



# Versailles III Newsletter

January 2016

## 2016 Officers and Directors

President:	Bob Guzinsky
Vice President:	Joanne Brennan
Treasurer:	Bob Cranch
Secretary:	Dorothy Ricenbaw
Director:	Harriet Seckel
Social Committee:	Robin Bennett & Lynn Cranch
Architectural/Landscape & Lawn Committee:	Joanne Brennan, Gene Duval & Terry Bennett

### Manager:

Lou Ellen Wilson  
 L.E. Wilson & Associates, Inc.  
 P.O. Box 1058  
 Ruskin, FL 33575  
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 Office: (813) 645-1569  
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### ARCHITECTURAL AND LANDSCAPE COMMITTEE (ALC) REQUESTS:

Please remember to review the approved Architectural and Landscape Policy and Procedures PRIOR to making any exterior changes to your home. The policies specify guidelines for items requiring a written request and for pre-approved changes not requiring a written request. Landscape bed additions, plantings and tree removal/replacement guidelines are also included.



The approved policies & procedures and request forms are available on the VIII website:

<http://versailles3.suncityctr.org>

Forms are also available by contacting the Manager's Office – either through the website [www.lewilsoninc.com](http://www.lewilsoninc.com) or e-mail: [lwilsoninc.com](mailto:lwilsoninc.com).

Depending on requests submitted, the ALC typically meets once a month. Please allow at least 30 days for approval.

Don't forget to visit our website:  
<http://versailles3.suncityctr.org>

### 2016 APPROVED BUDGET/QUARTERLY INVOICE

Enclosed please find the 2016 approved budget. The assessment fees are \$258 per quarter.

There is a change to the collection of assessments at L. E. Wilson & Associates this year. Coupon booklets will be mailed to you from C1 Bank and you will mail your quarterly payment back to the bank. This will assist in processing your payment in a timelier manner and provide for expedited posting to your account.



Please look for the coupon books to be mailed within the next 10 days. If you utilize an online payment center, please be sure you change the mailing address of your check and add your account number that will be listed on your coupon. You may also pay your assessments online at [www.lewilsoninc.com](http://www.lewilsoninc.com). Additional fees may apply.

Due to the new system, late fee payment date will be extended to February 28th. Please email Staci Hurlburt at [SHurlburt@LEWilsoninc.com](mailto:SHurlburt@LEWilsoninc.com) if you have any questions about this process



Mr. and Mrs. Lawrence Wing  
1048 Emerald Dunes Drive

If you are a new resident, please contact the Management Company as soon as possible as we would like to ensure you were given all the proper documents and so we can update our records accordingly. Thank you!

### Carriage Lights

Please check your carriage lights weekly and replace bulb or repair. They not only light the sidewalk for persons walking at night, if the light is out it also indicates to unwanted persons that the owners may be away. So for everyone's safety, please ensure your Carriage lights are always shining!!

Thank you.



### **From the Desk of the Manager: Lou Ellen Wilson**

We would like to thank all the members that took the time out of their busy schedule to attend the Annual Meeting. We are looking forward to another great year!

Enclosed is a copy of the approved 2016 Budget. Please refer to page 1 in regards to payment information.

We will be sending a copy of the 2015 Financial Reports after they are approved by the Board at their next Board of Directors meeting (before February 28, 2015). The Association is in excellent financial condition and one of the main reasons- all members pay their assessments in a timely manner, thus saving attorney and bad debt expenses—we thank you for that!

#### **Reminders from the Manager's Office—**

- Make sure your garage doors are closed at all times—there has been a rash of burglaries in SCC in the last several months and items were stolen from an open garage or entry was obtained thru sliding glass door.
- Check your home for mildew and mold on the roof, especially the North side. This is an excellent time of year to have them cleaned, when the humidity is low.
- 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.
- If you walk your dog—please, please pick up after them even in your own yard.

Please contact our office with any concerns you may have about Versailles III, especially lawn concerns. We have added another means to accomplish this—our web site: [www.lewilsoninc.com](http://www.lewilsoninc.com)— follow the appropriate prompts.

We want to wish each of you and your family a HEALTHY NEW YEAR!

### **From the desk at Sun Turf**

Happy New Year everyone! Since the weather has cooled off we are spraying winter broad leaf weeds as well as spraying "Arena" for the control of grubs. We will be fertilizing within the next two weeks with a mix that includes a complete minor package as well as a high potash and iron mix to help root growth. In late February we will spray our pre emergence herbicide to help control weeds before they germinate. The beginning of March we will fertilize with a higher nitrogen fertilizer to help with spring green up. Looking forward to a green year. Thanks from Greg and the staff of Sun Turf Care..

Thank You for your business! Greg and staff

