

# HAMMOCKS UPDATE

December 2021

<https://www.hammockscapehazefl.com>



**Holiday Lights Reflecting on the Pond (Jay Bilbao Photo)**

## ANNUAL OWNERS' MEETINGS TUESDAY JANUARY 25

The Annual Owners' Meetings are scheduled for Tuesday, January 25, 2022

- Master Association - 9 a.m.
- Preserve Association - 10 a.m.
- Villas Association - 1 p.m.

The purpose of these meetings is to elect new members of the Boards of Directors, vote on presented issues, discuss events of the past year, and answer questions of the owners. They will receive one mailing from the Master Association and another from either the Villas or the Preserve Associations, depending on where they lived. The associations will mail the proxies on or before December 22. They must return them before the January 25 meetings.

**Volunteer Opportunities Available! You are encouraged to get involved with the Hammocks community by becoming a board member for one of the associations.** All three associations' board of directors have openings. This is an opportunity for residents to become active in the community, meet new people, and contribute to the community's growth. Whether you are new or a longtime owner, **please consider serving on a board.** Watch for the mailings and notices!

**Candidate cutoff date is December 14, 2021; candidate information sheet is due December 19, 2021.**

If interested and have questions, contact a current board member to answer your questions.

**Reminder!** Owners will receive ballots and proxy information by mail in late December/early January. Owners belong to TWO associations and should return ballots/proxies to both associations before the January 25 Owners Meetings.

## Gentle Reminders

With several new residents, as well as, returning seasonal people, there are some rule violations that have been brought to the attention of management. The following are some gentle reminders of a few rules. Many of these rule infractions cause the maintenance staff extra work and the Association extra cost.

*Please clean the grills after every use.*

*Dogs must be on a leash at all times*

*Residents must pick up and dispose of all their pet(s) solid waste in the bins provided around the property.*

*Call Grande Property Management for maintenance issues or complete a work order (can be done online and through email). Addresses on last page of this Update.*

*Pets are not allowed in the clubhouse, pool area or tennis courts.*

*Do not enter clubhouse or fitness center with wet bathing suits.*

*Hammocks speed limit is 15 MPH.*

*Minors under the age of 18 must have adult supervision to use the club facilities, including the pool tables.*

*Minors under the age of 16 must have adult supervision to use the pool/spa.*



**Birds on Lemon Lake**

**(Jay Bilbao Photo Taken Last Year – Copied from Hammocks’ Facebook Page)**

**REMINDER:** Our Facilities Manager, John Schwab has a full workload every day. A friendly hello is welcome, however long conversations delay his work and puts him behind schedule. Can you imagine if all Hammocks residents stop him to chat or ask questions? **Please be considerate of his time.**

If you have work that needs to be done, please 1) complete a work order and put it in the slot of the office in the clubhouse, 2) email a work order to the property manager at [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net), or 3) call the management office at 941-698-2989. Work orders can be found outside the office door in the clubhouse or on the website under *Master Forms*. Most of your questions can be answered by consulting the *Welcome Packet for New Owners* located on the website at [www.hammockscapehaze.com](http://www.hammockscapehaze.com).

Vendors are under contract with each association and are directed by the Boards of Directors through the property manager. Residents should contact the property manager regarding any specific requests that may be needed from a vendor or complete a work order. **We ask you to please not direct questions to or requests of the vendors.**

## **Ladies, Mark Your Calendars!**

### **Girls' Christmas Party Is Back**

The Hammocks Girls' Christmas Party is scheduled for Friday, December 10 in the Clubhouse. The very popular gathering is back after the Covid break.

Ladies should bring an appetizer or dessert, a wine glass, and an uncorked bottle of wine to share. Ladies also have the option of bringing their own beverage.

Dress is a favorite Christmas costume or Christmas P.J.s!

Hosts are Susan Crowley, Chris DeCrescenzo, Pat Haderthauer, Wendy Koldin, Brenda Loosbrock, Nicole Trombino, Marcia Verkaik, and Cheryl Welch.

**RSVP to Wendy Koldin at 315-430-2397, Prefer Texts!**

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## **Monthly Assessments Set**

The three associations' boards each passed their 2022 budget during meetings November 30. Coupon booklets will be mailed this month. The monthly assessments are:

Preserve Association combined with Master Association monthly assessments: \$788

Villas Association combined with Master Association monthly assessments: \$737

The November 2021 *Update* had complete information about the budgets and assessments. If you would like a copy of the November *Update*, it can be found on the Hammocks website or contact Carolyn Maddy-Bernstein at [hcmaddybernstein@gmail.com](mailto:hcmaddybernstein@gmail.com); 434-996-6033.

