



## Hickory Lake Estates Community News

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

Fall/Winter, 2020

### Upcoming Board Meeting Dates

January 12, 2021  
April 13, 2021  
July 13, 2021  
October 12, 2021

Bloomington Public  
Library at 6:30 pm

Meeting time & location are subject to  
change depending on facility availability.



### Board Members

President: Don Juceam

Vice President: Diane Ward

Sec/Treasurer: Mary Ann Duarte



To

**Maria Caceres  
&  
Rafael Cuan**



### New Homeowners 2020

Kenneth MacLean & Lynne  
Adams

Jose & Consuelo Arada  
Timothy Henley

Remzy Kureni & Adrianna  
Jackson

Richard Roberts

Kevin & Christina Sullivan  
Ryan King & Erin Tufano

Joann Williamson



### Fall/Winter Yard of the Season

Please visit the association  
website at

<http://www.hickorylakeseoa.com>

to subscribe to our updates and  
mailings. You can access  
documents, forms, meeting  
schedule, minutes, by-laws and  
much more.

## HOA Updates and Board Decisions

The Board met on October 21<sup>st</sup> and November 12th. The final decision, with input from homeowners, was to keep the HOA dues the same (\$265 biannually). Considering the pandemic and significant job loss in the State of Florida, the Board chose to delay any increase.

The Board would like to have substantial reserves to cover the cost of unexpected emergencies such as storm/hurricane damage and any other future projects.

Expenses, such as the wall renovation, repair of the washout on the pond, power washing fences at end of Rosana Drive and forced mows on several houses that have been in foreclosure or abandoned, have all led to extra outlays in the budget.

Other items outside the general monthly expenses were the installation of Flock Cameras in both communities and electrical upgrades to support camera operations,

There were costs for legal services for unpaid fees and violations in the community. We would like to have better compliance with our covenants so that we can limit these kinds of expenses.

The Board continues to work with the county to improve our roads and sidewalks.

New projects that the Board is considering are updating our entrances signs to digital for both communities and plantings around the pond shore to prevent further erosion and unexpected washouts.

We want to remind homeowners to register their cars for our Flock Safety System. When we need to identify a car involved in a crime in our community, the system can eliminate cars that belong here, thus saving time in an emergency. We have already used the system to identify cars for potential crimes. Thank you for your cooperation in this matter. Letters were sent to homeowners on how to register. Call or email McNeil Management if you need the link. Please remember to lock your car and do not leave items in the car.

## Architectural Control Committee (ACC) News



You have probably seen this sign posted in our community. Two alligators have been removed from our lake because they were over 6 feet long. The law says it is illegal to feed alligators. Normally, alligators will avoid humans, but if fed, they will associate food with humans and become less wary. Ultimately this will not be good for the gator, as they will be identified as a nuisance, removed, and destroyed. Please follow the law so gators and humans will all stay safe.

**Driveways:** Please make sure to pressure wash your driveways and sidewalks if they are stained and dirty.

**Stop signs/Parking:** Please make full stops at each sign. It is particularly dangerous at the front entrances. In addition, be sure to follow state law and do not park on the side of the road within 30 feet of a stop sign; also do not park on the road directly across from a car parked on the opposite side of the road.

**Leash Law:** As per county law, all homeowners must keep pets leashed and under control if off the owner's property.

**Mowing and weed whacking on the side of the lake or retention pond:** On the central retention pond there has been some erosion that has led to a costly collapse of the shoreline. It has been corrected but will happen again if we cannot stabilize the shore by allowing grasses and pond vegetation to grow there. For this reason, we are asking all residents not to mow too close to the side of the pond or along the slope of the shoreline. We are hoping to eventually plant some native pond vegetation to protect the integrity along the edge of the pond. We also encourage homeowners on Hickory Hammock Lake not to mow or weed whack native vegetation on the shoreline. This vegetation is a natural filter to protect the water from chemical runoff and serves as a habitat for wildlife.

**Mailboxes:** Our mailboxes are over 20 years old and some need attention. Please repaint. You can purchase missing or broken flags and latches from Amazon.



