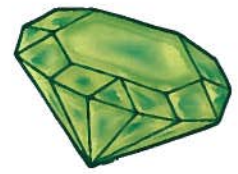


Emerald Gardens Jewel



www.EmeraldGardens.org

Fall / Winter 2016

From the Desk of the President:

Hello Emerald Gardens Residents,

It's hard to believe we are in the fall season and coming up on our annual garage sale. I look forward to a successful event and encourage as many residents as possible, to participate. I hope everyone has noticed the center island at the Jade entrance, as it is growing in nicely and has been a great improvement to Emerald Gardens. The board also elected to have mulch installed on both sides of the entrance as well and are currently looking into future enhancement projects. Recently the exterior walls were pressure washed and while the cleaning went well, several small cracks were noted. So again, I want to recognize our Community Association Manager Kevin Billingsley, as he is looking for the most cost effective method for repair option, and has agreed to do some of those repairs. We are very fortunate to have Kevin as not only our manager, but an Emerald Gardens resident. We were very lucky during the recent hurricane (Hermine) to have been spared any substantial damage, however within ten miles there was significant flooding and wind damage. With that being said, our association is in good financial standing, however one catastrophic event could change that financial status. The attached photo was taken by the Sarasota Kennel Club days after the event. [car photo]

I don't want to sound like a broken record, but there are still many dog owners not picking up after their pets. If you are a dog owner, please be courteous to your neighbors and pick up after your dogs. If anyone notices a violation and knows who the perpetrator is, please contact the Sarasota County Sheriff's office non-emergency number to report the violation. (941-861-5800)

Based on vandalism and vehicles being broken into in the subdivision, the Sarasota County Sherriff's office has been notified and they have agreed to circle through the subdivision. Again, if anyone sees any suspicious activity, please notify the authorities. In addition to the vandalism, the Sherriff's office has been notified of parking violations. They have agreed to ticket the vehicles illegally parked, which could lead to towing at the owners' expense. The streets have been designed for parallel parking only. Please be courteous to your neighbors, as there have as in the past been inquiries of residents having issues of backing out of their driveways.

I have the opportunity daily with my job, to visit many sub-divisions in the area. Since being on the board of directors, I have taken every opportunity to talk with the board members in other areas and found Emerald Gardens is very lenient in the violation process. In a recent visit to an HOA nearby, I found that violation letters often go out the day of the violation. I encourage all residents to review the deed restrictions and stay within compliance. During my recent walk around Emerald Gardens, I did notice a lot of dirty sidewalks which also have mold and mildew present. This could be a hazard for the homeowner or anyone of our many walkers. The county has also been in the area checking the sidewalks for compliance. I spoke with several of the county workers and they advised the sidewalks must be in compliance for future paving of the streets. They did not have a date certain for that project. Please make sure that your property is edged and the sidewalks are not blocked with any planting debris. I've also noticed a lot of mold and mildew on the mailboxes. Please take a moment and clean them. Let's keep Emerald Gardens one of the most desirable subdivisions to live.

Lastly, I want to extend to everyone a safe upcoming holiday season.

Regards,
John Kelner

Board of Directors



President John Kelner
Vice President..... Phillip Lucia
Secretary Chuck Berster
TreasurerMelanie Marsh
Member at Large Glenda Pasho

Business Manager:

Kevin Billingsley, CAM37024

Newsletter Editor: Kevin Billingsley

Webmaster: Kevin Billingsley



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



*Welcome to our
newest homeowners!*

Thomas & Adelle Bethel
4424 Diamond Cir W

Perry & Catherine Stelle
4544 Topaz Court

SAVE THE DATE – ANNUAL MEETING [DATE IS SUBJECT TO CHANGE]

The Emerald Gardens Annual Meeting is scheduled for Thursday January 26, 2017 at St. John's United Methodist Church. Please plan to attend, or please return your Proxy to us. The doors open at 6:30 and the meeting will start promptly at 7:00pm.



From the Management Desk

After some recent events, I am prompted to put together an article outlining our steps when a violation occurs in our development. I have learned, that not everyone has the same understanding, so these are the steps.

First, the violation needs to be reported. More specifically, as our governing documents explain, this needs to be done in writing (either by USPS, or the Contact Us page on our web site). Once this is received by the Board, it is then the Board's job to verify the violation and this is often done by the Manager.

