

# Emerald Gardens

www.EmeraldGardens.org

Fall / Winter 2012

# The Jewel



## From the Desk of the President:

Hello my fellow residents. It is almost the holiday season once again. During this time of year, we have the neighborhood garage sale and our annual meeting. Please keep these events in mind when planning your schedules. I hope to see as many of you participating as possible.

We have had a busy year. I am certain most of you have seen the improvements in our neighborhood. I would like to take a moment and thank all those who have cooperated throughout the year. I am speaking of our homeowners. I know it is not always easy or welcome to receive a letter or visit from the manager, but the overwhelming majority of our community have been compliant in these requests. I cannot emphasize enough how grateful the board and manager are with our community. Without your cooperation, it would be next to impossible for us to get anything done. You are all as important to maintaining our community as the board or manager. Please accept our thanks and hope that this will continue.

As always, if you have any questions or concerns, please feel free to contact me. Thank you for allowing me to serve as President of Emerald Gardens Homeowners Association.

Sincerely  
Anthony Martinez

## Board of Directors

Anthony Martinez  
President

Gavin Christie  
Vice-President

Doug Miller  
Treasurer

Jesse Schilling  
Secretary

Chuck Berster  
Member at Large

Kevin Billingsley, CAM #37024  
Business Manager

Doug Miller  
Webmaster

Gavin Christie  
Jewel Editor/Designer



## Trick-or-Treat



Halloween is around the corner and the Board of Directors asks all homeowners to please make sure your yard light is lit! As always, we expect many little ones in the neighborhood. Please drive safely and watch out for trick-or-treaters.



## TIME TO CLEAN OUT THE GARAGE... EGHOA ANNUAL COMMUNITY GARAGE SALE



The date is set! Everyone is welcome to participate in the Annual Garage Sale. **November 17, 2012.** Times: 8:00am until 1:00ish. During the morning of the sale, you are permitted to park your vehicle in the grass between the road and the sidewalk. **ONE MAN'S JUNK IS ANOTHER MAN'S TREASURE!**

## EGHOA Election Time...

We need you! Have you ever considered serving on the Board of Directors? Serving your neighborhood? We will have three board positions opening up in January 2013. The term of these openings runs from January 2013 to January 2015. We would be happy to hear from you.



## All Residents Are Welcome and Encouraged to Attend the Annual Meeting



The Emerald Gardens **Annual Meeting** is scheduled for **Thursday January 24, 2013** at St. John's United Methodist Church. The doors open at 6:30 and the meeting will start promptly at 7:00pm.

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community.

Here are a few agenda items and meeting activities, you won't want to miss:

- Meet board and committee members and the manager.
- Get an update on all current and future scheduled projects.
- Review the budget, and hear the association manager explain how your assessments are being used.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community! And as always, there is a raffle at the end of the meeting. You could win fabulous prizes!



**WELCOME...to our newest resident...Patricia Arbogast - 4434 Diamond Circle West.**

### Special Real Estate Section

This report summarizes listings sold in Emerald Gardens over the last 12 months. Listings summarized in the table below are based on information from the Florida Regional MLS, Inc.. Properties were sold and listed by various MLS participating offices. Non-MLS properties are not included. While home prices have stabilized in Sarasota County, a lack of listing inventory has begun to drive prices higher. While it is not quite a sellers market, many homes have been receiving competitive offers and closing at or above the listed price. This bodes well for our property values in 2013.

Address	ListDate	SoldDate	Brms	Baths	ApproxSF	YearBuilt	OrigPrice	FinalPrice	SoldPrice
4544 Topaz Ct	10/6/2011	11/14/2011	3	2	2355	1991	\$199,999	\$199,999	\$200,001
4584 Topaz Ct	7/15/2011	12/2/2011	3	3	2012	1989	\$229,900	\$209,000	\$192,500
4501 E Diamond Cir	11/28/2011	3/29/2012	3	2	1816	1993	\$203,600	\$189,600	\$177,500
4454 Diamond Cir S	3/3/2012	4/30/2012	4	2	2306	1992	\$199,900	\$199,900	\$175,000
4507 Diamond Cir N	1/18/2012	7/24/2012	4	2	2417	1990	\$279,900	\$279,900	\$262,500
4434 Diamond Cir W	7/3/2012	8/23/2012	3	2	2107	1990	\$238,000	\$238,000	\$235,000



4544 Topaz Ct.



4584 Topaz Ct.



4501 Diamond Cir. E.



4454 Diamond Cir. S.



4507 Diamond Cir. N.



4434 Diamond Cir. W.



— FROM THE MANAGEMENT DESK —

Homeowner Associations protect the property values of individual homeowners. This is the main goal of HOAs. To live in a community with an HOA, a resident must agree to abide by certain rules and standards, such as proper maintenance of the house and lawn. By enforcing these rules, the HOA helps maintain the aesthetics of the community, which in turn maintains the values of all the homes of the community.

On September 8, 2012, the Board of Directors conducted a Neighborhood Walk through. The purpose of this exercise was to identify properties in violation of the Deed Restrictions. The BOD identified multiple properties with the similar violations. With this in mind, the BOD decided to include this information in the Jewel and ask that ALL homeowners look at their properties and verify they are in compliance. A follow up Walk-through will be conducted later in the year and those that remain will receive letters.

