

WHAT'S HAPPENING IN OUR COMMUNITY?

The Board of Directors Meets the third Thursday every month via Zoom On-line meetings. To get connected, login to <https://cloverplace.myhoast.com> and view the most recent "Notice" as you log on for instructions on how to attend.



PG. 2 – Neighborhood News

PG. 3 – Pool Progress – Clean Up

PG. 4 – Fix Up – Leaks – CT Units

PG. 5, 6 – Warranty – Hurricanes Revisited

PG. 7 – Mosquitos – Shut Off Valves

PG. 8 – Stucco Work – Towing – Streets

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PG. 12 – Community Rules

PG. 13 – Rules and Condo Docs Info

"The secret of change is to focus all your energy, not on fighting the old, but on building the new." –

Socrates

YOUR AUGUST NEWSLETTER

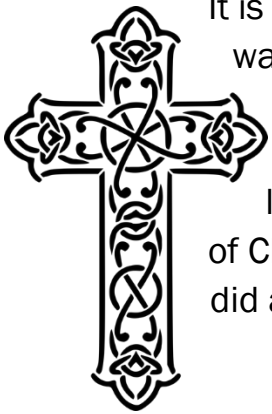
Summer is over, kids are going back to school, Labor day is upon us and we are all still dealing with the Coronavirus. 2020 has not been the greatest for a lot of us, but we are staying strong, trying to finish up our community's sinkhole issues and make it beautiful again. The board and committees are working hard on many things, the pool is almost done, EarthTech is working on the last home for remediation and we have endured a lot, but we are still going.



AUGUST CHANGES

NEIGHBORHOOD NEWS

It is with a sad heart to announce that one of our dear residents Claire Spinek passed away Friday August 28th, 2020. Claire was a homeowner at Cloverplace for over 24 years. She had many friends in the neighborhood and are grieving her loss. Claire resided on many boards in the past history of Cloverplace to make our community beautiful. She also did a lot of work with rescue animals.