## *That's a Lynx Methinks!!*

### **Fun Facts about Bobcats**

*By: Karen Ackinson, Florida Master Naturalist*

- Florida Bobcats scientific name is *Lynx rufus floridanus*.
- They are found in all 67 counties in Florida.
- They are about twice the size of a domestic cat and weigh anywhere from 15-35 pounds.
- Bobcats are shy and elusive. They will not be aggressive toward humans unless they are protecting their kittens. If you encounter a bobcat just back away slowly.
- Bobcats typically hunt during the nighttime and are typically seen at dusk and dawn.
- Bobcats have white spots on the back of their ears that mimic eyes to trick a potential predator.
- Adult bobcats are solitary and only pair up during mating season. (August-March)
- The gestation period for a bobcat is 50-60 days. They may have up to four kittens in a litter.
- Kittens will remain with their mother for approximately one year.
- Bobcats preferred meal is rabbit or a rodent. They are opportunistic and will eat other animals such as birds or reptiles.



Pictures were taken in the Hammocks  
by Karen Ackinson



**Pigs are back!**

Here, they are rooting in the Preserve (Marty Atkins Photo from Hammocks FB Page)

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## **NOTES FROM THE HAMMOCKS BOARDS**

### **Villas Association**

The Villas Association will have a reserve study in early 2022 to guide the Board of Directors in budget preparation for the future. The reserve study is conducted by a professional organization who will provide what capital items to replace/maintain, the life expectancy of those capital items, year when put into operation, an estimate of the replacement cost, and the annual funding required each year over the next 30 years. Florida state law governs when and how often an association must have a reserve study.

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### **Master Association**

The Master Association reports that computer issues with the irrigation system have delayed watering for the past few weeks. Repairs are in the process of being made and will be back in working order this week. Signage at the pool has been upgraded; the pool gate has been powder coated and the front entry gate has been repaired and painted. Trees have been trimmed and mulch will be spread within the next few weeks. The Master Association will conduct a reserve study completed in 2022.

## Preserve Association

The work of the Preserve Association's Painting and Exterior Refurbishment Committee (PERC) is ahead of schedule. The building repairs and painting are going smoothly and meeting expectations. Following the PERC's recommendations, the Preserve Association Board is postponing painting the fire extinguisher holders and the entryways in front of the ground floor elevators until the end of the project to ensure funds are available for all painting and repairs.

Painters ran into a problem painting the building hallways. Some areas are peeling when repainted because the paint was applied incorrectly during the last painting project. After careful consideration, especially learning that removing the existing paint from the hallways before applying the new coat would be extremely expensive, the Board decided to continue painting the walkways and deal with specific spots that may peel.

The Board will hire a roofing company to repair some roof flanges that are rusted through; D&D paint company will deal with flanges with minor rust.

The following is a summary of the painting and repairs progress to date:

8560: Completed, excluding door painting, and as described above

8540: Completed, excluding door painting, and as described above

8520: Completed, excluding door and hallway painting, and as described above

8500: Expected completion week of December 6, excluding door sanding, walkway painting, and as described above

8581: Corbels and foam removed

10520: Corbels and foam removal in progress

The Board encourages all owners to join our progress meetings that are scheduled every two weeks via Zoom. Announcements of progress meetings are announced in advance.

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### MARK YOUR CALENDARS! UPCOMING MEETINGS

**Owners' Annual Meeting      Tuesday, January 25, 2022**

**9 AM - Master BOD**

**10 AM - Preserve BOD**

**1 PM - Villas BOD**

**Candidate Cutoff Date**

**December 14, 2021**

**Candidate Information Sheet Due**

**December 19, 2021**

## Board Meetings

Master Association	4 <sup>th</sup> Tuesdays of Month (if needed)	9 A.M.
Preserve Association	4 <sup>th</sup> Tuesdays of Month (if needed)	11 A.M.
Villas Association	Meetings Called when Needed	

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## Connecting to Hammocks Wi-Fi

<b>Clubhouse</b>	ID: Hammocks Clubhouse	Password: hammocks.
<b>Pool Area</b>	ID: Community Xfinity	Password: Personal Xfinity Password
<b>Fitness Center</b>	ID: Cable Wi-Fi	Password: Personal Xfinity Password

The *Hammocks Update* is developed by Carolyn Maddy-Bernstein and Debbie Maysack. Please contact Carolyn if you have any comments or suggestions. (434-996-6033; [hcommaddybernstein@gmail.com](mailto:hcommaddybernstein@gmail.com))

8660 Amberjack Circle, Englewood, FL 34224

E-mail [propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)

941-698-2989 <https://www.hammockscapehazefl.com>



## Office Hours and Contact Information

Liz Napolitano, Office Manager on Site  
Wednesday 2-5 p.m. (Appointment Recommended)

Contact Information at All Times - Weekdays, Nights and Weekends  
Contact Property Manager Kathy Dressel ~ Phone 941-698-2989 or  
[propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net)

**Emergencies: Call 941-698-2989, follow the prompts (5 for Hammocks Residents/8 for after-hours/weekends emergencies).**

**Non-emergency Issues: Complete a Work Order or Contact Property Manager (Work Orders Are on Website under *Master Forms* or in Rack on Wall Outside Office)**

**Questions?** Contact a Board Member  
(Contact Info at <http://www.hammockscapehazefl.com>)