable service to Lake Heron. The Wright family is justifiably proud that in 27 years they have not had a single complaint filed with the Better Business Bureau.

Sometime in February they will apply a barrier booster soil treatment around all our buildings using Thermador. This soil injected chemical will not harm your plants or pets since it is injected at the base of the cement footings about a foot underground. The process consists of a shallow trench, then the injection, and then the trench is backfilled and the mulch re-spread. The process for the annual inside inspection at each residence will change. About one year after the soil booster application Wright will schedule three days for the inspection of each residence for any signs of termite activity. The inspection will be done on a Thursday, Friday, and on Saturday so that those of our residents who work can be home to let the inspector in. The Covenant requires that each residence be inspected inside once a year to keep the termite warranty enforce.

For those residents wanting inside pest control treatment Wright also provides that service. Call them at 948-0229 for a quote or appointment. They have an annual treatment contract where they treat the entire house, including the inside cavity of the walls, as well as outside around the perimeter. Or, they offer a more limited treatment of just a spray inside, the attic, and hidden baits in the kitchen.



The UPS Store®

Elise Mysels - Owner/Notary

Monday – Friday 8am-7pm

Saturday 9am-5pm

Open Sundays 11am – 2pm

(813) 948-2287

VOTED 2008 Best Of Pasco – Serving Lutz/Land O’ Lakes for more than a decade!

****USPS, UPS & DHL Shipping & Mailing * Packaging Services * Copy, Finishing & Printing ****

**** Fax Services * Mailbox Services Shipping & Office Supplies ****

store1819@theupsstore.com

www.theupsstore.com/1819.htm

Annual Meeting – January 11

The only membership (owners) meeting is held once a year on the second Wednesday of January. At this meeting the membership elects directors for the coming year and votes on any amendments to the covenant documents. At this annual meeting there are several amendments the board is recommending to the membership. Some are to clear up several ambiguities in the documents and one is to improve governance by the board.

Whether you vote yes or no, the most important thing is that you vote. Even if you plan to come to the meeting please complete your proxy/ballot ahead of time. You can bring it to the meeting or, if you want to play safe, mail it to UPI. It will be there at the meeting when you arrive. In this year's proxy envelope in addition to the ballot for amendments there will be a simple explanation of what each amendment means. If you have any questions please call any of the Directors for an answer.

RV and Banner Fees

Our rental fee for storage in the RV Park will increase for all contracts renewing on, or after, February 1st. The fee we have charged since 1998 has been \$1.00 per foot. The new fee will be \$1.50 per foot. RV and boat rental space in the area rents for \$3.50 a foot, or more, so our residents still get a bargain.

Effective January 1st advertising rates in The Banner will increase depending on the size of the advertising space. A Business Card size ad increases from \$10 to \$12, half page increases from \$35 to \$40, and a full page increases from \$60 to \$70. These are modest increases considering we've not increased our rates in years. At the same time we will experiment with an improved printing process on larger format sheets that will be easier to assemble and read.

All the income from the RV Park and The Banner augments our monthly assessment income. Excess income, after support of the maintenance assessment budget, ultimately flows into our reserves to help keep them fully funded.

The Community Thanks You

Every community has some unsung heroes who make things work. The fact that you are reading this issue of the Banner is proof of my point. Dee Ryder, from Aaron Court, puts the newsletter together, gets it printed, and brings it back for distribution.

On Aaron Court Jana Nales delivers it to your door. On Clubside Loop it is Lucy Cusack. Sherry Williamson delivers the west side of Lake Heron Drive and Carol Frazer the east side. Woodstork is delivered by Betty Jo Lyons and Snowy Egret by Maria Saldarriaga.

These dedicated volunteers have been contributing their time to Lake Heron for a long time now and they certainly deserve recognition for their effort.

RING IN 2012 - NEW FACES AND NEW IDEAS

When Lake Heron was turned over to the community from the developer a lot of concerned residents worked hard to make this a great community. When we moved here in 2001 there were a lot of social events and more interest in the board and committees. Now we see very few new residents volunteering or expressing any interest in our community. Where did we go wrong? Maybe we have very few problems to be addressed. I know there are still a lot of very good residents here but we see them mostly at the post office boxes. How do we get them involved? Most communities have a welcoming committee for new residents. We would like to see some of you at the next Board Meeting to volunteer for this committee. As time goes on the same old people should not be expected to keep this community going. We need new faces and ideas.