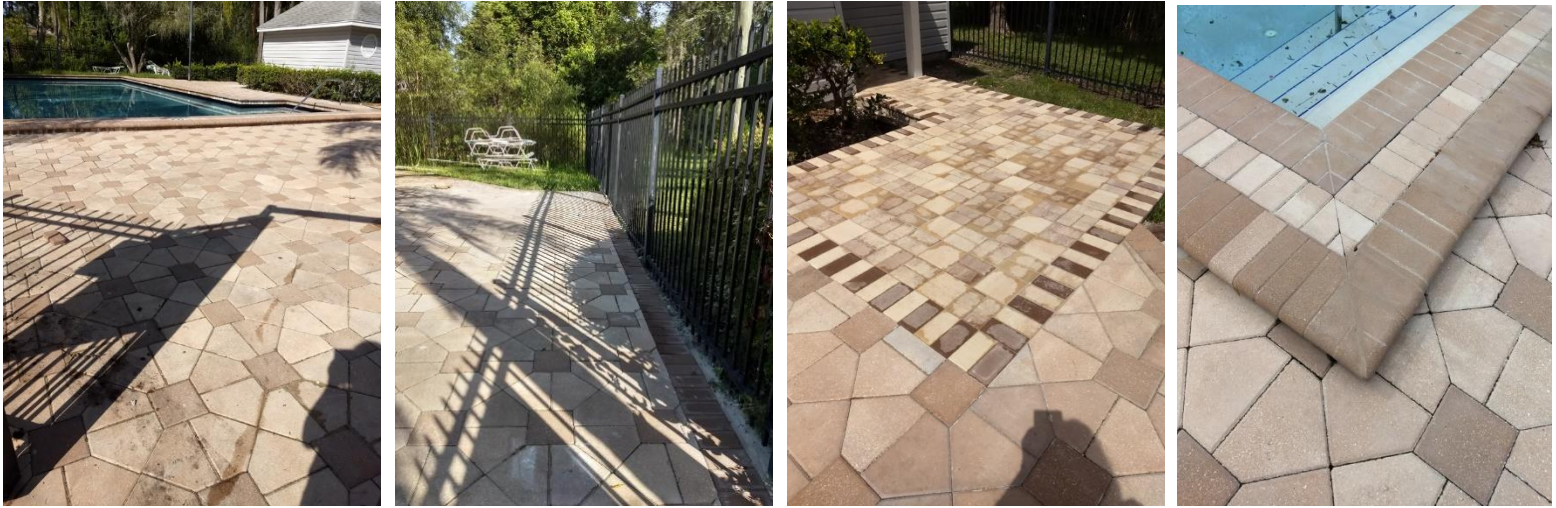


Services for Claire will be held at Curlew Hills Memory Gardens located at 1750 Curlew Road, Palm Harbor, FL on Thursday, September 3rd, 2020 at 10:00 am. Here is the link to share a memory or send flowers

<https://www.curlewhills.com/obituaries/Claire-Spinck/#!/Obituary>



POOL PROGRESS



The pool is getting there, but is still not done. A company was hired to fix the slab beneath the pavers, they also added handicap ramps to the bathrooms. The pool man has been out to make sure the water chemicals are correct. The security cameras have been installed and are working, the deck and lawn furniture have been pressure washed but the new pool swipe card system still needs to be installed and activated, and there is a pool light post that needs to be replaced. Once those things are completed and we figure out how to function with covid-19 precautions and social distancing it can be open once again. The inside of the pool will get a face lift during the colder months when the demand of use goes down and the board is looking into getting new pool furniture as well at a later time. If you have any questions, you can contact the board.

CLEAN UP IS A PRIORITY

When the sinkhole repairs were going on, there was a lot of debris that accumulated in our storm drains. We are looking into getting those cleaned out and back up to proper operation. We are also going to have the ponds worked on to clean up any garbage, weeds, or over growth that has accumulated. It's one more way we want to take care of the community and keep it fresh and looking great.



TIME TO FIX UP, OR YOU MAY HAVE TO PAY UP



We live in a deed restricted community. That means there are rules and regulations that everyone must adhere to so that the community stays beautiful, safe and maintain its value. For that reason there is a *process* to get homeowners to keep their homes looking great. First, you get a letter stating the violation. If the problem is not corrected in a specific period of time, you will be asked to inform the violation committee why and when the problem will be fixed. If there is still a problem after that, you will be fined...and that could be more expensive then fixing the problem in the first place. So don't wait, clean up your home. Paint it, include the gables, paint both sides of the garage door front, get rid of accumulated trash, keep the grass cut, clean out the gutters, keep the trash cans hidden and don't park in non-parking areas...including the lawn! Thank you...we all appreciate it.

LEAKS

There have been reported some leaks in the complex. A leak costs us all money since the water bill is included in your monthly homeowner fees. Our management company is investigating and will get to the bottom of the problem and fix it. So if you see a leak, please report it.

CLOVERPLACE HAS 2 UNITS

In the economic crash of 2008, sadly some people had to just walk away from their homes, as they could no longer afford them. We as a community had an obligation to make sure they are taken care of so they don't affect the other owners unit and our community as a whole. During that time, we became the temporary owners of 3 such units. One was sold, two are being rented but we are looking into the legal end of ownership and have asked a real estate attorney to find a solution to the puzzle.

Now that EarthTech is almost done working on the last home, many homeowners have asked what kind of warranty/guarantee do we have should any sinkhole activity happen in the future? Management and the board are looking into this and will let us know specifics when they have it.



HURRICANE SEASON

As you all know from last week, 2 Hurricanes touched down in Texas and Louisiana and the tropics are not giving up yet. We are definitely in Hurricane Season and we should all be taking the time to get prepared. Even though there are many things that you need to consider as far as what to have on hand for hurricanes, you also need to be aware of and consider removing objects from your yards. Remove any planters, swings, benches, garbage cans, lawn ornaments, anything that is not tied down and may fly in the air as projectiles.