Next, if the Board and/or their representative, determines the violation exists, the determination is made as to which Deed Restriction is in question. This process is completed by the Board and NOT the complainant. As you are aware, the Board of Directors is an elected body, that represents the residents. It is their responsibility to make the final decision, not the homeowner who reported the issue.

Following that decision, the appropriate action is taken. Whether it be a visit to the violator (in an emergency) or written notice. In either case, the homeowner is allowed an opportunity to resolve the issue. If there is any question as to the violation, the issue is automatically placed on the Agenda of the next scheduled Board meeting.

After the homeowner is notified and if the violation is ignored, the issue then moves to the fine committee. The homeowner is notified of this meeting and is invited to speak on his/her behalf. They are provided an opportunity to explain why they should not be found in violation. Should the Fine Committee recommend to the BOD that the violation does exist, the Emerald Gardens governing documents allows for a fine of \$50 per day, per violation, until the issue is resolved, up to \$1,000.00.

Thank you and should you ever receive a violation, please do not take it personally. We often send out letters for something you may not see. For example, you may not know your yard light has been out for a few weeks, or you may not have noticed you have a small tree growing out of your gutter!

Thank you and have a safe Halloween.

Kevin Billingsley

Community Association Manager, CAM37024

Parking Solution?

At the Semi Annual Meeting in July, the Board of Directors expressed concerns over the folks who park in the street and most notably, directly across from another car. The Board has received a few complaints from folks who either did not like weaving in and out of the cars in the street, or from a delivery driver who could not travel through because of two cars parked directly across from each other. It was suggested we pass along a suggested parking solution to our residents. That solution is called Alternate Side Parking.

The Alternate Side parking works as follows. On EVEN number days, residents who park on the street, should park on the EVEN house numbered side of the street. And thus, on the ODD number days, residents who park on the street, park on the ODD house numbered side of the street.

This puts all cars on the same side of the street and no weaving in and out of cars is needed. The Board has no control over the streets and this is by no means a requirement or a rule, just an option.

Time to clean out the garage...



EGHOA ANNUAL COMMUNITY GARAGE SALE

Time to clean out the garage. The date is set. November 5, 2016. Everyone is welcome to participate. Time: 8:00 am until 1:00ish. During the morning of the sale, you are permitted to park your vehicle in the grass between the street and the sidewalk. (It was decided at a meeting of the members, that we set the date for the first weekend of November every year. That way families can plan in advance.)

Thank you to our volunteers!

Laurie Lachowitz recently volunteered to be our new Welcome Committee representative. She has done a great job in welcoming our new homeowners and we are fortunate to have her on board. The Board of Directors is very appreciative of her willingness to donate her time to one of our committees.

And of course we would be remiss if we did not mention our sole Pond Committee member, Debra Pietsch. Deb has volunteered countless hours in learning about Buffer Zone Alternatives, Storm water Systems and what Pond Plants would be best! She has been a great resource for the Board and they are very thankful for her knowledge!

Thank you to you both!

Home Maintenance Tip



Are you tired of replacing your post light? LED lights are a great alternative. They have come down in price, last for years, provide energy savings and continue to be a great option! Check them out, you'll be enlightened...

Pond Committee Update

As a community we continue to move forward with efforts to improve the health of our pond. First and foremost is the need to bring the health and compliance of our littoral shelf to standards as set by Sarasota County. In an effort to meet these standards, plantings were done the week of September 12th. Two species specific for this purpose were planted and the full success of these plantings will be evident in the spring. Please keep in mind these plants will go dormant in the winter and may appear to be dead, but they will come back thriving in the spring. Please do not take it upon yourself to pull any of these plantings, as this is part of their natural cycle. It is encouraging to see the buffer zone being kept at water's edge and community efforts to reduce run off of grass clippings into the storm intakes that lead to the pond. Keep in mind the pond did not become non-compliant overnight and it will take continued efforts to reach our goals.



Emerald Gardens, HOA

PO Box 21401

Sarasota, FL 34276-4401

On a lighter note, something to make you smile!

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.



DO YOU RENT OUT YOUR HOME?

According to our Deed Restrictions, Leases on the rental of homes shall be for a period of not less than six (6) months. There will be no leases for less than the entire area of a lot. If the lot's assessments are delinquent, the Association shall have the right to deny the lot owner the ability to lease his or her lot until the assessments are brought current.