



## February Meeting Review

If you were not able to attend the most recent HOA Board meeting in February, here is a summary of what you missed:

**New Security Company:** The Board has received several compliments about the new guards and security company, and shared publicly that the guards recently helped Haines City Police nab two suspects in the area due to their watchful eye, training, and diligence in monitoring security cameras.

**Call-Ahead List:** With the large number of recent home invasions and burglaries in neighboring communities, the Board approved a revision, requiring all homeowners to either email or call the guardhouse to notify guards of any visitors or deliveries to their address. Regular deliveries, such as UPS, Fedex, Amazon, Postal Service, and DHL are exempted. However, special deliveries such as at-home grocery or food delivery services require call-ahead notice. Going forward, any vehicles without prior approval will be denied access in order to reduce the risk of "unwanted" guests thinking our neighborhood is "open for business" in a non-legal way.

To contact the guards, please email them at [cpgatehouse@cfl.rr.com](mailto:cpgatehouse@cfl.rr.com) or call **(863) 353-2684**.

Plus, all temporary hanging tags given to guests/visitors must have an expiration date on them, and the maximum length permitted is ONE MONTH.

This newsletter details further board action, so please read each article for more information.

## COVID-19 and Our Community

There is no doubt the COVID-19 (aka Corona Virus) pandemic is causing much unrest as we all following the guidelines of the Center for Disease Control (CDC) and our government.

To help do our part to reduce the risk, we wanted to provide you with information that may be helpful as you join in social distancing.

### Clubhouse Usage Temporarily Suspended

To minimize the chances of infection, we are temporarily suspending usage of the clubhouse, which includes the usage of exercise equipment.

### Resources to Help You

**COVID-19 TESTING** is now being conducted at the Haines City BayCare Urgent Care facility on the west end of the Walmart parking lot. If you have symptoms or have concern about contracting the virus, please visit BayCare at <https://baycare.org/coronavirus>

**LOCAL STORES ARE OFFERING SPECIAL HOURS** just for seniors (60+). Target, Walmart, Dollar General, and Publix are all offering special hours where seniors can do their grocery shopping and limit exposure to larger groups of people. Check with each store for specifics.

**RESTAURANTS** may be closing their doors to indoor seating, but there are still several options to enjoying your favorite restaurant. Meal delivery services, such as DoorDash and GrubHub are offering FREE delivery service from several area restaurants. And some restaurants are offering drive-thru service (even those that don't usually have drive-thru service). Call your favorite restaurant and ask them what options are available.

For more information on COVID-19, please visit:

[coronavirus.gov](https://coronavirus.gov)

# Parking & Vehicle Update



### Long-Term Residents (GREEN DECAL)

- For long-term residents who have a 12-month lease and live in the community year-round.
- Decal is affixed to the *INSIDE* window (see below).
- This decal is temporary and expires on December 31 of each year. The decal will change colors each year and a new decal must be requested by THE HOMEOWNER leasing the property, and given to their tenant.



### Permanent Residents (RED DECAL)

- For permanent residents who live in the community *YEAR-ROUND*.
- Decal is affixed to the *OUTSIDE* window (see below).
- This decal is permanent, tamper-resistant, and reflective so the guards can see your decal at night.

## Vehicle Passes & Decals

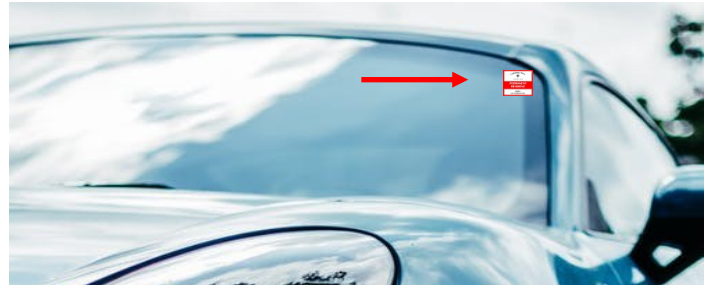
To help curb unwanted visitors and trespassers in our community, while expediting the process of entering the subdivision through the main gate, every vehicle is required to have either a window decal or a temporary hanging tag.

Which one do you need?

To request a decal, please call or email [Jennifer Conklin](#). Temporary guests will continue to receive their hanging paper tags at the gatehouse.

