



Manager:

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

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Mark Your Calendars

**Annual
Membership Meeting
December 10, 2013
9:00 a.m.
Renaissance Club**



Versailles III Newsletter

October 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:	Karen Marmon
Architectural Committee:	Elaine Novosel/& Karen Marmon

From the Board of Directors

We want to thank all of the members for their support this year and attendance at the Board Meetings. For those you who did not attend the Board Meeting on September 26, following is a recap of the of the minutes:

- Members were reminded to make sure their sprinklers were repaired and that water restrictions now allow for twice per week irrigation.
- Approved Guidelines for Garage Screen Doors (copy attached)
- Approved Policy regarding damage to Member's Home by a Contractor (copy attached)
- Confirmed previous policy that the member (not the contractor) is responsible for chips to paint at the base of homes and carriage lights if they are not protected by a landscape border
- Set the Date for the Annual Meeting, December 10, 2013.

Look forwarded to seeing each of you at the Meeting.

P.S. We are happy to report that for the first time in over six years ALL members fees are paid through the 3rd quarter and we did not have to write off one penny in bad debt!



We are looking for volunteers willing to have their names placed on the Ballot for the **Versailles III** Board of Directors. If you are interested in being nominated, please notify a member of the Board of Directors or the Manager prior to October 21, 2013.

Versailles III POA
 C/o LE Wilson & Associates
 P.O. Box 1058
 Ruskin, FL 33575
 (813) 645-1569
 lwilson@lewilsoninc.com

There are new changes to the Florida Statutes this year that state, “Within 90 days after being elected or appointed to the Board, each director shall certify in writing to the Secretary of the Association that he or she has read the association’s declaration of covenants, articles of Incorporation, bylaws, and current written rules or policies; that he or she will work to uphold such

documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the Association’s members.” In lieu of this written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election or appointment. If you have any questions on this, please call Lou Ellen Wilson

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



**Robert and Lynn Cranch
405 Grand Chateaux Way**

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.

Sun Turf: Lawn Report

This summer has been a challenge with the amount of rain and heat we have had. While the rains have been helpful in replenishing our aquifer and keeping water bills down it has made it a little more difficult to keep weeds under control as it dilutes our weed sprays and also leaches out the fertilizer sooner. We have just completed a full post emergence weed spray and will be returning within the next 14-21 days to put down another application. We will be fertilizing this month with a blend that contains a pre emergence herbicide which will need to be watered thoroughly. We have raised our height of cut to 1-5/8 inches high and will continue at that height into the fall. We completed another mole cricket treatment in August and will monitor lawns for any small areas that may need to be spot treated.

Remember to watch your lawn later in the month as the rains will start to decrease for stress and be prepared to begin watering again. Our watering days are as follows: addresses ending with Mondays and Thursdays. Ending with 4,5,6 Tuesdays and Fridays. Ending with 7,8,9 Wednesdays and Saturdays. Thank you for your business!



Greg Easters, Sun Turf Care



**Don't forget to frequently check the
Versailles III
Website for updates at:
www.versailles3.suncityctr.org**





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

It is hard to believe that it time for the “snow birds” to return to Florida and the Board has to start getting ready for the annual meeting. Those of us who stayed here, it has been one of the wettest Summers on record. The lakes are full and on occasion some of the streets in Sun City Center have been flooded for brief periods—Good news we should not have water restrictions next year.

Every two years Versaille III Association has to certify with the State that at least 80% of the units are occupied by someone who is 55+. This means we have to have picture proof, either driver’s license or passport. Most of you furnished same in 2011 and do not have to furnish again; However at the annual meeting we will be verifying that you still occupy your unit. Remember children under 18 can visit for only 30 days in one calendar year.

What makes an association successful, is all of the members volunteer to participate on a Committee or serve on the Board—or at the very minimum attend the Annual Membership Meeting. The Annual Membership Meeting is scheduled for December 10, 2013. It is very important that you attend; however if for some reason you cannot, be sure to send in a proxy.

The major topic in Sun City Center this winter will be a vote on whether the CA should assume the responsibility for maintaining the medians on South and North Pebble Beach. They have always been maintained at the expense of Developer. Our request, do not listen to RUMORS—there will be town hall meetings articles in the CA newsletters or ask a member of the CA Board. Get the facts before you decide how to vote.

We are asking everyone to be good neighbors—now that the rains have stopped, please check your driveway and sidewalk because some of them have mildew & stains. Your cooperation in having them cleaned will certainly be appreciated. Also in case you have not figured it out, Pick-Up Day for Lawn clippings, has been changed to Saturdays. Please do not put it out until that morning.

If you have any concerns regarding the lawn service, or any concerns regarding the association, please contact our office. Thanks again for allowing L.E. Wilson & Associates to be your Manager.

Please remember if you have any questions, concerns, or comments or need architectural forms or any other documents you can visit us online at www.lewilsoninc.com

