

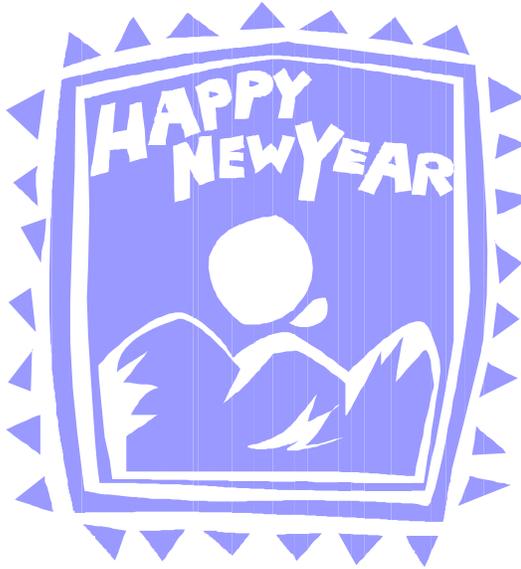
2010

VERSAILLES III

2010 OFFICERS & DIRECTORS

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

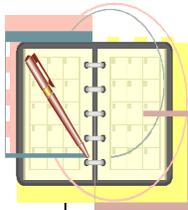
Lawn and Maintenance &
 Disaster Preparedness Coordinator: Jim Haney
 Social Committee:
 Architectural Committee:



January 2010

Management Company:

Lou Ellen Wilson
L. E. Wilson & Associates, Inc.
P.O. Box 1058
Ruskin, FL 33575
(813) 645-1569 phone



MARK YOUR CALENDAR

February 5, 2010
2:00 p.m.

Caper Room
Atrium Building
CA, North Pebble Beach
Sun City Center, FL.

All Members Are Welcome

From the President

Happy New Year to all Versailles III members. It is hard to believe 2010 is already here. Hopefully you are looking forward to a great year.

With the New Year comes change to our HOA as four new directors were elected. Joanne Brennan will serve as Vice President. Maggi Guzinsky is Secretary and Mel Melton is Treasurer. Jim Haney continues as Director and serves as Lawn Maintenance and Disaster Recovery Coordinator.

The current committee structure will remain intact (Architectural, Social, Lawn and Communications). We ask the current members of each committee to continue serving but would like to expand the membership of each committee by at least one member and in the case of the Architectural Committee, two additional members. If you are interested in continuing your service or are willing to volunteer for any of the committees, please contact me or any of the other board members before January 15th. Your HOA needs your involvement to insure the successful operation of Versailles III.

As a Board, we are committed to continue to keep the lines of communication open to our membership. Therefore, we would like to establish a means to accomplish this objective by adding a feature to our Newsletter called: **ASK THE BOARD**. If you have a question that you would like to ask the Board, please send it to dale@revellcentral.com. We will publish appropriate QUESTIONS (and Answers) in each edition of the Newsletter. All questions will be responded to as quickly as possible. We also plan to review and enhance our website so members have a 'Go To' place for information on our HOA.

(Continued on page 2)

(From the President Continued from page 1)

Lastly, I am sure all residents of Versailles III will agree with the Board of Directors that it is important to maintain our properties to the highest level of compliance with the Covenants and Restrictions, which will protect our significant investments. This will be your Board's main focus in the future.

I hope that you have a great year ahead. Please don't hesitate to contact me or any of the Board Members with questions or comments.

Sincerely, Dale Revell



From the Desk of the Manager

We want to thank all of the members who took the time to attend the Annual Membership Meeting. You have elected an excellent board of directors and we look forward to working very closely with them next year. Immediately following the Annual Meeting the Board held their organizational meeting and elected officers (see page 1). They also approved the 2010 Budget (copy is enclosed for your records).

The 2009 Financial Reports will be approved by the Board at their February 5, 2010 meeting and mailed to each member thereafter. The Association is in excellent condition financially as indicated by the fact the fees were not increased for 2010.

Reminders from the Manager's Office—

- Make sure that the mold and mildew are removed from your roof and home. This should be done at least once per year. Not only is it unsightly, but it may cause health problems if someone is very sensitive to it, or have breathing problems
- Make sure your carriage lights are working EVERY NIGHT. If you are going to be away for extended periods of time (over four weeks) make sure you have made arrangements for someone to clean them. If they need to be replaced, they can be purchased from Ace Hardware in Sun City Center.
- Check the popcorn around your trees and shrub beds. Please clean and/or paint. After a few years dirt and mold have to be removed.
- **Always get written approval from the Architectural Committee prior to starting any work on the exterior of your home.**
- **If you walk your dog—please, please pick up after them even in your own yard.** Remember, If you were cutting the grass and the mower hit a "pile", it would not be fun when it splatter on you.

The Office Staff at L.E. Wilson & Associates, want to wish you a Healthy New Year. Also we ask a tremendous favor—please furnish articles for the newsletters, it is very hard to keep them interesting. Deadline for the next issue is April 5, 2010.

Call the Manager's Office if you have any concerns about the Association, please contact our office—information is on Page 1.