Below are a few things to remember and have been included in this newsletter again about generators, what you need to prepare for and what safety persuasions you need to take. Also remember that Covid-19 is still here still infecting many Americans, so do not forget your masks or sanitation items to include in your hurricane kit.

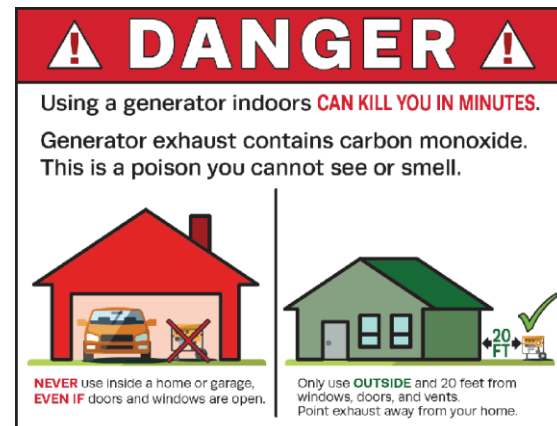
GENERATORS

Once again a reminder about generators. **If you have a generator...DO NOT RUN IT IN YOUR GARAGE!** The carbon monoxide could kill you, your loved ones and your neighbors. Please be careful.

The fumes will go through the common separation wall to your attached unit and can kill your neighbors too. Always place the **generator** at least 20 feet from the **house** with the engine exhaust directed away from windows and doors.

Do not operate the **generator** in wet conditions such as **rain** or snow. The **generator** must be properly grounded. If the **generator** is not grounded, you run the risk of electrocution.

If you know of anyone running a generator in their garage, report them to the fire department.

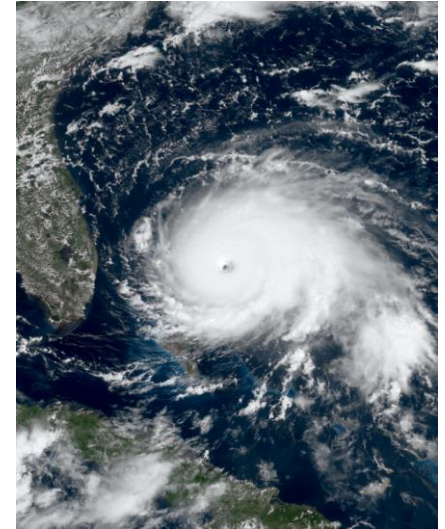


WHAT SUPPLIES DO YOU NEED TO PREPARE FOR A HURRICANE?

Below is a list of things you need to know.

Ahead of potentially devastating storms this hurricane season, the Red Cross recommends having the following supplies on hand:

- Water: At least a 3-day supply; one gallon per person per day
- Food: At least a 3-day supply of non-perishable, easy-to-prepare food
- Flashlight
- Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)
- Extra batteries
- First aid kit
- Medications (7-day supply) and medical items (hearing aids with extra batteries, glasses, contact lenses, syringes, cane)
- Multi-purpose tool
- Copies of personal documents (insurance policies, birth certificates, lease or deed to home)
- Sanitation and personal hygiene items
- Emergency blanket
- Insect repellent and sunscreens
- Baby supplies (bottles, formula, baby food, diapers)
- Rain gear



WHAT SAFETY PRECAUTIONS SHOULD YOU TAKE BEFORE A HURRICANE?

In their hurricane safety checklist, the Red Cross advises:



- Listen to NOAA Weather Radio for critical information from the National Weather Service
- If your area is told to evacuate, evacuate
- Check your disaster supplies and replace or restock as needed
- Fill your car's gas tank
- Turn the refrigerator and freezer in the coldest setting and keep them closed as much as possible so food will last longer if power goes out
- Bring any outdoor furniture inside
- Close your windows, doors and hurricane shutters
- Board up all windows and doors with plywood
- Learn about your community's hurricane response plan

At the very least, have an emergency "go bag" at the ready.

