

# Emerald Gardens Jewel

www.EmeraldGardens.org

Fall 2018



## From the Desk of the President:

Hello Emerald Gardens Homeowners:

I wanted to start by saying how fortunate we all are this season, with the lack of Tropical Storms and/or Hurricanes. I realize the hurricane season is not over and we had a close call with Michael, but overall we've been very lucky. I look forward to the upcoming fall and winter season and the cooler weather. I hope we as residents, of a deed restricted community, will focus on the curb appeal, care and appearance, as listed in our deed restrictions. If you no longer have a copy of our restrictions, please visit our web site.

We have had quite a few violations recently, however, compliments from the board go out to the many homeowners that have made major improvements. It is the hope of the board that such improvements continue to be maintained, as this makes Emerald Gardens a great place to live and keeps the property values increasing. Recent home sales reflect an up-swing. I would also like to compliment the residents who continually take pride in their properties. With that being said, the Board of Directors is happy to announce a new committee called the Care & Appearance Committee. The volunteers of this committee are Jo-Anne Sheldon & Roger Courtois, both long term residents of our community. The board would like to compliment both Jo-Anne & Roger for the many hours they have put into establishing this committee. This will be a huge asset to the board and we look forward to working with them.

There has been a noticeable reduction in vehicles blocking the sidewalks, which is not only a deed restriction violation, but also a Sarasota County violation. Letters have gone out, fines imposed and collected.

There has also been an improvement of residents picking up after their dogs, however there have been several that continue to violate. We thank those who adhere. Additionally, I have noticed non-residents from Bliss Road area walking dogs and not picking up. If anyone sees non-compliance, this is a Sarasota County violation and I encourage a call to the Sarasota Animal Services at 941-861-9500. The violator could be fined.

While walking the neighborhood, I've noted a few concerns:

1. Outward appearance of the home—Some homes have large amounts of mold/mildew and are in need of pressure washing. This is not only a deed restriction violation, but a health hazard. There are instances that the cinderblock is showing through and the home is in need of painting. Our homes are approaching the 30-year mark and many are in need of routine maintenance.
2. Mailboxes—It is the homeowner's responsibility to maintain the mailbox. Some are dirty and moldy, and others are rusty and falling apart.

The board will be addressing these issues with the assistance of our new committee. It costs each and every one of us every time a letter has to go out, informing the homeowner of a violation. Please remember your Board of Directors are volunteers who are here to enforce the deed restrictions and make sure our subdivision is well maintained, in order to keep the property values, the highest possible. Your cooperation is very much appreciated.

I'm wishing everyone a great upcoming holiday season.

Regards,  
John Kelner

### Board of Directors



President ..... John Kelner  
 Vice President..... Phillip Lucia  
 Secretary ..... Melanie Marsh  
 Treasurer ..... Virginia Phillips  
 Member at Large ..... Chuck Berster

Business Manager:

Kevin Billingsley, CAM37024

Newsletter Editor: Kevin Billingsley

Webmaster: Kevin Billingsley



Welcome to our  
newest homeowners!  
(Since Spring Jewel)

Cory & Talor Matthews  
4547 Topaz Court

Tabitha Robbins  
& David Bear  
4401 Diamond Cir N

Daniel & Melissa Gerber  
4552 Topaz Court

Justin & Debra Kiner  
4515 Topaz Court

Stacey Gates  
4441 Diamond Cir W

## ANNUAL MEETING



### SAVE THE DATE

[DATE IS SUBJECT TO CHANGE]

JANUARY 24, 2019 @ 7:00 PM.

Also note, Assessment notices will be mailed out the third week of January, with a due date of March 15, 2019.