Max and Carole Saus

Add your 2 Cents.....PLUS

If you have a photo for the front of the Banner, an article for the middle of the Banner or a recipe you'd love to share for the back of the Banner, Please send it to me. This is just one more way of getting involved in this community. Send to Dee_Ryder@verizon.net

~Dee Ryder

RV PARK PRICE INCREASE

Since its inception the Lake Heron RV Park has only charged \$1.00 per foot per month. That is far below the prevailing rates in this area. The Lake Heron Board of Directors voted to increase the rate to \$1.50 per month effective on February 1st, 2012. For those who are interested they can still get a spot in the RV Park at the old price until 2/1/12. Call me at 948-4538.

Max Saus - RV Park Chairman

David's Black-Eyed Peas

1 pound dried black-eyed peas
2 small smoked ham hocks or meaty ham bone
2 medium onions, divided
3 large cloves garlic, halved
1 bay leaf
1 cup long-grain white rice
1 can (10 to 14.5 ounces) diced tomatoes with chile peppers, juices reserved
1 medium red bell pepper, chopped
1/2 green bell pepper, chopped
3 ribs celery, chopped
1 jalapeno or serrano pepper, minced
2 teaspoons Cajun or Creole seasoning
1/2 teaspoon dried thyme leaves
3/4 teaspoon ground cumin
3/4 teaspoon salt
4 green onions, sliced

Preparation:

In a large Dutch oven or kettle, combine the black-eyed peas, ham bone or ham hocks, and 6 cups water. Cut 1 of the onions in half and add it to the pot along with the garlic and bay leaf. Bring to a boil, reduce the heat to medium-low, and simmer gently until the beans are tender but not mushy, 2 to 2 1/2 hours. Remove the ham bone or hocks, cut off the meat; dice and set aside. Drain the peas and set aside. Remove and discard the bay leaf, onion pieces, and garlic. Add 2 1/2 cups of water to the pot and bring to a boil. Add the rice, cover, and simmer until the rice is almost tender, about 10 to 12 minutes. Mince the remaining onion then add to the rice along with the peas, tomatoes, and their juices, red and green bell pepper, celery, jalapeno pepper, Creole seasoning, thyme, cumin, and salt. Cook until the rice is tender, 5 to 8 minutes. Stir in the sliced green onions and the reserved diced ham. Serve with hot sauce and freshly baked cornbread.

<u>Volunteers</u>	<u>Name</u>
Board (President)	John Copeland
Board (VP)	Ron Bowman
Board (Secretary)	Rita Bell
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

INSURANCE
WE SHOP. YOU SAVE.
AUTO • HOME BUSINESS
 THE HARTFORD **PROGRESSIVE**
TRAVELERS of Florida
 Nikki Denzik
Call me for a fast quote
813-422-4438
 (Next to Breakfast Nook on 41)

FREE GAS
 Receive a \$10 gas card with a medical service or surgical procedure
 (Card will be mailed to you within 3 weeks)
 New clients only. Must present coupon. Offer expires 6-30-11

East-West Animal Hospital
Your Pet's Health, Our Passion

Your *Other* Family Doctor
 - Customized health care for every pet
 - Combining traditional Western medicine with Eastern holistic practices in our state-of-the art facility
 - Monthly seminars on pet care, call today for your seat

1524 Land O Lakes Blvd. **813.948.6534**
 Lutz, FL 33549
www.EastWestAnimalHospital.com

Healing Touch Skin Care & Wellness Center

- Corrective Skin Care • Detoxifying Therapies
- Massage • Reflexology • Permanent Make Up • Waxing
- Traditional Chinese Medicine & Acupuncture

(813) 909-7376
 3016 Land O' Lakes Blvd., Land O Lakes, FL
www.healingtouchskincare.com
Wellnesscenter4htskincare@gmail.com

Happy New Year!