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.**

SAFETY

(This article is repeated again, as there have been several incidents in Sun City Center since the new year)



- **Keep garage doors down, unless you are working there.**
 - Lock all entry doors, even if going to visit a neighbor
 - Watch out of your neighbors and call non-emergency sheriff number if you see something suspicious
 - Don't let anyone come into your home that you have not invited or don't know – especially salespersons or someone stating they are performing a service. If they say they are from Brighthouse, Verizon, etc., - ask for their I D – then call the company to verify employment. This warning also included people who state they are working for the Census Bureau— please do not give them your social security number and you are not required to give financial information (they may ask).



VERSAILLES III POA EMAIL DISTRIBUTION

Please contact the Property Manager at 813-645-1569 to have your email address added to / removed from / changed in the distribution. The purpose of this distribution is to communicate POA / neighborhood activities to those Versailles III residents having an email address.

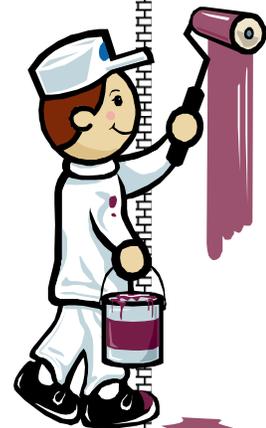
HILLSBOROUGH COUNTY UTILITY INVOICES

Your neighbor, Bob Sullivan, 1012 Emerald Dunes, received a rather large water bill. When checking with the Utility Department, there appears to have been problem and their bill was adjusted. Reminder: Just check the beginning reading against the ending reading from the previous bill.

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.





LAWN MAINTENANCE

By: Jim Haney

As was briefly mentioned at the Annual POA Meeting, ValleyCrest representatives met with several members on 19 November 2009 at Club Renaissance to discuss what had been done during the previous six months and what was planned to be done over the next six months.

Some highlights of the meeting were:

- Broadleaf weed treatments have been partially successful during 2009 using the sequence of applying a pre-emergent then fertilizer then pre-emergent then fertilizer. During 2010 the sequence will be changed to pre-emergent then fertilizer then fertilizer then pre-emergent as this is now thought to be more effective. The pre-emergent is combined with Roundup to provide maximum weed control effectiveness.
- Top Choice has been used to control mole crickets and reduce fire ants. This has no impact on other nuisance ants.
- High potassium (slow release) fertilizer will be applied to lawns during December 2009.
- After a good rainy season during the late summer and early fall water management will still be of prime concern. Turf memory requires that a consistent depth of moisture be maintained throughout the year, 1/2"-1", and micromanagement (week to week) is not good. Rain sensors can be adjusted to 1/2" during non-summer season and to 1" during the summer season. A gauge or other container in the sprinkler zone during operation will tell you how much water is reaching an area. Although ValleyCrest does not have a contract to maintain Versailles III landscapes the VC representatives recommended that residents consider having their oak tree canopies "opened up" or thinned to make them withstand strong winds in the near future.

Another member meeting with ValleyCrest representatives will be arranged during April or May to provide another opportunity to discuss your lawn maintenance with them directly.

DISASTER PREPAREDNESS

By: Jim Haney



Twenty-five completed surveys, of a possible forty-eight, have been returned, and enough interest has been shown to propose an organization for the neighborhood and zones to the Directors at their meeting on 5 February 2010. Also, several members expressed an interest in completing Community Emergency Response Team (CERT) training, and Jim Haney is currently in contact with the SCC CERT organization to determine how and when these interested members may be trained before the 2010 storm season.

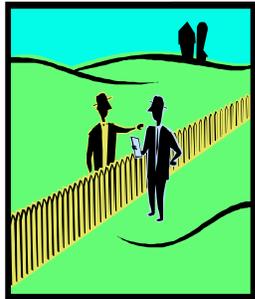
If you are unsure whether you submitted a completed survey or not, please contact Jim Haney.



FROZEN PLANTS/SHRUBS

Just when we thought “Mother Nature” could not come up with something else to hinder our efforts to have beautiful “Florida” landscaping, she give us the deep freeze. It is recommended that your shrubs not be trimmed until after the Full Moon in February—even though they look bad, the dead outer leaves and stems will protect the root of the plant if we have another cold spell.

If the plants cannot be saved, we recommend that you replace with one of some of the Florida Friendly Plants—for tips on Florida-Friendly Landscaping go to:
www.swfwmd.state.fl.us/yards or www.floridayards.org./index.php.



MAKE SURE YOUR PETS ARE ALSO A GOOD NEIGHBOR!

Please remember that when out walking through the neighborhood, please do not use your neighbors lawn as a sidewalk. Also, if you are walking your pet, always keep it on a leash.

Also please carry a “pooper scooper” and make sure that the waste is properly disposed of in your own trash can.



FEEDING OF WILDLIFE FORBIDDEN

The Florida Fish and Wildlife Conservation Commission has adopted a rule making it a wildlife violation to feed raccoons, sandhill cranes, foxes, and black bears (F.AC.68A-4.001(3)). This rule states that:

Intentionally placing food or garbage, allowing the placement of food or garbage, or offering food or garbage in such a manner that it attracts raccoons, sandhill cranes, foxes, and black bears and thereby creates a public nuisance is prohibited.

In addition, it is also illegal to feed or molest alligators in Florida (Florida Statue 372.667). Feeding of any of these animals can result in a penalty of up to 60 days in jail and/or up to a \$500 fine.

KEEP IT WILD!

