



Annual Meeting Review

During the annual meeting, held on December 7, 2019, the community re-elected Joshua Vaillancourt and Colin Barr to the Board of Directors. The remaining board members later voted to renew their roles as officers of the Board with Josh returning as Board President and Colin as Board Secretary.

The Board also addressed ongoing landscaping issues, and shared with the community that there will be a special meeting with our current landscaping vendor, ASI, in January to address the issues more specifically.

In a meeting, held October 30, the Board announced that in order for the landscapers to effectively do their job, the community would be implementing a community standard for plants, which includes height, size, type, and location restrictions in order to keep it consistent throughout the community, and make it more feasible going forward.

After a two-year trial run of allowing homeowners to have exceptions, the increase in complaints validated the need for community standards starting in 2020. Details are included in this newsletter.

Lastly, the Board re-addressed ongoing security concerns with both the guards and gated entrances.

The Board decided to accept a bid from a new vendor to repair the Minniehaha gate, which has repeatedly been damaged and worn to the point of inoperability for extended periods of time. As of the printing of this newsletter, the gate has been repaired and new parts have been replaced in the gear box, which will hopefully decrease the issues with that gate going forward.

New Way to Communicate

In an effort to provide better communication to the homeowners and residents of Calabay Parc at Tower Lake, welcome to our new quarterly newsletter!

Going forward, this newsletter will only be available electronically, and will not be published in printed format to save on printing and mailing costs. However, we have made it easy to print at home, if you prefer.

To ensure you receive this communique, please email [Jennifer Conklin](mailto:jconklin@calabayparc.com), so she can add your email to the list.



HOA Dues Increase

To keep in line with inflation and prepare for large future expenditures, the Board voted to increase HOA dues by \$15 per quarter. Beginning with the first quarter in 2020, dues are now \$465 per quarter, which is still significantly less than most neighboring communities.

The primary purpose for the increase is to help the community prepare for larger expenditures the community will incur with aging and continued wear and usage.

Much like homeowners should save money in preparation for replacing major appliances, hot water heaters, furnaces, furniture, and other large purchases that eventually wear out and need replacement, the HOA is planning now for future needs based on a third-party assessment conducted in 2018, which included assessing current observations and future predictions such as pavement repair, clubhouse improvements, security and technological upgrades and enhancements, weather erosion, etc.

Without these reserves, homeowners would be liable for a special assessment should a major expenditure occur, which would cause a significant financial impact to each owner. By minimally raising dues, now, we can potentially avoid special assessments and greatly reduce the risk to each homeowner in the future.

2019 Year in Review

Here are just a few of the accomplishments made in 2019:

- Completely replaced the deteriorating boat dock with a new, Trex decking material that will ensure longevity and safety for years to come.
- Upgraded camera and security systems to include more vivid detail.
- Repaired exterior community walls, damaged by weather erosion and tree roots (which were removed to prevent further damage and expense).
- Completely repainted and refreshed the appearance of exterior walls surrounding the community.
- Upgraded security gate mechanisms to help reduce wear and tear.
- Formed a Traffic Community to address ongoing challenges with parking and vehicular traffic.
- Created and implemented new community standards to increase beautification, safety, and habitability.
- Installed a pedestrian gate to the Minniehaha entrance to help with school children and bus stop pickup and delivery, also providing an east entrance to resident bike riders and walkers.
- Installed "No Parking" signs throughout the neighborhood to help minimize illegal parking and blocking of blind corners, etc.
- Amended the by-laws to prevent further annexation of the community by developers, saving the community hundred of thousands of dollars in new and additional roads, security, and entrances.
- Repaired damaged walls in Clubhouse, along with fixing lights, hiring on-going cleaning services, and installing new trim mouldings.



Coming in 2020

New Security Company

Starting January 10, Calabay Parc at Tower Lake will have new security guards, as requested by the majority of the community.

With this change, please expect some additional delays at the guardhouse as they become accustomed to our security and implement stronger procedures to ensure the safety of our community.

Don't worry. We made arrangements for the new security company to hire two of our best guards, Gloria and Brendan, both of whom willingly joined the staff of the new security company.

