



February 2016

Website: www.hammockscap haze.net

HAMMOCKS UPDATE

Greetings!

We have made tremendous progress in many areas this past year. A quick summary: our buildings have been painted; gutters have been installed; a security camera system is in place; a new irrigation system was installed and working on Parcel #1 by the Fitness Center; and all new land has been graded and grass planted. Parcel #1 is now sporting some beautiful new trees.

New Office Manager

If you haven't met our new office manager yet, please take time to stop in and introduce yourself to Cristina Olsen. Her hours are 8-4:00 Monday-Friday (unless posted otherwise). Contact her at 941-698-2989 or propertymanager@hammockscap haze.net

Thank You for your Participation

- Each Association held Budget Meetings in December with lively participation from owners. See the website for minutes and 2016 budgets.
- The Annual Owners' Meetings of the Master, Preserve and Villas Associations were well attended in January with quorums represented in each group. Amendments were approved and new board members elected. Kudos to Carolyn Maddy-Bernstein as she retires from the Master Board after three years of hard work; Sam Desiderio also was acknowledged for his tireless efforts over the last three years for the Preserve Association. Sam was elected to the Master Board. Mike Russcol retired from the Villas Board, but will serve another year on the Master Board and David Gray was elected to another term on the Preserve Board. Minutes can be found on the website. Board meetings are open and owners are encouraged to be involved. Current board members for 2016 are:

Master Association: Sam Desiderio, President; Hilary Gray, Craig Conlon, Mike Russcol, Don Meginley

Preserves Association: Debbie Maysack, President; David Gray, Marty Atkins, Jim Ackinson, Jim Fainter

Villas Association: Don Shaurette, President; Jim Kerr, Geri Steele

Appointed Committee Members:

Landscape Committee (LARC):

Merry Shaurette, Steve Bernstein, Mary Eastwood, Linda Kerr, (one vacant seat-contact Hilary Gray hilary.gray174@btinternet.com if you are interested in serving).

Architectural Review Committee (ARC): Mary Hertel, Larry Muncie, Jeff Dreher

In case you are wondering...

- Our landscape company, ArtisTree, is in the process of trimming trees in our community. It is a big job and has made a huge difference.
- The steps from the ground floor to the first floor in each of the Preserves Buildings are in the process of being repainted. Watch your step!

Update on Rate Case for Sewer Usage

Work Group of Utilities, Inc.'s major customers (Hammocks included) have met a number of times to discuss strategy in appealing the sewer rate increase the state Public Service Commission (PSC) approved December 3.

The Office of Public Counsel (OPC), a State office that advocates on behalf of the state's utility consumers before the state and federal regulatory authorities and before the Florida and federal courts, is assisting the Work Group on strategies to *protest* the rate increase to the PSC. The OPC has legally filed a protest on behalf of the Hammocks and other condominium associations along the Placida corridor. The Work Group believes a major issue is paying for *unused capacity*, which is, in fact, not consistent with the law. Should the appeal fail, the Work Group will discuss a formal appeal to the court. An appeal can be expensive and, according to the OPC counsel, there is only a 50% chance of prevailing. Up until this point, there have been no costs incurred but if there is an appeal, it could be costly to customers.

Thanks to Marty Atkins for representing The Hammocks at these meetings and providing the update.

Preserve Wetland Maintenance Update

by Hilary Gray

The Master Board has entered into a contract and maintenance agreement with Beautiful Ponds and Wetlands to manage the invasive and non-native plants in the preserve wetland adjacent to Lemon Lake. Because the preserve is a legally designated wetland,** the Hammocks must have a permit that allows work in the area. Furthermore, it requires us to be extremely sensitive to that land (e.g., cannot use machinery, may only cut invasive trees). It will take years to transform it into the attractive area we envision.

The work started in 2015 by removing all the wooded invasive plants such as Brazilian Pepper and regularly spraying the semi-wooded and herbaceous plants. This continues in 2016. We also expanded our maintenance agreement to increase the number of visits during the year to six rather than four in order to better manage the preserve.

As we live in Florida it is an ongoing battle to clear and spray as quickly as the preserve grows back! Going forward, we plan to trim the mangroves in keeping with the conservation requirements of managing a preserve.

*** According to U.S. Fish and Wildlife Service, "wetland" is a generic term for all the different kinds of wet habitats--implying that it is land that is wet for some period of time, but not necessarily permanently wet.*

FRIENDLY REMINDER

Unfortunately a few people are abusing the rules. This makes more work for our maintenance staff, ruining the comfort of our residents. This is a friendly reminder about the rules. *A fine may be levied against owners if rules continue to be abused.*

1. Please do NOT leave garbage in the recycling area. It draws flies as well as rodents. Garbage belongs in the bins in the garage. Key word IN the bins not on the floor outside.
2. Recycling: It really is simple –
 - ✓ READ the signage about which products go in each bin.
 - ✓ DISPOSE of all garbage prior to bringing to recycling (either in a secure bag in garbage bins or in the sink disposal)
 - ✓ WASH out all recyclables.
 - ✓ NO MORE FLIES
 - ✓ EVERYONE is happy.
3. One more time....**The SPEED LIMIT is 15 miles per hour!** Slow down people...walkers, workers and others will really appreciate it. **And** you won't get a fine.
4. There are a number of new residents with dogs who are abusing the dog rules. It is **required** that all dog owners pick up waste and dispose of it.

ONGOING ACTIVITIES

Water Aerobics: Wednesday and Friday; 9- 10:00 -a.m. Meet at the Pool (bring a noodle and \$5 donation)

Yoga: Tuesday and Thursday; 9 -10:00 a.m. Meet at the Pool area (bring a mat and \$5 donation)

Check the mailbox bulletin board for **Pickleball, Golf & Tennis** times; dates of monthly **Socials**;
and dates of **Late Afternoon Learning** sessions.

Join us at the upcoming Social ~ Friday, February 5, 2016, Clubhouse 5:00 – 7:00 p.m.

The MardiGras Party, Tuesday, February 9, 2016 – RSVP to Nicole Trombino 941-460-6028

For more information visit The Hammocks Website: www.hammockscap haze.net

We welcome your feedback and encourage your participation. This is YOUR community. Please direct any comments or concerns to our office manager, Cristina Olsen, or any Board member.

Board Contact Information

Sam Desiderio (sam@desiderio.org) for Master business

Don Shaurette (djs@donaldshaurette.com) for Villas business

Debbie Maysack (dmaysack@comcast.net) for Preserve Buildings business

Office Manager – Cristina Olsen (propertymanager@hammockscap haze.net) 941-698-2989

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