### Where to Place Your Decal

*Affix your decal to the upper-driver's-side window, facing the guard house.*

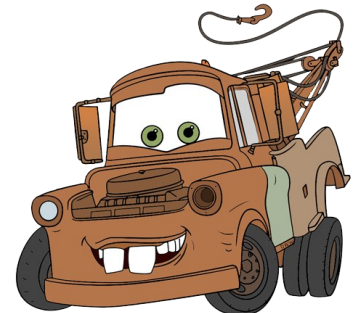


## New Towing Enforcement

As the Parking Committee continues to evaluate the persistent parking problems throughout the sub-division, the Board amended our contract with Anytime Towing to now allow the company to enforce towable violations without the requirement of prior board approval.

Anytime Towing will be conducting random monitoring throughout the community, and vehicles that are parked illegally may be towed, without warning, and at the owner's expense. This includes vehicles illegally parked in NO PARKING zones where signs are posted and curbs are painted yellow, on grass/lawns, on HOA property, or in other driveways, just to name a few.

Furthermore, there is a growing problem with short-term renters parking in empty driveways or blocking driveways of other homeowners. Please reaffirm this is trespassing and homeowners can and will have vehicles towed at the expense of the vehicle driver. Costs for towing can start at around \$300 per incident, not to mention create a lot of stress and headache. So, please follow parking rules to avoid unwanted stress and inconvenience.





## Landscaping Updates

Our community manager recently met with our landscapers at ASI to discuss the implementation of previously approved community standards voted on during the Annual Meeting in December.

Throughout the month of March, ASI conducted hard cuts of plants throughout the community to conform to new height and shaping regulations, and submitted a bid for tree trimming. A competing landscaper also submitted a bid, but ASI countered by meeting the quote, and the Board accepted and approved their bid in February.

ASI will now trim and clean up palm trees twice per year. Homeowners wishing to remove dying or unwanted trees may request ASI to do so during the time of trimming at homeowner expense. ASI has agreed to give homeowners a discount on their tree removal services, the first trimming this year will be April 9th and 10th. Please feel free to contact ASI to schedule any extra services you may wish to have done (at homeowner expense) at: 813-948-3938 or email: [info@americascope.com](mailto:info@americascope.com)

As a reminder, any home landscaping must be approved by the ARC Committee, **prior** to installation. Simply request an ARC form from Jennifer Conklin, and she will submit it to the committee for review. Violators could be fined and required to remove unapproved landscaping, and we don't want you to waste your hard-earned money and time, only to learn it isn't approved.

Community standards are in place to help ensure conformity and prevention of invasive plants that can affect other homeowners through un-contained growth and/or airborne or animal/insect seed transfers.

## Take Our Poll...



### Pressure Washing of Sidewalks

Don't forget to take our poll and let your voice be heard! The Board has received a few requests for the HOA to have all the sidewalks in the community pressure washed and cleaned from some homeowners in the community.

In the efforts to help cut costs and not increase the budget, the board had decided to make the pressure washing/cleaning of sidewalks homeowner responsibility very much like driveways. As this issue was also discussed at the recent Board meeting, the Board would like to have the community more involved in this decision. Below you will find a link to the Poll for your vote on how you would like the HOA to handle the pressure washing of the community sidewalks.

This is your time to have your voice heard on how HOA funds are spent!

[Click Here to Take the Poll](#)



## Around the Community



### Clubhouse Update

**NEW A/C UNIT:** If you have used the Clubhouse lately, you'll discover the temperature is often uncomfortably warm due to the failure of an aging A/C unit. During the February Board meeting, Sun Air won the bid to replace the dying unit, and will be adding SMART thermostats that can be monitored and adjusted through a smartphone application so we don't have wasted energy when the clubhouse is not in use.

**WATER DAMAGE:** A board member recently discovered a waterline break and damage to the interior of the clubhouse. After further investigation, we learned we actually had three breaks due to aging waterline. During the time of our "quarantine from Corona," the clubhouse will remain closed. However, the timing is perfect as our handyman will be working on fixing the lines and repairing the damage in the meantime.

**NEW ROOF:** The clubhouse will soon be getting a new roof. As with every home, roofs take a beating from Florida's unforgiving weather, at times, and aging. Lewis Roofing won the bid to replace the roof, and, as a homeowner, you may qualify for a discount with them. To inquire, please email: [keith@lewisroofingfl.com](mailto:keith@lewisroofingfl.com) and let him know you are with Calabay Parc at Tower Lake.

### New Design Criteria Coming

Most homeowners may not be aware Calabay Parc at Tower Lake has had several homebuilders and developers since its first inception in 2004, many of whom operated under their own design and building criteria. The Board will be looking at adding some of the original color palette to the approved paint list and updating the outdated list of approved colors.

Adding to the design criteria, the Board will also be working with our landscapers to compile an approved plant list for homeowners, which will include added rules for rock mulch and potted plants.

