

## CANTERBURY LAKES

### DEVELOPER/BUILDER/HOA UPDATE #3

JULY 8, 2005

**IMPORTANT NOTE: THERE WILL BE A BOARD OF DIRECTORS MEETING ON WEDNESDAY, JULY 13 AT 5:30 PM AT 5100 W. LEMON STREET, SUITE 119, TAMPA. ALL INTERESTED HOMEOWNERS ARE WELCOMED TO ATTEND. PLEASE READ BELOW FOR MORE DETAILS & INFORMATION.**

It has been 2 months since McNeil Management Services and Westfield Homes have taken over control of the Canterbury Lakes HOA from Star 101 Development. Following is a summary of the issues that have been accomplished during the last 2 months and challenges to be addressed in the near future:

#### ITEMS ACCOMPLISHED:

- Fence along Camden and Hartford was pressure washed
- Dead shrubbery/trees removed from entryway signage area
- Sodding and bushhogging of Tract B common areas in phase 3 completed
- Installation of additional no trespassing signs along north boundary of lake
- Additional lake treatments performed to control Hydrilla (see new items)
- 99 Letters sent to various homeowners regarding Violation/Deed Restrictions, Architectural Approval/Denial or Past Due Assessments
- Several meetings conducted with Sheriff's Dept. regarding trespassing/vandalism issues; frequency of problems has been reduced. We believe we have identified the individual who continually vandalizes the fence, and the Sheriff's Dept. is addressing it.
- Debris removed from large lake in Phase 1
- Website Up and Running
- Mulch installed around street trees along Camden and Hartford entry (work not yet inspected and approved by management)
- Inspection of mailboxes by subcontractor (see new items below)

#### ITEMS IN PROCESS:

- Dead street trees in right-of-way to be replaced either by homeowners or Westfield within Phase IIB.
- Obtaining bids for additional landscaping around existing signage
- Update to Website to Improve Communications
- Addition to landscape contract for phase 4 common areas
- Repairs to PVC gate along Harford

- Replacement of section of missing fence in Phase 4
- Replacement of section of fence in Tract D, IIB for access
- Resolution of ARC/deed restriction violations

#### NEW ITEMS:

- Hillsborough County will begin work on installing a new water main line to service the Lavity and Canterbury Subdivisions. The line will be placed in the existing TECO easement between Lots 49 and 57 of Block C. The County will give us previous notice of when the work will begin. We will post this information on the website under “Community Events.”
- We have not seen an improvement in the Hydrilla growth in the large lake since additional treatments have been authorized. As a matter of fact, the heat has enhanced the growth and the situation as gotten worse. The Board of Directors has received a proposal from the lake consultant outlining three options to address this matter. **The Board will be meeting on Wednesday, July 13 at 5:30 PM, at 5100 W. Lemon Street, Suite 119, to review, discuss and render a decision on this matter, as well as discuss other Association business. All interested homeowners are welcome to attend the meeting.**
- Remove “no parking on curb” signs in Phase II B upon completion of home on old construction trailer site.
- We have received notice of a Land Use Hearing to be held on August 15, 2005 at 6:00 PM at 601 E. Kennedy Blvd., 2<sup>nd</sup> Floor Commissioners Boardroom, regarding the construction of single family townhomes at the southwest corner of Falkenburg Road and Camden Parkway. All homeowners are encouraged to attend this hearing if you have any interest in this future development.
- Per our request Creative Mailbox inspected the 15 mailboxes that were reported as defective within the community. Creative reported that they found very few boxes that were defective, and we do not concur with this assessment. We are rescheduling another visit to the community with representatives from both Westfield and Creative to address this issue. As the representative from Creative will be returning from vacation on July 11, this meeting will be scheduled at his earliest convenience. We thank you for your patience in this matter and hope to have this issue resolved soon. This matter will be handled through the Westfield Homes warranty department.

#### REMINDERS:

ANY CHANGE WHATSOEVER (with the exception of changing out annuals) to the EXTERIOR of your home must be submitted to the HOA for approval PRIOR to making any changes. The ARC form can be found on this website.