



Hickory Lake Estates Community News

McNeil Management Services, Inc. (813) 571-7100 management@mcneilmsi.com

Winter/Spring,



**Robert & Naida
Sanchez**



**Winter/Spring Yard of the
Season**



New Homeowners

**Ignacio & Simeona Ambrocio
Hunter & Heather Peterson
Steve Stewart & Maria Osborne**

Board Members

President: Chris Rutledge

Vice President: Don Juceam

Secretary/Treasurer: Diane Ward

**Board Meeting
April 24, 2019
6:30pm
Bloomingdale Public
Library**

**Community Garage Sale
Saturday, April 6, 2019
8:00 am – 2:00 pm**





HOA Updates and Board Decisions

The integrity of the wall along John Moore has been compromised over the 20 years since its installation and only minor repairs have been made, however, it is declining due to car accidents, tree branches and root growth, vandalism etc. and now it is in need of major repair to preserve the structure. The HOA Declarations states “Whenever it is necessary to enter a Parcel for the performance of any maintenance duties by the Association, the Parcel Owner thereof shall permit authorized agent of the Association to go upon the Parcel...”. Please read Article VI, Section 3 Right of Entry by Association in your Declarations. This is a large undertaking and we hope that all homeowners who live along the wall will be amiable in helping to complete the project. Funds will be taken from the reserve account.

Please note that homeowner fences should not be attached to the wall, nor should any items be hung or attached to the wall as it compromises the integrity of the wall because it is not concrete block.

All homeowners were sent a letter regarding the repair and maintenance of the wall

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The Board has been working with the county to repair/replace sidewalks in our community. After 3 years **both** the North and South sides are now completed.

Architectural Control Committee (ACC) News

Many thanks go out to all homeowners who have followed the architectural change request form procedure prior to starting any work. In most cases the ACC will review the request and homeowners will receive a written response from McNeil Management within 30 days. Please keep in mind that roof and home colors, even if the same or very similar to the original, must still have ACC approval before the job is started.

McNeil Management has our home color palette book in their office. For roof replacement, the ACC has approved a range of colors and designs. Please refer to the community’s document: Architectural Process, Rules and Standards which were recently sent to all homeowners.

In order to keep our lakes and ponds as free of algae and excessive eutrophic growth, please do not spread leaves, lawn clippings or other lawn debris in or near our community lake and ponds **OR in/beside or on top of storm drains**. This lawn waste will decompose and release unwanted nutrients into the water, thus leading to potential algae blooms, fish kills and extra cost to the community for the cleanup. If debris (branches, lawn clippings, bags) is piled on top of drains it will be reported to the county possibly resulting in a fine.

Now that we have endured another brutal Florida winter (that’s a joke my friends) it is time to assess the damage and begin the restoration of our lawns and landscape. Be mindful of the county water schedule, but please, let’s all try to keep our yards green, thick and weed-free; and pressure wash moldy driveways, sidewalks, walls, fences and mailboxes.

Once again, we want to thank those homeowners who have placed, removed and properly stored their garbage and recycling bins in a timely manner. For those who are less likely to do so...well...you know the rest.

This winter, we enjoyed the arrival of our seasonal visitors from the Great Plains – the American White Pelican. With a 9-foot wing span, they are one of the largest birds in North America. Once endangered, these magnificent birds have made a comeback since the 60’s, so it was particularly sad that one was struck and killed outside the community on John Moore Road.