**Care and Appearance of Premises**

*All improved lots shall be fully sodded including the area between the front lot line and the paved portion of any right-of-way upon which the said lots abut, except the driveways. Each owner shall be responsible for maintaining all landscaping, grass, driveways, structures and grounds in good condition and repair in a neat and attractive manner, to include mowing, edging and clippings cleanup. This includes the area between the front lot line and the paved portion of any right-of-way upon which the said lots abut, except the driveways.*

**A/C and Pool Equipment**

*All air conditioning compressors or pool equipment located on the lots of the development shall be fenced or landscaped so as not to be plainly visible from the neighboring property or common areas.*

Please take a few minutes and look at your residence. Can your A/C unit or pool equipment be seen from the street? Do you have a basketball pole that has not been used in years? Do you have mold growing on the front of your house or on the sidewalks? Do you have a green mailbox when it should be white? If you answered yes to any of these questions, please make the corrections now. It may prevent a letter in the future.

Thank you for your continued cooperation and have a great Holiday Season.

Kevin Billingsley  
Community Association Manager, CAM37024

**Due Process –**

Inevitably, from time to time, community rules are broken. When this happens, the association informs residents about the problem and follows what is known as due process procedure.

Simply stated, this means that the association always notifies residents of alleged violations before taking any action. We send written notice describing the possible rule violation and ask the residents to correct the problem voluntarily by a specific date. These notices also explain any action the association may take if the violation is not corrected.

The association understands that things are not always, as they seem. Therefore, any time we send notices to residents, the board wants to hear the resident's point of view. We can arrange for residents to meet with the board before imposing any type of penalty. In fact, imposing penalties is not the goal at all! It is more important that residents comply with the association rules for the good of everyone in the community. These meetings give residents and the board an opportunity to discuss rule violations informally and arrive at a solution.

After they have had a chance to talk to a resident about a rule violation, board members will discuss the situation among themselves and make a decision. Residents generally receive the board's decision in writing in about 10 business days.



**SMILE -**

By now, many of you have noticed the security devices at both entrances. It is the hope of the board of directors that by placing these devices, we will discourage as much negative activity as possible before it might happen.



**Punographics 2**

- Broken pencils are pointless.
- I tried to catch some fog, but I mist.
- What do you call a dinosaur with an expensive vocabulary? A thesaurus.
- England has no kidney bank, but it does have a Liverpool.
- I use to be a banker, but I lost interest.
- I dropped out of communism class because of lousy Marx.
- I got a job at a bakery because I kneaded dough.
- Haunted French pancakes give me the crepes.
- Velcro – what a rip off!
- A cartoonist was found dead in his home. Details are sketchy.
- Venison for dinner again? Oh deer!
- Be kind to your dentist. He as fillings, too.

**\$5.00 OFF!!!**  
 ANY PURCHASE OF \$10 OR MORE AT  
**Rommel's ACE**  
 There is a Rommel's ACE near you!  
 Limit 1 per customer. Offer valid 8/1-8/15/2011. Offer sku WS510. Cannot be combined with other coupons. Coupon must be presented in order to receive \$5 off \$10 purchase.

PRINT THIS COUPON AND BRING IN-STORE OR ENTER CODE ONLINE  
**THE BODY SHOP**  
 IN-STORE & ONLINE  
**\$10 OFF ANY \$20 PURCHASE**  
 Coupon code DEALMOON. Redeemable for eligible customers to receive \$10 off any \$20 purchase or more, excluding applicable taxes. Offer valid April 13-15, 2011, only in The Body Shop® locations in the US and online at www.thebodyshop-usa.com. One coupon per customer. Cannot be combined with Living Social offer. Excludes previous purchases, charitable items, and purchases of gift cards and LOVE YOUR BODY™ member cards. Returned items will be refunded at discounted rate. Coupon not redeemable for cash. Cash value: .01/100 cents.  
 dealmoon  
 Deals and Coupons For Family

HURRY, OFFER GOOD THROUGH Sunday May 8th!  
**\$10 OFF**  
 your next purchase of \$40 or more  
**Sweetbay SUPERMARKET**  
 Valid at participating Sweetbay locations. Offer good thru May 8, 2011. Coupon cannot be exchanged for cash. (Excludes purchase(s) of gift cards, money orders, tobacco products, prescriptions, lottery tickets, alcohol and items prohibited by law. Void where prohibited by law. Order must total the minimum required purchase amount of \$40 after all discounts are applied. Sweetbay will not honor any facsimile, photocopy or any other reproduction of this coupon. Limit one coupon per guest.

✓ Do you own a local business and would like to advertise in the next edition of the Jewel? In an effort to defray the cost of mailing our newsletters, we will be accepting up to four business card size (3.5" x 2") coupon ads for the back page of the next edition of the Jewel. Why coupons? This is a way to give added value to Emerald Gardens residents while promoting your local business. Ads will cost \$25. For more details or to purchase an ad, please contact Gavin Christie @ (941) 539-0704.

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**The Emerald Gardens Jewel**

