



Versailles III Newsletter

April 2013

Manager:

Lou Ellen Wilson
L.E. Wilson & Associates, Inc.
P.O. Box 1058
Ruskin, FL 33575
Email: Lwilson@LEWilsonInc.com
O: (813) 645-1569
F: (813) 641-1215

Inside this Issue

From the President: Mel Melton	1
Friendly Reminders	2
A Warm Welcome to Our New Neighbors	2
From the Desk of the Manager: Lou Ellen Wilson	3
Sun Turf: Spring Lawn Report	3

MARK YOUR

CALENDARS:

BOARD MEETING:

TO BE ANNOUNCED

Board Of 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

I am thankful things have been quiet since the new Board took office this past December. So quiet, in fact, we were able to move our next board meeting from March until later in May.

We give a hearty welcome to all the new folks who have purchased homes in our association in the last several months. I won't try to name them because sure as shooting I'd leave someone out.

Thanks to Lou Ellen's efforts, we have had a seamless transfer of lawn care providers. Let me add that as the lawn care coordinator for our association, I am pleased with the condition of the lawns as we approach the growing season. Due to the shape they are in now, I believe they have the potential to get better in the next few months than they have been in past years.

I believe 28 out of 48 of our folks have already or are in the process of replacing their Oaks with larger leaf trees that do not cause the mess Oaks do. The Oak leaves are smaller which makes them harder to cleanup as they settle into the grass. When the wind is strong they tend to blow around yours and the neighbor's yards. It is not a rule but, as a courtesy to your neighbors please consider keeping your Oak trimmed somewhat to prevent it from growing to a huge size down the road. When the Oaks get too large the shade stunts the growth of the grass beneath them and ends up with mostly bare dirt instead of grass. When the lawn turns to mostly bare dirt under the tree, the surface roots of an Oak become very visible above the ground.

No attempt to meddle but only asking. Best regards to all. Mel

Architectural Requests:

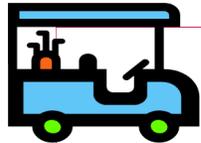


Please remember if you are considering making any changes to the exterior of your home you need to submit your request in writing prior to beginning work, as indicated in the Rules and Regulations.

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.



No new members have been reported to the managers office!
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.



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!

Please Pick up after your pets!

It is Hillsborough County's Ordinance 00-26, Section 14 states that pet waste must be removed immediately. Failure to comply can result in fines and a mandatory court appearance. So please, don't forget to carry a "pooper scooper" and bring the bag home to your own trash can - All storm gutters empty into ponds in your neighbor's back yard.



Your cooperation is appreciated.

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
Addresses ending in 2 or 3
Addresses ending in 4 or 5
Addresses ending in 6 or 7
Addresses ending in 8 or 9

Monday
Tuesday
Wednesday
Thursday
Friday**



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



From the Desk of the Manager:

Lou Ellen Wilson

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. Grandchildren are a wonderful gift and a lot of fun—and we want to make sure they don’t get hurt on “our shift” - so please be very careful when they are riding on the golf cart and please don’t let them drive same unless they have a driver’s permit—thanks.

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 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 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 the a/c unit set at 80 to prevent mold and mildew; have a timer on your exterior lights, so the home looks occupied.

The county is implementing an automated trash pickup system to go into effect Oct. 1. And with that new system comes standardized containers ringing in at 95 gallons (46.1 inches high, 27.7 inches wide, and 31.6 inches deep) for trash and 65 gallons (40.6 inches high, 26.7 inches wide, and 28.1 inches deep) for recyclables. There will be a special meeting on this issue at the CA center on April 25, 2013, at 1:00 P.M.

2012 Financial Reports: Included with your invoices are a copy of the 2012 Financial Reports as prepared by the Management Company in accordance with F.S. 720. If you have any questions, please contact the Manager’s Office.

Remember **all lawn concerns** must be reported to the Manager’s Office—telephone (813) 645-1569—e-mail: Lwilson@lewilsoninc.com. This is the only way the Board has to evaluate their performance. Also check the Manager’s web site www.lewilsoninc.com there are links to submit requests.

Thanks again for allowing L.E. Wilson & Associates, to be your Managers



Sun Turf: Spring Lawn Report



After a very mild winter we are beginning our spring turf applications. We applied pre and post emergence herbicides in February and will apply granular fertilizer the first week of March. We use a slow release fertilizer that will not burn so just make sure you water on your allotted day. The watering schedule will change on March 13th to one day per week.

The schedule is;

addresses ending in (0 or 1, Monday),(2 or 3, Tuesday),(4 or 5, Wednesday), (6 or 7, Thursday), (8 or 9, Friday).

These changes are in effect until July 31. If you need help adjusting or repairing your sprinkler system we can take care of that for a minimum charge. We look forward to working with you to grow a nice lawn.

Thanks,

Greg Easters
Sun Turf Care

