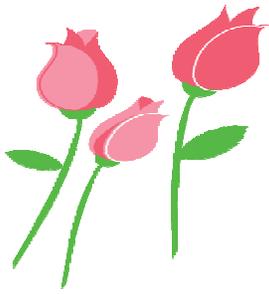


2010



April 2010

Management Company:

Lou Ellen Wilson

L. E. Wilson & Associates, Inc.

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**MARK YOUR
CALENDAR**



Don't forget to check the Versailles III Website at least once a week.

This site can be reached at www.versailles3.suncityctr.org



VERSAILLES III

2010 OFFICERS & DIRECTORS

President: Dale Revel
Vice President: Joanne Brennan
Treasurer: Mel Melton
Secretary: Maggi Guzinsky
Director at Large: Jim Haney

Lawn and Maintenance &
Disaster Preparedness Coordinator: Jim Haney
Social Committee: **Volunteers Needed**
Architectural Committee: Jack Hawkins

From the President

Good Day Fellow Versailles III POA Members,

The grass is getting green and the warm weather is sure to come. As a reminder, for those who will be leaving for the summer, please make sure you have made arrangements for someone to maintain your trees and shrubs. House inspection is also recommended to ensure the AC is working properly and there are no water leaks.

Whatever our financial situation, we're all closely watching expenses these days either because we need to or because it's now the thing to do. The era of wanton spending is over. Frugality is cool and we are attempting to find extra savings for you as we launched our Vendor Review Project. Many of you have already returned your surveys with valuable information we will use to find the best vendors who offer quality service at a reasonable price. On March 30th, we hosted Pest Control vendors you suggested to hear their value story. Based on a scoring matrix, we will score each vendor and recommend several vendors to our members along with costs and services included.

Our Architectural Committee is hard at work to better define how to complete a Change Request for painting, tree replacement, etc. These "How To" instructions should be available soon and will be posted on our website.

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Our website has also been updated with a lot new information i.e. Basic Covenants and Restrictions (Interesting Links), Newsletters, Board Meeting Minutes, Lawn Maintenance Reports, etc.

I am also working with a SCC Community Association project team to determine how we can reduce our POA expenses in areas of insurance, lawn maintenance, fees, etc. Our overall analysis will be shared with all the Renaissance POA Presidents.

Thanks you for your support, your views, comments, and suggestions on how to make Versailles III the best POA in Renaissance.



From the Desk of the Manager

Spring in Retirement Communities mean two things: (1) the Grandchildren will be here for Spring Break and (2) Our “snow birds” are preparing to head home shortly.

We know how hard it is to tell our grandchildren “no” - however, please **do not allow any child without a driver’s learners or driver’s permit to drive your golf cart or ride on them hanging off the back.** Golf carts are not toys and somebody can get very seriously injured in a second before you can grab the wheel.

To the “snow birds” heading North shortly, we would appreciate it if in your preparations that you include the following:

- Leave a contact number with a neighbor who will be summer resident or notify the Manager in writing.
- Make sure someone will check on your home periodically—too often a neighbor will notice water running out of a door or the windows frosted over—both major problems that could have been prevented.
- Make sure that everything that is not “cemented down” is put inside of the garage or your home—that includes yard art and patio furniture. During severe storms (doesn’t have to even be a hurricane) these items can become missiles that can do severe damage to your home or your neighbors.
- Good ideas: Leave a/c unit set at 80 to prevent mold and mildew; have a timer on your exterior lights, so the home looks occupied.

We want to thank those who have already started to clean up after the winter freezes; it is so nice when I inspect the neighborhood to see colorful flowers.

If you have lawn concerns, please contact the Manager’s Office (do not discuss with the employees of ValleyCrest). They are reported the same day to John Cornelius (area manager) —this allows the Manager to keep a written report of the concerns, so that the Board can assess their performance.

Thanks for allowing L.E. Wilson & Associates to be your Manager.



SPEEDING

Speeding has become a very serious problem in the Sun City Center especially on Pebble Beach Blvd & Emerald Dunes. There have been several very close calls—cars backing out of driveways, people walking or riding a bike in the roadways, etc.

Reminder the Sheriff is using radar in the area on a random basis—fine is now \$141.00—so protect your pocketbook and our members—
SLOW DOWN.

THANKS FROM YOUR NEIGHBORS

Please remember if you have guests, only allow them to park on one side of the street so that emergency vehicles are still able to get through. Parking on both sides becomes very dangerous in the event of an emergency.



Disaster (Hurricane) Preparedness

A Plan has been posted to the POA web site that presents an organization and steps that fills the link/aid response between you and the SCC Community Emergency Response Team (CERT). This will be neighbors helping neighbors prepare for an event and help in time of need.

Your POA directors have asked Jim Haney to assume the role as Incident Coordinator, and the other directors will assist on the Incident Management Team (IMT) as well. In order to facilitate preparation and quicken response in case an incident Versailles III has been divided into three Blocks. These Blocks are comprised of the residences that use each of the three mailboxes (16 slots each) in Versailles III.

Block Coordinators are:

- Block 1 - Rich Ricca
- Block 2 - Mike Hollar
- Block 3 - Harriet Seckel

The IMT will be meeting before mid May and each Block Coordinator should be contacting you shortly thereafter to discuss preparation and an incident time line.

Let's hope this storm season (1 June thru 30 November) is uneventful, but better to be prepared.



Andrew and Deborah Albero
1035 Emerald Dunes Drive

Architectural Request:

Please remember if you are considering making any changes to the exterior of your home you need to submit your request in writing prior to beginning work, as indicated in the Rules and Regulations.

The work cannot begin until approval is received and we recommend you do not even sign a contract until you have received the written approval. Please plan your work in advance and give the committee/board at least 30 days to respond in writing.



April 1, 2010



Re: Versailles III Weeds in Turf

As this unusually cold winter draws to an end we find lawns not fully green and with many more weeds than we would normally see this time of year. There are several reasons for these conditions:

- 1.) Record cold weather since December with heavy frosts deep into normally frost free south Florida has kept turf essentially dormant since mid December. Dormant turf does not compete well against weeds so cool season annual weeds have a growth advantage and are more plentiful than usual this time of year.
- 2.) Winters are normally pretty dry in most of Florida but this year has been an exception. We have experienced unusually heavy rainfall and this has provided plenty of moisture for weed seeds to germinate and become established.
- 3.) Weed control products work slower in cold weather and are not as active against hard to control weeds like Poanna. An additional application of herbicide has been scheduled to be put down in Versailles III pending the chemical restriction window between applications.

In short, we have more weeds this season than we have had in many years. Once the weeds are treated with herbicide normally it takes three to four weeks to see the full effect. We are diligently applying turf weed control applications to all turf areas and will be re-treating weeds on your property in the next two weeks as weather and chemical labels permit.

Thank you for your Patience,

John Cornelius
ValleyCrest Landscape Maintenance
Branch Manager

Watering Restrictions:

Watering of established lawns is allowed one day per week. Follow the chart below.

All irrigation must be accomplished before 8 a.m or after 6 p.m. Any one zone of a property may only be watered once during the allowed day, not both in the morning and again in the evening.

Addresses ending in 0 or 1	Monday
Addresses ending in 2 or 3	Tuesday
Addresses ending in 4 or 5	Wednesday
Addresses ending in 6 or 7	Thursday
Addresses ending in 8 or 9	Friday**

**Also includes locations with no address and locations with mixed addresses.



Hand watering of plants (other than lawns) can be done on any day at any time.

For more information please visit www.hillsboroughcounty.org/water/restrictions