



Versailles III Newsletters

Quarterly Newsletter - January 2013

Manager:

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Mark Your Calendars

BOARD MEETING:
January 17, 2013
9:00
Renaissance Club



2013 Officers and Directors

President:	Mel Melton
Vice President:	Elaine Novosel
Treasurer:	Rich Ricca
Secretary:	Doug Gatchell
Director at Large:	Chet Marmon
Lawn & Maintenance:	Mel Melton
Social Committee:	Volunteers Needed
Architectural Committee:	Elaine Novosel

From The President: Mel Melton

Hi to all, hope everyone came through the holidays happy, healthy and ready for a new year.

Elaine and I have another year to serve on our term. Our three new Board members are Rich Ricca, Doug Gatchell and Chet Marmon. The Board of Directors' plan is to keep our association going in the same direction as it has the last 3 years under Dale Revell's leadership. Dale has done a very nice job for us in his tenure as our President.

Our lawn contract is due to expire this December so, Dale and I asked Valley Crest and Sun Turf Care to bid on the same type contract we now have which includes a 60-day out for both sides for any reason. Valley Crest bid the same price, which is \$70 per month per lot. Sun Turf Care bid \$67 per lot per month. When Dale and I met with Greg Easters the owner of Sun Turf, we asked every question we could think of to make sure the company was large enough and had enough manpower and equipment to handle the job. We asked for names of other associations they were caring for. We checked out the quality of care they were receiving and talked to some of the folks in charge of lawn care for their associations. All were happy and Versailles I has recently signed another contract with them.

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During our meeting with Greg he mentioned he saw Torpedo Grass in some of the yards. I told him we were aware of it but that it was not covered in the Valley Crest contract. With no hesitation, he said he would add control of it to his contract at no extra cost. (two years ago we checked with several companies including Valley Crest and the standard fee if a resident had Torpedo Grass was 3 applications per year at a cost of \$45 per application to control it) I contacted Ben's Lawn Service and after talking a while with Ben he agreed to treat a resident's lawn for \$20 per application. It worked for a while but then about half the folks with Torpedo Grass stopped using Ben's so the grass has been spreading to other yards. Spraying does not kill Torpedo Grass due to it's root system. Spraying only weakens it so the Bermuda can crowd it back for that growing season thus making spraying necessary from year to year to maintain control of it.

No contract has been signed at this time as the Board would like to give our folks one last opportunity to ask questions or to give a statement at our next meeting. A few weeks ago I sent everyone a survey which included some information about the possible change and received back only one reply. A special thanks for the confidence you showed in the Board's ability to make sound decisions in matters like this.

I talked by phone with Jose Shears on December 18th and told him if at any point the Board felt like a mistake had been made, we would be knocking on their door. Jose replied, "the door will be open and we would be glad to have you back."

Then on December 20th, John Cornelius the Branch Manager at Valley Crest and I exchanged emails due to him hearing we were considering changing lawn care providers. I let John know we were not upset with Valley Crest in any way and that they had given us good service. I told him our Board was only trying to make sure our folks were getting the most bang for their bucks in lawn care. Below is John's reply to my email.

"Mel, the door will always be open in the future like Jose said. We wish the community nothing but the best and if things do not work out in the future with the new landscape Maintenance provider you know how to get a hold of myself or Jose.

We will stay committed to the contract through our agreement term and strive to meet all homeowner expectations that they expect and deserve. Once again thank you so much for all of your help and if you ever have a need please do not hesitate to give me a call. Thank you,"

John Cornelius
Valley Crest Landscape Maintenance
Branch Manager
P.O. Box 5229
Sun City Center, Fl 33573

Mel Melton



Welcome

Please remember, if you are selling your home it is the **Seller's** responsibility to notify the manager and to also furnish the purchaser a copy of the Official Documents.

ALLIGATORS

Every freshwater lake or canal is a home for gators. There are over 1 million in Florida – not one can be trusted. They have been found in swimming pools, in houses, on lanais, under cars etc.

- Mating season is April & May.
- They can outrun a horse for 30 feet.
- They have reached speeds of 20 mph.
- They usually feed after sunset and all night until sunrise.
- They are most active between 82 -92 degrees.



Keep children and **pets away from lakes and canals.**
Golfers – it's only a golf ball.

If you observe an alligator over 4 feet in length, you can call: 1-866-FWC-GATOR (392-4286). The black dog that ran around here for about 5 months was eaten by an alligator in early Dec.

Pressure Washing

Please make sure to check the eaves on your home to see if they need pressure washed, lets keep Versailles III the beautiful community that it is.

