



McNeil Management Services, Inc. (813) 571-7100 management@mcneilmsi.com Fall, 2021

Board Members
President: Don Juceam
Vice President: Mary Ann Duarte
Secretary/Treasurer: Earl Hughes

Congratulations!



To

Carlos & Edilia Rivera

**New Homeowners
2020-2021**



- Timothy & Kimberly Addington
- Anthony & Jodi Bennett
- James Nguyen & Tuyet Ha
- Randall & Montene Levine
- Rodrigo Paiva
- Jeffrey Samuels
- Shane Smith
- Pooja & Srujal Pramodkumar Shah

**Fall
Yard of the Season
2021**



HOA Updates and Board Decisions

The Board of Directors is pleased to announce the appointment of Earl Hughes as of September 1, 2021. Welcome Earl.

Hickory Lake Estates is now 20+ years old. Congratulations to original owners and new friends who have set up residence inside the wall over the years! Our HOA is in one of the best locations in the Brandon/Valrico/ Riverview metro area. No matter what your family "theme", whether a growing family, retirement, home business or newly remote location for your company, HLE is centrally located and very desirable. The North and South neighborhoods have appreciated in value by roughly 100-125% to their current levels of \$375,00 to \$460,000. The Board members (actual residents) who have volunteered their time and effort over the years have met regularly to assess the conditions and needs of the overall community. This is done on a case-by-case basis and with a long-term view in mind. However, communities can only be successful if they are made up of individual homeowners who take meticulous care of their residences. This is what contributes to the overall value of Hickory Lake Estates.

On your behalf, the Board has dealt with many small and medium issues that require immediate attention and one big project that involved the wall renovation in 2018-19. That project drained our funds significantly as the wall is 6/10 of a mile long. We had the funds, did the job and now enjoy

Board Updates (continued)

the results. We then focused on replenishing our reserves so we can get back to BWP (before wall project) reserve levels. We have made progress in that regard. Current economic conditions have been very different due to all the influences of the past 1.5 years of Covid, masks, social distancing, and lockdowns. Each of us are experiencing shocking inflation increases at the gas station, grocery store, appliance store and so much more. Vendor services for typical needs are also climbing rapidly in price. The HOA must deal with these increased costs as well. Our TECO streetlights and Hillsborough County water costs are increasing. We also have on-going landscape maintenance needs in common areas as well as renovations and tree trimming. The retention pond shoreline erosion measures are also on the schedule not to mention any unforeseen storm related disasters that can and do occur. Management and legal services could also be higher but are variable depending on the community's needs.

Due to the hardships of the pandemic, the board avoided raising the dues in 2021 and kept them at 2020 levels. Now, considering the aforementioned cost increases and the need to bolster our depleted reserve funds, the Board has had to readdress our finances. Keeping in mind that we all must deal with our own budgets, we are increasing the 2022 annual HOA fee to \$630 from \$530. This increase will be spread over

Board Updates (continued)

the two payments of \$50.00 in each of January and July payments. This \$100.00 increase is \$8.33 per month per residence for those who focus on budgets for their family and as a matter of course. The Board will continue to measure the costs vs values of the services we all require. Thank you for doing your part and being an owner who maintains and exceeds the standards that keep Hickory Lake Estates a great investment.

Other Updates

The Board has hired Cesky's Outdoors to provide our lawn care needs. New plants have been ordered and installed at the North and South Entrances and the grass around the pond has been trimmed.

The sidewalks outside the community wall have been pressure washed.

The Board has been working with the county to repave the roads and repair sidewalks in our community. We have been notified that Hickory Lake Estates is not included for the FY21 annual resurfacing plan for the roads. Though we have had some of the sidewalks repaired, the county has not included Hickory Lake Estates in their 2021 budget. The county will place us on the list for future work consideration for FY22 for the roads and sidewalks. We have requested this work for several years, so it is not guaranteed for FY22.

The tree that was causing the community wall to separate has been removed. Its roots were pushing the wall apart at the seams.



Architectural Control Committee (ACC) News

Parking: The community is dealing with an ongoing parking situation which must be corrected. One of the most problematic areas is along Briana Drive, just north of the South Hickory Lake Estates entrance. There are too many vehicles parked along this curved street, making it very difficult for drivers to navigate through this unnecessary obstacle course. Often, the parking is illegal. Florida Statutes state that *no person shall park a vehicle on the roadway side of any vehicle stopped or parked at the edge or curb of a street.* It is also illegal to park within 30 feet of a stop sign, within 15 feet of a hydrant, in front of a driveway, in front of a mailbox or across a sidewalk. These are all violations that have occurred too frequently in our community. We've had cases of ambulances unable to reach a home, children on bikes escaping a near tragedy after darting out from

Homeowner Dues
Coupons for homeowner dues will be mailed the last week in November. Dues are \$315 and due in January and July.

behind a street-parked car and individuals in wheelchairs who cannot use the sidewalks due to cars blocking their way. Please show courtesy for the safety of our residents and park in your garage or driveway. Thank you for your cooperation.

Lawn Trimmings: Residents in the northeast corner of the North community, please do not throw palm fronds over the wall whether they have fallen naturally or if pruned. This will add to the cost of paying our landscaping company to remove them. The county will pick up branches cut 4-5 feet in length every Friday.

Mailbox and Posts: If maintained, residential mailbox posts should last many more years. For those posts that need replacement, the HOA is hoping to find someone who can make the components. These mailbox parts will be stored and provided at cost when needed. The board is still working on this plan. To protect your post from line trimmers, we strongly suggest a mailbox post protector. These can be purchased from Lowes, Home Depot or Amazon.

Stop Signs: For the safety of our community, please make complete stops at all our stop signs.

Big Thanks! To all those working to improve their home (and thus our neighborhood) thank you for complying with the proper ACC request process. You've been great!

Upcoming Board Meeting Dates

January 11, 2022
April 12, 2022
July 12, 2022
October 11, 2022

Bloomington Public Library at
6:30 pm
Meeting time & location are subject to change depending on facility availability.

New Updated Supplemental Guidelines

Before you make any improvements to the outside of your home, submit forms to the ACC and allow 30 days for approval. Check the website for the forms and updated guidelines for our community.

www.hickorylakeseoa.com