MOSQUITOS & LAKES

A big shout out to **Michael Neff** our VP of the board because he has notified the Pinellas County Mosquito Control to please come out and spray to control these pesky bugs and they have.



The lakes have been treated with crystals and a truck comes around in the middle of the night to spray regularly. There is also a helicopter that comes overhead once or twice a month. If you hear a helicopter hovering, it is mosquito control. If you notice that there is no change with the mosquito population in your area, please contact us and they will have someone come out and investigate.

SHUT OFF VALVES

The board has assessed the situation with the water shut off valves and have had no luck getting information from Good News Plumbers and is moving forward anyway to get the 12 remaining homes installed with the valves. We want to fix the shut off problem.

We have called a couple of plumbing companies who are going to give us estimates for the water shut off valves however, we need your help first. We will be sending out an eblast requesting you to return to us information as to whether you already have a water shut off valve that you and your neighbor have installed in one of your yards or if you have nothing at all.



Answering and sending this information back to us will help us narrow down who actually does not have the valves and who needs them. If we have the plumber comb the neighborhood that will cost us a lot of money. So we thought we would narrow it down this way.

Please participate and return the information when you receive the eblast to the email address given to reply to in the eblast.

STUCCO WORK

Do you need stucco work done? One of our board members just hired this company and stated they did a great job. If you are in need for work to be done, you could give them a try. He was found on Angies List and that they returns calls immediately.

Tucson Finishes, Inc.

14551 Potterton Cir
Hudson, FL 34667
727-514-8275

30 years of experience. Licensed &
Insured!

Drywall, Metal framing Stucco, Cultured Stone, All phases of drywall and popcorn removal.

TOW TRUCK IS BEING CALLED

Unfortunately, people are not adhering to the parking rules and it was voted on in the last board meeting on 8/20/2020 that the tow truck is now going to be called. No more warnings. If you are parked illegally in the community and you wake up in the morning and your car is gone, call Pfeiffer first. They will most likely know where your car is.

The Association has been patient with people with all the EarthTech construction going on and given out warnings but it seems that no one is listening and we are going to take action.



THE STREETS ARE LOOKING WORN

You may have noticed that our streets are looking a little worn and tired from all the work that's been done this last year. Well that is one more thing that our management is looking into to getting fixed. This is a line item we keep in our budget so we can do this every few years. The new black top, stripping, speed bump painting and no parking signs will really pop, making the entire community look brand new again. We are all looking forward to that soon.

NEW GRASS FROM EARTHTECH VANDALISED



Most everyone in the community who had work done from EarthTech has already or is about to receive their new lawn soon. I just wanted to make you aware of something that I have encountered recently in the community.

Someone is going around and spraying something on the grass to kill the new grass. You might say, “Oh that just looks like the grass needs to be weeded or sprayed for bugs” well that is not the case here. This is definitely vandalism. You can see from the photo that someone started out at the right side and sprayed down to the curb with the remainder of fluid back to the left of the image.

It doesn't look that bad at first when it's noticed, then through the week, you can see the grass is killed all the way down to the root. Bugs or weeds do not kill grass like that. Just be aware.

SELLING YOUR HOME???

Remember if you are selling your home, Cloverplace has a few rules that need to be adhered to:

For sale signs cannot be posted in the front yards of homes that are for sale. **Homeowners and realtors can only post for sale signs in the front window of their units.**

Cloverplace has adopted a new rule per our new amendment to make sure our community is not all rentals. It is the **seller's responsibility to inform all new home purchasers and realtors**, that **the new amendment states they must live in the property for at least a year before they can rent it out.** With that new amendment the **application fee was raised to \$100.00** and **all new purchasers must fill out the application and give the board 30 days' notice for approvals.**

All new lease and sales applicants **must sign the new Welcome Packet and return the signed pages** before they will be allowed to move in. It is mandatory that anyone moving here needs to know the rules.