To reach the guardhouse directly, please [email](#) or call (863) 353-2684

New Plant Standards

After a failed attempt to provide homeowners some flexibility in personal preferences, the Board adopted a community standard going forward regarding plants.

Starting now, all front yard hedges will be pruned to maintain a 3-foot height maximum. Side hedges will be cut to 4-feet high, and all backyard hedges will be trimmed to 5-feet high based on ground level. The only exception will be for homes with pools, and the hedges will be trimmed to the new standard based on pool deck height to prevent compromising privacy.

As a reminder, any homeowner revisions to landscaping, or the exterior of the home, must be pre-approved by submitting an [Architectural Review Form](#) and submitted to Jennifer Conklin.



Shift in Parking & Traffic Patterns

To address the ongoing frustration with parking and traffic issues throughout our community, the Board recently conducted an exhaustive review of options to help facilitate better traffic flow, limited parking availability, mail delivery, and emergency vehicle access. A traffic committee was formed, made up by non-board members who are homeowners in the community, and they, too, found it difficult to come up with good solutions to the ongoing problem.

Unfortunately, there are very few options in light of the fact this community was developed with narrow streets, which were originally designed for our short-term rental community in mind. In most cases, many of the short-term renters would arrive by passenger van or a couple of vehicles that would fit in a driveway.

However, with the increase in long-term rentals and year-round homeowners now making up 50% of the community, the original design of the community now creates challenges in this area.

To help alleviate this problem, the consensus is to relocate some mailboxes to the opposite side of the street and restrict parking to one side of the street only. While this will obviously increase the cars parked on one side of the street, it will open up one lane of traffic to help reduce the consistent danger.

Furthermore, there is an increased problem with people parking illegally, on grass, blocking neighboring driveways/sidewalks, and facing the wrong direction (according to State law). Going forward, all violators will be towed at owner's expense, and the homeowner assessed a fine.

Please notify all guests of short-term rentals about these new changes to avoid unhappy visitors.

Pet Policy Reminder

While we know pets are like family to most people, we wanted to remind you that our community only permits each homeowner to have up to 2 dogs and/or cats per household. This includes service animals that are approved for emotional support, as permitted by law.

Furthermore, when outside, all pets must be kept on a leash as required by Polk County law, and are not allowed to roam freely on anyone else's property.

Unleashed dogs may be reported to Animal Control for capture at the homeowner's expense. Any animal deemed to be a threat to another person may also be banned from living in our community.

Lastly, there are a number of neighbors complaining about dog owners leaving dog feces in their yards. As you can imagine, not only does this make for a not-so-pleasant neighborhood, it can result in many diseases and health-related issues for both humans and other pets in the community.

As part of this community, please help support and respect the health, safety, and security of our neighborhood by controlling your pets and obeying the law.





Special Thanks!

As we kick off the new year, we just wanted to extend a special THANK YOU to the volunteers who helped in 2019:

Monique and Don Moore, and Colin and Diana Barr for sprucing up our front entrances with the planting of over 100 new plants, hanging Christmas decorations, and cleaning up the entry way to our community. Colin and Diana also put up the community Christmas tree in the clubhouse for all to enjoy.

Jim Grant, for his hard work and intervention to help homeowners in solving landscaping issues, ARC request verifications, and so much more throughout the year.

Colin Barr for volunteering his time to install new security systems, solving internet connectivity issues, and all our technical challenges related to IT.

And all those in the sub-division who work to support a safe and enjoyable community for year-round and seasonal owners and guests.



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Polk County Sheriff
Non-Emergency Number
(863) 298-6200

Haines City Police Department
Non-Emergency Number
(863) 421-3636

Emergency Number
911

Did You Know...

Living in a secured neighborhood with 24/7 guards, security cameras, and gates can save you money on your homeowner's and auto insurance?

While most people know insurance companies offer discounts on in-home security services and vehicle protection services, few know some carriers actually offer additional discounts for living in a gated and/or secured community.

Consult with your insurance agent to see if your provider offers any additional discounts for these amenities.

United Way has a Community Resource Directory and Hotline for anyone in need of assistance with community services such as utility payments, holiday gifts, food, rental or mortgage assistance, legal aid, counseling, tax preparation, and more.

Simply call 2-1-1 to access. The call is FREE!