

THE FLORIDIAN NEWSLETTER

Get to know your neighbors. Our Community welcomes you.

Volume 2, Issue 2

May 2008

YARD SALE AND BLOCK PARTY

The Board has decided to cancel the yard sale and block party that was scheduled for June 7, 2008. We will be rescheduling these events in the next couple of weeks. Members of the Association are needed to volunteer for the Block Party. Please contact a member of the Board when a new date is scheduled and let them know you are interested in helping.

Floridian Homeowners Association Board of Directors

Shawn Boyer – President

John Scales – Vice President

Jocelyn Peters – Secretary

Tom Taylor – Treasurer

Teresa Beer – Member at Large

Karen Bass-Gauntt—Member at Large

All questions, remittance of dues, improvements and substantial changes to properties within the sub-division will be managed by the Floridian HOA and ARC.

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Architectural Review Committee

It is of vital importance that members maintain their properties in accordance with the DCCRE. Lawn maintenance is a visible and obvious way to generate reprimand from the ARC which utilizes effort and cost to the homeowner. The fewer funds utilized in trivial pursuits and policing leaves greater assets for the overall maintenance of the community i.e. landscaping for the front entrance, speed signs, children at play signs, no soliciting signs, community clean up... etc.

Notice of violations of the DCCRE will be addressed to members when necessary. Some violations if not answered by correction can and will be turned over the county for enforcement, however, fees remitted there will be of no assistance or benefit to the HOA. The HOA may choose to collect assessments through counsel, litigation or mediation. As a consequence claims of lien may be brought against the homeowner.

However as a community it is in our best interests to maintain our properties in such a manner that the enactment of fines will be unnecessary.

Copies of all Floridian Home Owner Documents specifically related to the HOA are available from the Board of Directors.

These documents include

- * Bylaws of the Floridian HOA
- * Articles of Incorporation
- * Declarations of Covenants, Conditions, Restrictions and Easements
- * Florida Statutes

NOTICES: PLEASE REMEMBER THAT WHEN YOU WALK YOUR PETS IN OUR COMMUNITY THAT YOU WILL NEED TO PICK UP FECES THAT OUR PET DEPOSITTS ON OTHERS LAWNS. BE CONSIDERATE. GARBAGE CANS MUST NOT BE SEEN IN OUR COMMUNITY. WITH THE NICE WEATHER UPON US, WATCH FOR CHILDREN PLAYING .

INSIDE THIS ISSUE

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- 2** Architectural Review Committee
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- 4** Past Due Accounts
- 5** President's Corner

The Architectural Review Committee

Is the governing committee responsible for approving or disapproving architectural improvement or adjustments to your homes. Satellites, landscaping, pools or patio remodeling should be submitted to the ARC. Please refer to the Declarations of Covenants, Conditions, Restrictions and Easements (DCCRE) to determine what needs to be approved before you begin changes to your homes.

The effect of this is to maintain an aesthetically appealing collection of well maintained homes, promotion of quality living and increased home values.

Everyone who purchased a home in our subdivision was given a copy of the DCCRE. It is the responsibility of the homeowners to know what is and is not acceptable in our community.

Those individuals who have satellites that violate the DCCRE will soon be receiving notices that they must have their satellites moved within 30 days or face civil litigation and/or a fine imposed by the Board. These satellites are an eyesore to the community. These regulations were in place at the conception of our community.

ATV's are not permitted in our community due to liability issues.

Please do not submit ARC requests that only give the Committee 3 or 4 days to respond. The Committee has 30 days to approve/disapprove your application. Requests are not granted until the Committee has reviewed them and granted the application or the lapse of 30 days, whichever event occurs first.

All changes to the exterior of the homeowners property must be approved by the ARC.

For more ARC information contact:

Karen Bass-Gauntt – Chairman ARC
5021 Port St. Joe St
(H) 944-6223
(C) 712-0136
Email: kegauntt@cox.net

WE ARE NOW ON THE WEB:

Floridian Homeowner's Association Website is now up and running. Check it out at the following address:
<http://www.thepensacolafloridian.com>

The Board of Directors Mission Statement

The Board of Directors shall represent the interests of all home owners in the association to ensure that it remains a nice place to live while protecting the community's property value.

The purpose of a Home Owners Association

- Protect the rights, privileges, and interests of home owners in our subdivision.
- All resident homeowners have a voice.
- Encourage one another to maintain and improve our properties within the CC*R's.
- Promote safety and security.
- Foster a sense of unity in the neighborhood.

CALENDAR EVENT

SPECIAL EVENT: YARD OF THE MONTH

THE BOARD WILL BE HONORING THE YARD OF THE MONTH BEGINNING JUNE 15' 2008. SO, ALL YOU GARDNERS, HELP MAKE OUR COMMUNITY BLOOM.

PAST DUE ACCOUNTS!!!!

Homeowners dues in our community are \$100.00 per Year per Home. These funds are used to spruce up our community, i.e. the new landscaping at the entrance, etc. Failure to pay your dues could result in a lien being placed on your home. The Board could then have your home foreclosed upon in order to collect this debt. If you have not paid your dues, please submit payment to Tom Taylor, Treasurer of the Floridian Homeowners Association or any other board member. Those homeowners who have not paid their dues by the next Board Meeting will be a Topic of Discussion at that meeting at which time the Board will determine what course of action should be implemented.

THE PRESIDENT CORNER

We will be starting the "YARD of THE MONTH" in June, this is a good time to make our community shine above the rest. The Board will be getting together to discuss criteria for the winning yard and once this is decided I would ask for some volunteers to come forward to assist in judging so there is no bias. Volunteers please contact a Board member to let them know you are interested. We have had a professional sign made that we will place in the yard of the winner so everyone knows who they are. We all should take part in this fun. Let the competition begin!!!!!!!

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YARD SALE AND BLOCK PARTY

The Yard Sale and Block Party is now scheduled for July 19, 2008 between the hours of 7:00 a.m. – 2:00 p.m. The HOA will advertise for the community. Beginning at 4:00 p.m. the Block Party will occur at the end of Sarasota Street. HOA will provide hamburgers, hot dogs and condiments. Please bring a covered dish to share and BYOB. RSVP by July 17, 2008 to Karen at 944-6223-Chits for those attending will be provided on July 18, 2008. The HOA will only purchase enough food for those who have notified their intent to attend and are in possession of their food chits. Please bring chairs to insure your comfort at this great event.

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CALENDAR EVENT

SPECIAL EVENT: CONGRATULATIONS TO OUR FIRST YARD OF THE MONTH WINNER LOCATED AT: 6537 TAMPA DR. PAST DUE ACCOUNTS!!!

We still have a number of residents who have not paid their dues. In order to avoid the costs of litigation the Board will be notifying military members Base Commanders of this infraction. Civilians will be taken to small claims court where we will ask for payment along with court costs. Our dues are very minimal and there is no excuse for this situation. Please pay your dues by July 31, 2008 in order to avoid further action to Tom Taylor, Treasurer of the Floridian Homeowners Association or any other board member.

THE PRESIDENT CORNER

Just wanted to take the time to invite all of you to the Block Party scheduled for July 19th, this will be an opportunity to get to know your neighbors better so we as a community can come together as one. Please RSVP by the date given above. Welcome to our new neighbors who have recently moved into our community lets all make them feel at home.