INVESTORS – NO RENTERS FOR 1 YEAR

We have a wonderful community here at Cloverplace, but there have been investors who buy simply to turn their unit into a rental. There has been an amendment to the documents that passed to slow that process down, as we need more homeowners then renters to keep up our property values. Therefore, if you are looking to sell your unit, be sure to inform your realtor of this rule. You don't want to have someone buy your home, only to find out that they want to rent it out right away. They'll be turned down and the sale will be denied. If you have any questions about this rule, please contact your board members or our management team.

PET POLICIES & PET STATIONS

The current board is working on a pet policy for the community. Our documents say that it is up to the board to write the rules and regulations on what kind of dog and what size can be welcomed here. They are discussing what should be allowed.

Hey folks, Please clean up after your pet!

Residents are still complaining that people are not picking up after their dogs. If you have a dog...PLEASE BRING YOUR WASTE BAGS WITH YOU WHEN YOU WALK THEM. **Pet waste stations are located all around the neighborhood for that use.** Don't let your dog use your neighbor's yard as their bathroom and not clean up after them. If your dogs do go in other people's yards or walkways, please get a bag and clean it up. Or you can use old used Walmart or Publix plastic bags to do the pick-up cleaning. Also remember Pets need to be on leashes.

Landlords please tell your tenants the rule! Take pride in your community and clean up after them! Thank you.



BOARD MEMBERS/MANAGEMENT COMPANY

BOARD OF DIRECTORS

President: Diane Trepány
Vice President: Michael Neff
Treasurer: Dianne Sullivan
Secretary: Maureen Glynn
Director: Carol Gore

Our Management Company

Association Data Management
A.K.A. Frankly Coastal Property Management, LLC

Frank Parrish
1400 Lake Tarpon Avenue
Tarpon Springs, FL 34689
P: +1 (727) 799-0031
info@associationdatamanagement.com

MEETINGS SCHEDULE

Cloverplace Board Member Meetings open to all!

Meeting Schedule for 2020.

September 17, 2020
October 15, 2020
November 19, 2020
December 17, 2020

BOD Meeting
BOD Meeting
Annual Budget / Board Meeting
BOD Meeting

Note: Due to the Coronavirus we are having conference call computer and phone in board meetings rather than physical attendance meetings until things are back to normal. We are using online Zoom.com meetings where homeowners will call or login to a certain conference call phone number to be part of a meeting. See more information below.

CORONAVIRUS AND BOD MEETINGS

We continue to have our monthly Board meetings the third Thursday of every month by using the internet meeting tool called “Zoom”.



The meeting time may vary but everyone is invited to join. To receive notice check out <https://cloverplace.org> and Facebook.

Notices will be placed there. To attend please login to <https://cloverplace.myhoast.com> and view the most recent “Notice” as you log on for instructions on how to attend.

Once the state has given permission for all of us to go back to normal, we can resume our face to face meetings. But for now this has been working great!

"Rules help us
live our lives
when we lose the
will to do it on
our own"