**Pet Courtesies**

It is a Hillsborough County Ordinance and also a restriction in the Versailles III Association that states all pets must be on a leash when outside of a member's home.

Also don't forget to carry a "pooper scooper" and bring the bag home to your own trash can.

Don't forget to frequently check the Versailles III Website for updates at:

www.versailles3.suncityctr.org

**Architectural Request Updates:**

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 this approval. If you need a request form, please contact the Management Company.

Homeowners Insurance Tips

Homeowners across the country are getting squeezed by their homeowner insurance premiums. That's because in an attempt to stop their financial bloodletting, home insurance companies are looking to consumers to make up the costs for record weather incidents, plunging profits, and insurance fraud. While some of these factors might be out of your hands, you can take steps to avoid higher rates in certain situations. Many factors go into determining home insurance rates, including the claim history of the property owner. "The math is simple: File multiple claims in a three- to five-year time frame, and your rates can go up," said Billy Van Jura, an independent insurance broker in Poughkeepsie, NY. But a few surprising scenarios can also send your home insurance rates through the roof. Here are three such scenarios you should try to avoid.

A Dirty Roof

Over time, many roofs develop black or brown discolorations and streaks, often caused by algae spores floating in the air that land on your shingles and set up camp. An-other common explanation is mold or moss that grows when tree branches hang too close to the roof for water to evaporate freely, said Ron X. Gumucio, communications director for the Asphalt Roofing Manufacturers Association. Those algae-induced dark streaks and discolorations threaten insurance rates because in the eyes of an insurance company, the condition of a roof can lead to a home insurance claim, said Brian P. Boak, a personal insurance specialist and broker in the greater New York City area. And claims cost the insurance companies money. "A dirty roof can also dictate the quality of upkeep of the home, which also may lead to other claims," Boak said. "A good roof protects the rest of the home, and if an insurance company feels that the roof is in such a shape that it is not protecting the home they will want it fixed or will set the policy for cancellation." Boak said insurance companies normally conduct a home inspection when they issue a new policy; others may conduct random inspections to ensure proper maintenance. And if they find a roof stained with algae or mold, an insurance company may send the homeowner a notice stating they need to correct the problem or risk cancellation of their home insurance policy. Spare your rates: Opt for a professional roof cleaning. The cost to clean your roof will vary based on your location, size of your roof and extent of moss or mold.

Spare Keys

They're great when you're locked out of your home. But those handy spare keys could send your insurance rates through the roof, said Robert Siciliano, a personal security expert and security consultant with ADT Pulse. "If you're careless with your spare keys and they're lost or fall into the wrong hands, they can lead to theft or vandalism," he said. And that triggers the need to file a claim for damages and stolen property. Theft and vandalism claims can be very costly. "If you've filed more than two claims in three or so years, your rates may increase or (it may lead to) your carrier choosing to not renew your homeowners policy," said JR Couch, a Farmers Insurance agent in Phoenix. Make sure your neighbor doesn't slap an identifying label on your key. "That way if they're robbed, the thief won't have easy access to his next target," Siciliano said. The safest way to stash a key is to tuck one in a Real-tor-grade lock box with a password-protected lock. They're relatively inexpensive, with prices starting as low as \$30 on buylockbox.com.

Peeling paint

Van Jura said he's written policies on homes that look OK but wind up on the verge of being uninsurable because of peeling paint. "When the insurance company's inspector sees paint peeling in the siding and trim, they become suspicious about the rest of the home's maintenance," he said. Even a little peeling paint here and there can be troublesome. "Small amounts of typical peeling paint that happen after a rough winter or weather pattern can even link the home to poor maintenance," he said. And poor maintenance could mean higher rates or trouble obtaining coverage. Spare your rates: It sounds simple enough, but Van Jura said many homeowners fail to touch up peeling paint visible from the road. However, doing so adds curb appeal and sends a message to home insurance companies that the house is loved and cared for. Before accepting a homeowner as a new customer, home insurance companies may do a "drive by" to make sure they're not taking on a high-risk customer. "They may insist someone repair things on the home," she said. "If you don't perform the repairs, you could lose the new policy and be out of luck because you canceled the old one." If you do shop around, make sure your home is in insurable condition. The same goes if you want to reduce the odds of filing a claim and footing out-of-pocket expenses like a deductible. "It should be free of any obvious liability risks like cracked sidewalks someone could trip over, broken steps someone could fall on or missing shingles that could lead to a leak," Sherry said.





