

Update from your Board of Directors

As you are aware of by now, we have a new management company as of the beginning of 2004. They have made several suggestions of things to do to enhance the appearance of the community. During the past nine months we have completed several projects to improve the looks of the area and we have several new projects that should be completed by the end of the year.

To combat the vandalism at the pool, we had the trees around the pool trimmed. They were being used as an aid to climbing the fence during the hours that the pool is closed. We also added flood lights to better light up the pool area at night. These two things have cut down on the vandalism during the hours that the pool is closed. There has been some vandalism during the time that the pool is open. We would ask that anyone that observes this type of activity to please notify the Management Co or call the sheriff's Dept. The big items are, playing with the life ring and vandalizing the bathrooms. The life rings have to be replaced quite often, at a cost of about \$50.00 each. New trash cans, toilet paper and paper towel dispensers have been installed. The pool filters have been replaced and a new chlorinator has been added to make the water safer and cleaner. During the October board meeting we will be voting on a contract to completely refurbish the pool and the deck area. This will be at a cost of \$30 to \$40 thousand dollars. It should be completed by the first of the year.

We will also be awarding a contract to install a low volume irrigation system at the Valrico entrance, to replace the broken sprinkler system. We will be adding more color and flowers after the system is installed. The Board has applied for a grant, from the Water district, to finance this upgrade and we have a good chance of getting the grant. After next October, we will be doing the same for the Mt. Carmel entrance.

We also had the brick work at the Valrico entrance power washed to improve the looks of that area.

All of the shrubs along Valrico Rd. were trimmed. It looks rather bleak at this time, but next spring they should fill out and with the flowers that will be added in the flower beds, it should look a lot better.

The swings at the play ground will be repaired and we are looking at installing some type of mulch or sand at the play ground.

We are looking at other improvements to enhance the area. We want to make the community a place that you will be proud to live in. The Board would like to remind all residents that you are required to put in a architectural change request to make any addition or alteration or if you plan to repaint you house, T the colors must be approved by the committee. This approval is required by our documents and if you do not get approval, you can be required to return any change to its original form. Keep in mind we are only trying to keep the area one that you are proud of and to keep property values high.

The Board would like to take this opportunity to invite all homeowners to attend the monthly Board meeting held on the 4th Tuesday of each month at the lower building at Sadie Park.

McNeil Management Co will be mailing out notices of the annual membership meeting. You should get this in Nov. or Dec. Along with this you will also get a proxy to vote for candidates for the Board of Directors. If you are unable to attend the meeting, PLEASE fill out the proxy and return it to a present board member or to McNeil Mgt. Co. If you are interested in running for a position on the board, notify the management company. If you value you home and the area you live in, get involved, come to the meetings and find out what is going on in your community.

The Board of Directors is essential to the operation of the Home Owners Association. If you have any suggestions that you would like to pass on to the board or if you would like to address the board, please notify McNeil Mgt. Co so they can include it on the agenda for the meeting. GET INVOLVED in making this a better place to live.

Thank you

Brandon Brook HOA Board of Directors -