— Yvonne
Woon, Dead
Beautiful

COMMUNITY RULES

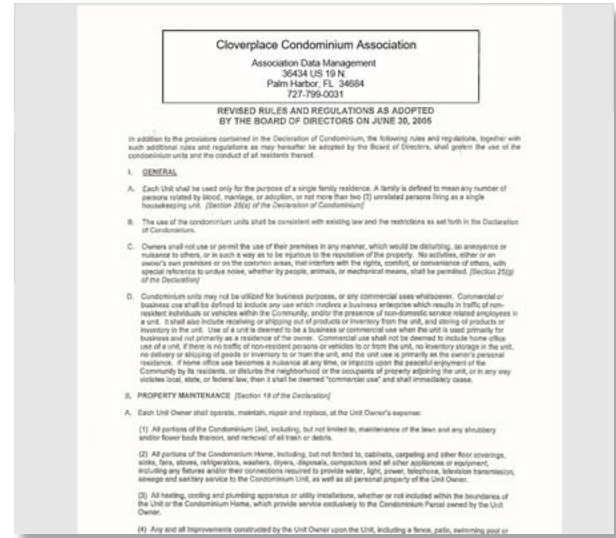
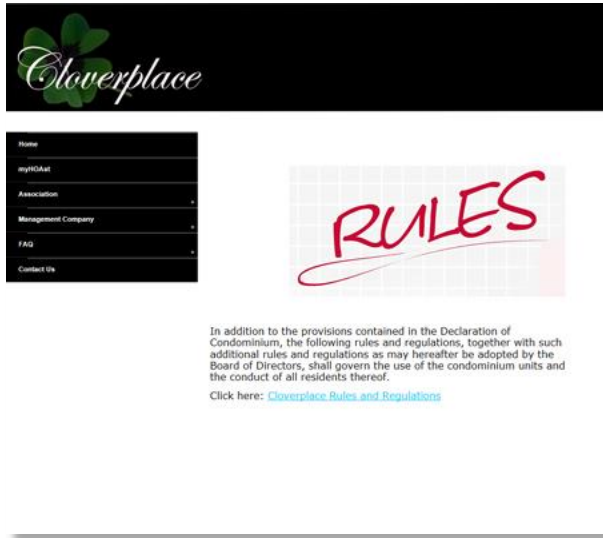
We have community rules that help us be good neighbors. Here are a few to always keep in mind.

1. **Don't park on the grass**, there are pipes under there and they could break under the weight of a vehicle.
2. **Don't leave any type of large items curb side**: tables, beds, chairs, appliances at curb side for the garbage men to pick up. They won't. If you need something hauled away, post it on "free, curb side" on Craig's list or you can call Junk Removal Joe at 727-599-1522 or anyone else of your choice.
3. **Garbage** can only be put to the curb after 4 pm the day before pick up, which is Tuesdays and Fridays. Remember to put cans away the by the next morning. If you have large items contact the waste company 727-572-6800 they will pick it up for a small fee at homeowner's expense.
4. **Please clean up after your pet**. Don't let your dog use your neighbor's yard as their bathroom. If they do please get a bag and clean it up. Pet waste stations are located all around the neighborhood for that use. Also remember Pets need to be on leashes.
5. **DO NOT ALTER THE LOOK OF YOUR HOME**: You cannot change the colors, roof materials, fences, doors or lights. These are in our docs. If you are wanting a change, please contact a board member for approval.
6. **Need a new roof?** If you need a new roof please speak with your adjoining home owner. Both sides of the unit must get the roof at the same time. No half roofs allowed.
7. **All pool rules** must be followed for all our safety.
8. **LANDLORDS AND RENTERS** – You must be registered with the board so we know who is in our community. Applications must be submitted and approved prior to selling or renting your homes. Not doing so can result in financial consequences. Interviews must be set up with the board to meet and present them with rules and regulations to get approval. Also, REGISTER YOUR PETS!
9. **Speeders on Phlox Drive**: It has been brought to our attention that there are few residents that have been speeding on this road. The speed limit is posted in the community and is 15 mpr. Violators will be notified. Because of this speed bumps are being installed.

CONDOMINIUM DOCUMENTS

RULES AND REGULATIONS

For documentation that you should be aware of while living at Cloverplace you can review our Condominium Documents at <http://cloverplace.org/condodocs.html> click on “Cloverplace Condominium Documents” link in the content. To view our updated rules and regulations go here: <http://cloverplace.org/rules.html> click on “Rules and Regulations” link in the content.



Cloverplace.myHoast.com

For more updated news, contracts, documents, go to <http://cloverplace.myhoast.com> for updated information. As we receive the news, we will post it there for homeowners only. Sorry but renters will not get access to this site.