From The Manager: Lou Ellen Wilson

We want to thank all of the members who took the time to attend the Annual Membership Meeting. We would like to personally thank Dale Revelle for his leadership during the last three years. He was a stabilizing force for the Community, had the leadership ability to introduce procedures and guidelines that created a harmonious community—Dale and Jane we wish you well in everything you do. We also want to thank Mike Krodell and Maggie Guzinsky for their service to the Board and Community. Both did an outstanding job and you will be missed. However, the Association is very fortunate to have Doug Gatchell, Chet Marmon and Rich Ricca volunteer to serve. We look forward to working with the new Board.

The 2012 Financial Reports will be approved by the Board at their January 17, 2012 Meeting and mailed to each member thereafter. The Association is in excellent condition financially as indicated by the fact that the first payment for 2013 remained the same even though there was an increase in the Brighthouse Cable Contract charge. Several reasons for this (1) Back Flow testing was not required in 2011 by Hillsborough County and the owners are paying their association fees in a timely manner. We have enclosed for your files a copy of the Approved 2013 Budget which was reviewed at the annual meeting.

Reminders from the Manager's Office—

- 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.
- Make sure your garage doors are closed at all times—their have a rash of burglaries in SCC in the last several months and items were stolen from an open garage or entry was obtained thru an open garage.
- 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.**
- **Last but not least, remember that all lawn concerns are to be reported to the Manager's office, not reported directly to an employee of Valley Crest.**

Remember when you call our office any of the Associates who answer the phone can help, please do wait for me to return the call and I am away from the office at meetings a lot. We are happy to report that entire staff have passed the State Examinations and are Licensed Community Association Managers—Dee Anne King, Kathy Trimmer, JoAnna Likar, Marie Rock, Carrie Tiller, Christy Trimmer, Emilia Eich, Toni Davis and Lou Ellen Wilson. Please do not hesitate to contact our office either via telephone (813) 645-1569 or e-mail: Lwilsoninc.com.



GOLF CART SAFETY

We all love our grandchildren and want to make them smile all the time, but sometimes we just have to tell them “NO” - especially when they beg to drive the golf cart. Also make sure all children are seated and are holding on— an accident can happen in a second!



Valley Crest: Winter Lawn Report

Where did winter go?

While we have been blessed with gorgeous weather, it has been a much milder than expected winter so far. A short cold snap followed by a long dry period of warmer weather has had plants confused. As a result, we are simultaneously fighting winter pests, such as fungus, as well as spring pests, like Aphids. Hibiscus with yellowing leaves and palm trees seeding prematurely is “normal” this year. **ValleyCrest** will continue to monitor and scout for any problematic conditions and treat as necessary.

Watering Your Lawn and Setting Your Irrigation Controller

Many factors determine how much water you should apply even in the winter cooler months. All controllers should be adjusted at this point for our seasonal change. Irrigation can be cut back during the colder winter months in our area. You should never water to the point of run-off (excess water that your grass roots can't absorb), as this wastes water and may cause disease. However, no less than a $\frac{3}{4}$ -inch of water should be applied at any one time. Deeper, less frequent watering promotes deep root growth, which contributes to a healthy lawn and landscape capable of surviving dry spells. If you are not sure how much water that you are applying, simply place empty tuna cans or measuring cups around the yard (all within range of the sprinkler, some close, some farther away). Turn on the sprinkler zone for thirty (30) minutes. After 30 minutes, measure the amount of water collected in each can/cup. Check to see if there was even distribution of water in all the cans/cups. If the cans/cups collected $\frac{3}{4}$ -inch of water, then you know you need to water for thirty (30) minutes. If the cans/cups collected more or less than $\frac{3}{4}$ -inch of water, then calculate approximately how long you need to water your landscape so that it receives $\frac{3}{4}$ -inch of water in each watering session.

Remember What Water Does in Plants

Water combines with light and carbon dioxide in the process of photosynthesis, which provides the plant with carbon needed for growth and storage.

Water flows from the roots to the tops of plants in a process called transpiration, which provides the plant with a cooling mechanism.

Water in the soil solution helps move minerals nutrients to the plant's roots for absorption.

Water must be present for a plant to germinate seed.

A properly irrigated grass plant is better able to withstand pressure from weeds and insects.

A properly irrigated grass plant is better able to withstand environmental stresses such as wear, high temperatures, soil problems, or nutrient deficiencies.

ValleyCrest wants to thank you for taking the time to read this information, and wishes everyone a Happy New Year

Sincerely,
ValleyCrest Landscape Maintenance

John Cornelius

John Cornelius
 Branch Manager