We do realize some plants and colors were approved by previous HOA management and the earlier board, and as long as you can provide an approved ARC, those items will be grandfathered in.

These changes will not only update current criteria, but also provide more conformity and ease of landscaping throughout the community.



# Security Gates Update

## Pedestrian Gate Concerns

**SAFETY ISSUES:** Last year, we installed the pedestrian gate at the Minniehaha entrance to provide a safer solution for school children and those who enjoy a morning jog or bike ride outside the gates of Calabay Parc. However, there is a growing concern being brought to our attention by the guards who are monitoring the entrances via closed circuit cameras.

Some children have been caught climbing over the gate, under the vehicle gates, vandalizing the gate, and/or holding the gate shut to prevent other kids from entering or exiting.

If you are a parent of school-aged children, please reinforce that 1) the gate is monitored via security camera, and 2) children who are caught misusing the gate or vandalizing the gate may be reported to authorities. Parents may also incur fines or be forced to pay for gate repairs.

The most important thing to remember is this gate was installed to create a safer entryway for the community, and we do not want children or anyone else to incur injury or undue expense.

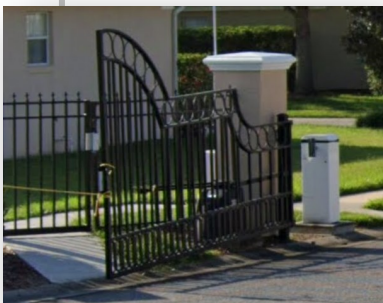


## What's with the Gates?!

While we all know the gates have had repeated technical issues and malfunctions, and it seems money is being wasted on temporary fixes, what seems like a simple solution has proven to be a major challenge!

The HOA has solicited several vendors, requesting quotes to either replace aged or broken components or conduct a full overhaul of the entire gate system by replacing everything. We have also reviewed the costs associated with putting in a key card or coded system. And here are the results as of this newsletter:

1. **SEWAGE:** There is a major sewer line with a manhole cover in the center of the street where the gate comes together, which may inhibit installing a different style of gate.
2. **VENDORS:** Out of the number of vendors we have contacted, only a couple have responded, and their quotes were quite high, even for replacing certain elements individually. Plus the vendors have had a number of turnover issues internally, which have impacted our ability to get things done in a timely manner.
3. **OUTDATED PARTS:** Due to the age of the motor and gate components, some parts are no longer manufactured. And until we can replace either the individual elements or entire gate system, we have had to rely upon other alternatives to keep the gates functioning.
4. **PINELOCH EROSION PRIORITY:** Despite the work of two different engineers, the Pineloch erosion issue is top priority and quite expensive. SWFMD will be conducting a review soon, and the HOA is working to resolve the ongoing natural erosion issue in order to comply with regulations. As a result, the gate issues have been moved down the list a bit, in order to avoid having to do a special assessment or raise dues to cover the cost.





**For a typical single-family home, HOA fees will cost homeowners around \$200 to \$300 per month.**

Realtor.com  
August 30, 2019

## The Role of an HOA

Homeowner Associations (HOAs) emerged to help homeowners maintain their property values. They are typically decided upon when a new development is constructed or after homeowners determine they don't want their property values to decline due to one neighbor's decision not to maintain his/her property to the standards the rest of the community would prefer.

HOA fees/dues are collected to help cover the cost of common areas such as roadways, community buildings and amenities, security, landscaping, and governance, in order to ensure an established standard. These standards are including in the organizing documents called the Declarations of Covenants, Conditions, and Restrictions (CC&R), which outlines the specifics dos and don'ts of the community.

When moving into a neighborhood with an HOA, it is always wise to review the CC&R first, to determine if the standards required agree with your desires and wants for a community.

The elected Board of homeowners have a fiduciary responsibility to govern the community based on the CC&R, much like the government is responsible for following the U.S. Constitution when enacting, amending, or installing new rules and regulations.

While certain regulations and rules may seem very stringent, keep in mind they have one purpose in mind: to help prevent the decline in property values for all homeowners in the community, by following the accepted CC&R.

In order to amend or change the CC&R, it requires a majority of homeowners to vote and approve changes. While some individuals may not agree with changes, the will of the majority prevails, and each state has specific laws that govern those changes to ensure fairness and compliance with the law.

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To view our CC&R documents, please log in to the HOA website and find them under the "documents" tab. For access, please contact Jennifer Conklin for details.



**Jennifer Conklin, LCAM**  
3020 S Florida Ave Ste 305  
Lakeland, FL 33803  
**(863) 940-2863**

<https://calabayparcattowerlakehoa.com>

