

## **3rd Quarter 2008 Newsletter**

June 1, 2008

We have seen a lot of the usual activity this spring, and are happy to see everyone outside enjoying the good weather and sprucing up their homes!

As a reminder to lot owners, general maintenance includes keeping grass cut and debris from accumulating. Mud runoff into the street has been an ongoing problem on Regatta Cove. If you own a lot on this street, or anywhere in the subdivision, please see that the mud accumulation in the street is kept to a minimum. Frequent maintenance, or possibly planting grass at least on the front portion of the lot would help tremendously.

**Grass surrounding utility/cable boxes must be cut, and grass/weeds TO THE WATER'S EDGE** as well. Kindly remind your lawn services of this, as it is becoming a problem on many of the lots.

The first winners of our "Garden of the Season" contest are **William and Sue Mauser, 1146 Clipper Drive!** There were several very lovely candidate properties, making the decision a difficult one. See the attached bio/picture page for more details. A special thanks to Derek Dupuy, a Clipper resident and owner of Northshore Palms for donating the first \$25.00 gift certificate which was presented to the Mausers, along with the

honor of displaying the garden sign for the quarter. Anyone wishing to be a part of the judging for next quarter's "Garden of the Season", can contact the office. From what we have seen, the competition will be fierce!!! So residents, get "gardening"!!!

We also wish to acknowledge and thank Don and Diane Tucker, Clipper residents and owners of D&D Audio/Video, for their hard work and time donated to keep our gates and cameras working.

The residents' directory is in production and will be available at the office within the next couple of weeks. You can stop by and pick up your copy during normal office hours. One per residence please. If you are a lot owner and do not live in Clipper, you can send a self-addressed stamped large envelope with proper postage affixed, and I will mail you one. Call for amount of postage necessary.

We have received several calls regarding dogs, not leashed and running unattended in the neighborhood. Please be aware that this is not allowed in the subdivision, as well as is against the law. Unattended dogs, especially large ones, can bite or hurt someone whether intentionally or unintentionally. So do not let your dog out to "do his or her business" unattended. If you do not have a fenced yard, walk with your pet, and also,

kindly remember to scoop the poop.

While most, if not all of us, are aware of the "no wake zone" on all canals and waterways in the area (Moonraker Lake included), it sometimes is forgotten while boaters are out having fun on the water. We request that you be aware of your speed while maneuvering through the area. Be cognizant of what your wake could do to others' property/boats, etc., and that a large wake can over top the piers and catch a person by surprise causing injury or worse.

As all can see, equipment is being moved into place and repairs to the bulkhead at the bridge on Clipper Drive will be starting soon. Please be patient with occasional traffic congestion at the bridge. Also be extra careful driving through the area.

**Reminders:** Vehicles with advertisement or company logos should not be parked in driveways or on the street except when making a delivery.

\*\*Curb repairs will not resume until repairs to the bulkhead at the bridge are complete.

\*\*Clear any debris accumulated at drains to help water flow.

\*\*New construction residents have complained regarding others dumping in their construction dumpsters. These dumpsters cost

the homeowner \$400.00 to \$500.00 per load, with at least 4 to 5 dumps per house under construction. This is not fair to the homeowners trying to build their homes and, if caught, is punishable by fine.

\*\*Parents, children are still in the streets on scooters, etc., and causing traffic hazards. Also, with school being out, everyone needs to be cognizant of children while driving through the subdivision, please be aware of your speed.

Many residents have expressed concern regarding the high amount of outstanding dues/assessments. It has been expressed to the HOA to see if there is anything legally that can be done to force delinquent accounts to be brought current. We are doing all that we can legally, which of course is costing more money, to collect these delinquent amounts. Liens are filed against properties and owners at the \$400.00 level; and suit is filed at the \$1,000.00 level. However, suit may and has in the past been filed against a property owner under this level, so don't think that keeping the total under \$1,000.00 will keep you safe from suit. And this will just add additional legal fees to your account.

Further legal action can and will be taken once suit is filed, which will involve court appearances by the HOA representative, and the HOA lawyer. More costs to the HOA general fund of course, but these steps must be taken in some circumstances. You, as the owner of the property will be

responsible for the additional costs. It is not fair to the rest of us residents here in the subdivision to carry such a heavy load, and for us to keep up with our properties, while others are letting the HOA tend to theirs, in the form of grass cutting, general maintenance, and legal fees and costs.

**At present, the Accounts Receivable total is in the \$60,000.00+ range.**

On another not so pleasant topic. I would like to touch on the issue of ugly, sometimes vulgar, calls, e-mails, letters, and personal verbal attacks I have encountered in the last several months, as well as others in the office. While I realize that we must expect some frustration and heated inquiries from time to time. I can say that most of these instances have been well beyond what one would consider reasonable and acceptable. We all have issues and complaints from time to time, and no one likes getting the "gestapo" letters, as one resident called it. However, this is my job and all residents here expect me to do my job. If in the future, you find the need to holler, curse, or otherwise threaten me over whatever issue you have to address; . . . . don't. I will not respond to ugly, sarcastic letters, e-mails, etc., and I certainly will not tolerate cursing, threatening verbally abuse. I try to take care of every issue I possibly can. Answer every question I can, and solve whatever problem you call me about as quickly and with positive results that is within my

power. So, if I do not respond to your calls, or electronic or paper inquiries, keep this in mind and maybe think about how you are addressing the issue before you send your inquiries.

Thank you, and have a great Summer!

**Barbara  
Zoerner,  
HOA  
Representative**