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Mark Your Calendars

Board Meetings

To Be Announced



Versailles III Newsletter

July 2013

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/& Robert Guzinsky

From The President: Mel Melton

VERSAILLES III RESIDENTS PLEASE READ CAREFULLY

The most time sensitive item we seem to be having a problem with on change order approvals is “re-painting” so ill explain how you can avoid that. First thing to do is plan ahead and fill out an application early. Also estimate around 60 days for work completion which will give you time to coordinate with your painter when the time is right to paint.

When we were ready to paint we received quotes on the price with both companies bidding on the same exact work. We told the painter we had decided on, we were going to buy a gallon of the approved paint and paint our own swatch. We told him that we would get back to him for scheduling upon approval of the request. He asked us to be sure and wet the wall where the swatch was going and then wash/brush it with bleach. After the you wash/brush with bleach rinse it good and let it dry thoroughly. The next day we painted the swatch on the shady side of the house. When dry I let the ARC facilitator know we were ready for approval (I had the new paint can with the approved number clearly marked on top by the pain company for the Architectural Committee to examine along with the swatch.). The swatch was approved and we then called the painter and asked him to schedule the work.

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The system would also work for say an Oak Tree replacement and other things as well. For example, the first time you think you may want to replace your Oak, you can fill out an application estimating say 60 days or so for completion and get it approved. If by chance it wasn't replaced before the application time expired, just ask the Architectural Committee if they would rather extend your approval time or for you to apply again starting fresh. **The good news is getting approval on something does not obligate you to do the work if you change your mind in the meantime.**

In case you believe you have a true emergency, then fill out an application and bring it to me. If I am not available take it to Elaine (Vice President) and so forth with the other Board Members. The Board will then discuss it and decide if it is a true emergency or not. If it is, the Board will declare it as such and handle it quickly. If the Board says it is not an emergency, it would be considered at the regular Architectural Committee meeting held once per month.

The reason the once a month meetings are necessary is because these folks are volunteers. They need their personal time also and we don't want to wear them out. Trust me, it is not easy to get folks to volunteer for these much needed positions.

This policy is binding on me and other Board Members as well. We are all in this boat together and everyone is equal as long as I serve in the position the Board has entrusted me with.

Thank you for your cooperation in these matters
- Mel

Hurricane Season is now upon us till November 30, and the best thing you can do is to make sure you are prepared. Below is a list of important hurricane supplies for your disaster supply kit.

- Two Weeks of medication
 - List of medications by name, dosage, and doctor
 - Get a vial—of—life from the SCC Emergency squad
- Three day supply of non-perishable and canned foods
- Bottled drinking water—3 gallons per person
- First—aid kit
- Flashlights and lantern's with extra batteries
- Portable radio or TV and extra batteries
- Two coolers— one to keep food; one for ice
- Basic tools (hammer, scissors, screwdriver, duct tape, manual can opener, etc.)
- Cups, plates, napkins, trash cans
- Sanitary supplies—plastic bucket with lid, kitty litter, bags
- Water purification tablets— or bleach (drop per gallon)
- Cash, valuables and important papers
- Insect Repellent
- Car/ house keys, wallet/purse, extra eyeglasses

Optional Items:

- Plastic sheeting/tarp, screening, tools, nails
- Clean —up supplies—Buckets, mops, brooms
- Camera, film
- Instant Tire Sealer
- Emergency, distress whistle



Trash Containers and Automated Collection

Hillsborough County has implemented a new automated collection of our garbage cans and recyclable items. Beginning January of 2014, the county will provide two separate cans (one for trash, one for recyclables) that you will take to the curb for emptying by specially equipped trucks. Once the trash containers are delivered, the new collection process will begin. Due to overwhelming response, the county has agreed to provide each Sun City Center homeowner with a 35 gallon trash receptacle and a 35 gallon recycle container. The alternative was a 95 gallon trash receptacle and 65 gallon recycle container.

At no cost to the owners, if you deem these trash/recycle receptacles are too small, you will be able to obtain larger containers between January 15 and March 15, 2014.

Residents who have medical conditions can apply for a special service at no charge. Hillsborough County will arrange to have the containers being used to be picked up after the new cans are delivered

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 this approval. If you need a request form, please contact the Management Company or a member of the Architecture Committee.



Welcome

**Ms. Rebecca Boucher
1045 Emerald Dunes Drive**



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.



From the Desk of the Manager: Lou Ellen Wilson

Summer has many advantages if you are staying in Florida—you can get to your favorite restaurant without waiting for a seat and you have less visitors. It also a wonderful time to take those “day trips” to out of the way places in Florida.

Please take Hurricane alerts/warnings seriously, Remember that following precautions if there is a hurricane alert and/or you are leaving for more than a week.

- Leave a contact number with a neighbor who will be a 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 be 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.

In doing our inspections of the community it was note that some of the oak trees need to be pruned. Pruning not only makes for a healthier and more beautiful tree, it will also allow strong winds to “blow thru” rather than topple them during a hurricane. Please take a look at your.

It is not too early to consider being a candidate for the Board of Directors. If you are interested, please contact a current member or contact the Managers Office. In order to maintain the wonderful lifestyle you enjoy at Sun City Center it is important that members volunteer. Please get involved and do your part to keep Versailles III the beautiful community that it is today.

A very important vote will be held in March 2014 regarding the future maintenance of Pebble Beach Blvd. The Developer will be phasing out their financial support of this maintenance and the Community Association will be seeking approval to assume same. In the coming months, there will be many articles published by the CA and in future Versailles III newsletters. We are asking that you not listen to “rumors” - take the time to learn the facts. More details in the October newsletter.

If you have any questions about Versailles III Association, concerns about your neighbors, or suggestions for improvement, please contact our office at: (813)645-1569;
e-mail: lwilson@lewilsoninc.com or Fax: (813)641-1215.
You may also go to our web site: www.lewilsoninc.com

Sunturf: Summer lawn update

Greetings everyone,
It is hard to believe June is here already and with it hopefully our summer rains will begin. We have raised the height of cut to 1-3/8 inches high and will raise again in July. In June and July we will be applying fertilizer, pre and post emergence weed spray, and insecticide. We are still limited to one day of watering per week so if you water make sure you run mist zones for 20 minimum and rotor zones for 30 minutes minimum. Please continue until we have consistent rains to help lawns recover quickly. Thank you very much for your business.
Sincerely,

Greg Easters
Sun Turf Care