# From the Management Desk

Hello Residents –

My article comes a little late in the year, but it is a good reminder for all of us. As of October 1st, Sarasota County once again allows nitrogen to be used for lawn fertilizer. The use of nitrogen is banned from June 1st, through September 30th. It is nitrogen, that is the primary concern for algae blooms both in our pond, as well as the Sarasota waterways, during the hot summer months. With this in mind, we would like to ask homeowners to be aware of how they service their lawns as we move forward. For example:

1. Always blow your yard clippings back into your yard. This applies for not only the folks who live directly on the pond, but also for those who do not. Yard clippings flow down the gutters and each pipe finds its way back to our pond.
2. When fertilizing or having your yard fertilized by a professional, please make sure to sweep/blow any extra from the street or sidewalks, back into the yard. Also, please do not fertilize next to, or with-in 10 feet of the pond. If we have heavy rains in the forecast, please do not fertilize, as this may wash the fertilizer into the pond via the water system.
3. When using Nitrogen, the fertilizer must contain at least 50% slow release. If distributed via a broadcast spreader, your spreader must have a deflector shield when used by a waterway.

Treating for algae blooms in the pond, costs all of us. So please be mindful of these simple reminders!

Thank you and have a great holiday season,

Kevin Billingsley

Community Association Manager, CAM37024

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## GEM Award

As many of you already know, the GEM was awarded at the Semi Annual Meeting this year. The Committee recommended we combine the two awards this year, into one big award.



With that said, we congratulate our 2018 winners! Jane and Daniel Rufo who live on DCS. They consistently keep their property in pristine condition! The Rufo's were presented with a \$100 gift card to a local restaurant.



## EGHOA Annual Community Garage SALE

*Time to clean out the garage. The date is set. November 3, 2018.*

*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. This allows families to plan.)

# From the Care and Appearance Committee

The purpose of the Care and Appearance committee is to assist the Board with compliance of our community's deed restrictions, that apply to the curb appeal of our homes and properties. The committee's goal is to establish a baseline of minimum requirements in the general areas of landscape, lawns, driveways, structures and storage. Properties not meeting these minimum requirements in any of these areas, will be brought to the Board, who may decide to notify the homeowners. If a notification is sent, it will list the specific things needing to be corrected. In addition, if a homeowner is unsure of how to fix the issue, Roger is willing to do a free consultation with ideas for the homeowner to pursue. Roger's contact information can be found in Roger's Recommendations.

Recently, the Care and Appearance committee took a preliminary "walk around" and noticed the majority of our homeowners take great pride in the appearance of their homes and deserve our recognition. The committee intends to periodically recognize homeowners who consistently maintain their properties at or above minimum standards or who voluntarily improve the curb appeal of their properties. These are the folks who keep our property values high and make Emerald Gardens a sought-after community. They deserve our praise and thanks. Are you one of them?

*Thank you!*

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## Roger's Recommendations

Curb appeal of homes in our neighborhood is what keeps our property values high. That's important to all of us. It's been a very hot and wet summer making conditions ideal for weed growth in your yard, driveway and flower beds. Weeds in the flower beds can get out of control very quickly. But don't despair. With a little planning and a little sweat, you can have a beautiful front yard with stunning curb appeal.

You have two choices — you can pull flower bed weeds on a continuous basis or you can do a onetime fix that will minimize your problem. Home Improvement stores sell a weed barrier material that is easy to put down. Cover it with mulch (red, brown, etc.) and your weed problems will virtually disappear. I did mine in the past six months and I have to tell you — the weeds are gone!

Another problem is weeds in the cracks of the sidewalk and driveway. There are two approaches to remedy this problem — use a product like Roundup (or a homemade weed killer you can find on YouTube with vinegar, salt, and liquid dishwashing soap) or take your edger and go into the driveway cracks with the blade. The blade should fit exactly in the cracks.



Jo-Anne and I want to make Emerald Gardens one of the most desirable neighborhoods in the Centergate area. Feel free to email me with any questions about your home's exterior maintenance. If you are passing by 4485 DCE, take a moment to say hello. We're all in this together!

Roger

roger.courtois@verizon.net

# **Emerald Gardens HOA**

**PO Box 21401**

**Sarasota, FL 34276-4401**

## **Halloween is once again upon us.**

The Board of Directors asks that 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.



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### **Thoughts to ponder...**

- Psychic Convention cancelled due to unforeseen circumstances.
  - The first 5 days after the weekend are the hardest!
  - They're not going to make yardsticks any longer.
  - This is my step ladder. I never knew my real ladder.
- I want to grow my own food, but I can't find bacon seeds.

