

## WHAT'S HAPPENING IN OUR COMMUNITY?

 Welcome

 PG. 2 – Sinkhole Update

 PG. 3 – Hole In The Road

 PG. 3 - 4 Pool Problems

 PG. 6 – Got Junk?

 PG. 8 – Stucco & New Window Info

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*"It always seems  
impossible until it's  
done."*

*Nelson Mandela.*

### YOUR SEPTEMBER NEWSLETTER

Summer is over and Fall is here, but so are the sinkhole workers, messy grouting and noisy trucks! The good news is that progress has been made this month. Read on for more details. And remember you can reach out to the board by emailing us at [cloverplacecondoassn@gmail.com](mailto:cloverplacecondoassn@gmail.com).



## SEPTEMBER ACTIVITIES

### SINKHOLE REPAIRS ARE NOW 61.5% COMPLETE!

#### Sinkhole Update

We have come a long way since the beginning of the year. And now we have reached 61.5% complete with the sinkhole repairs. That means some homes are totally repaired; yards fixed, new grass installed and landscape is renewed. However, that also means that some homes are still waiting for repairs and some have yet to experience the entire process. You can see where your home is in the process in the chart below. We are continuing to follow up to make sure the repair crews do their best to keep your home and our community looking great.

Just remember if you get your new lawn, flowers, and landscaping, they'll need to be watered regularly. Especially the grass. It needs water every day for the first 30 days and is not to be cut until then.





## HOLE IN THE ROAD

Last week by the pool, on Petrea Drive, a hole formed in the road. While we are not sure why or how it was made, it involved some broken pipe under the asphalt. It was filled in and will be completely repaired soon. If you notice anything like this in the future, be sure to notify the board or our management company:

**Association Data Management**

**Frank Parrish**

36434 US 19

Palm Harbor, FL 34684

P: +1 (727) 799-0031

[info@associationdatamanagement.com](mailto:info@associationdatamanagement.com)



## TROUBLE AT THE POOL!!!

We are very fortunate to have a community pool. I'm sure at one time or another we've all enjoyed its beautiful clear blue, refreshing, cool water. It's an area our community to be proud of. However, in the last month, there have been two incidences of vandalism in the boy's bathroom. The first time several holes were punched in the wall (see photo). We repaired it, and about a week later, more holes were punched. This is totally unacceptable. We are investigating who may be responsible for this, but if you have any information about this case, please contact a board member.



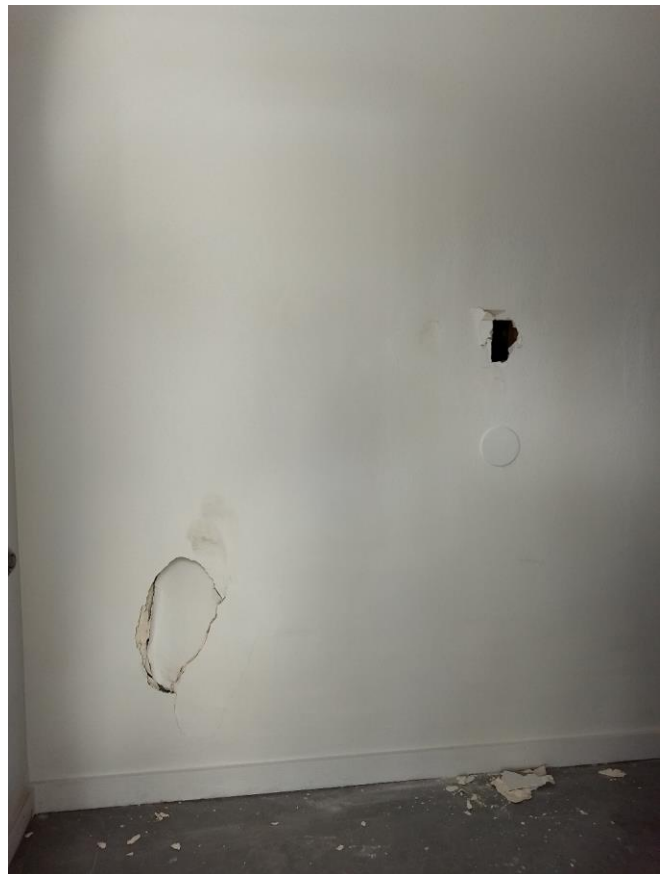
## 1<sup>ST</sup> INCIDENT



In the meantime, we are looking into increasing the age limit children can be alone or supervising others to 18 and we are installing cameras and electronic key cards that will track who enters and exits the area. We are going to be renovating large parts of the pool in the near future and we don't want any more of this type of behavior. Please be on the lookout for problems, *this pool belongs to you and your family*. Remember, “See something, Say something”.

**PARENTS!** At this time your children **can not** be at the pool unsupervised. They have to have an adult with them at all times. No one under the age of 16 is allowed to be alone or supervising other children.

## 2<sup>ND</sup> INCIDENT





## Before you receive a violation letter...Got Junk? Get rid of it!

Our new management company has been assessing the neighborhood and has noticed more community violations. If you want to avoid getting a violation letter and the possibility of being fined, you might want to take a look around your home and make sure you are in compliance. If you are unsure what may be a violation, refer to your condo docs. If you don't have a copy of them you can read and download them from the community website: <https://cloverplace.org/condodocs.html>. Don't see it in the docs, go here to review the Rules and Regulations: <https://cloverplace.org/rules.html>. Also, if you have stuff you need to get rid of, DON'T leave it out in the yard or at curb side. **You will be fined!** Call someone:

Junk Removal Joe - <https://junkremovaljoe.com/>

Stand Up Guys Junk Removal - <https://standupguys.biz/florida/locations/palm-harbor-junk-removal/>

Junk Buddy - <https://yourjunkbuddy.com/>



**If you have tree debris**, you can call someone to remove it or you can chop it up into 3 foot sections, bundle it and our weekly trash guys will remove it. OR you can put it in your trash can and they'll take it away...as long as it's not over 50 lbs.



## NEED STUCCO WORK DONE?

I was driving through the neighborhood and saw that a neighbor was having their stucco worked on. I stopped and asked some questions and got their contact information. I had damage done by EarthTech while my house was being fixed for sinkhole work and asked them to come by and give me a quote. This is not board approved and I am not pushing them on anyone. I simply asked for their business card and will proceed to get an estimate for my own property. They do Stucco, Stone, Paint and other general labor. Here is his information if you would like to contact them: They give free estimates, accept credit cards and are bilingual.

#1 Quality Works Inc.

Eric Sandoval

37211 Belford Ct #3523, Zephyrhills, FL 33541

T: 865-258-1639

F: 813-602-8749

1qualityworksinc@gmail.com

www.Facebook.com/1qualityworksinc

## NEED NEW WINDOWS?

One of our neighbors just got new windows and I went to talk to the installers and asked for a business card. I asked them if they would give me an estimate. Again this is not board approved and I am not pushing them on anyone. This is simply someone who came into our community and did work in our neighborhood. They service from custom homes to mobile homes. Insured: C-10697

Gulfside Carpentry

Doug Hendricks Jr. Owner

727-385-2849

- Please remember however, if you do decide to get new windows they must comply with the condominium documents and abide by the rules for the association, you must fill out an Architectural Control application with specifications to be approved by the board before work can start. You can get those applications here: <https://cloverplace.org/forms.html> scroll down and click on "Alterations" a form will appear.

# REMINDER ABOUT THE PROPOSED AMENDMENTS

Last month the property manager sent out the boards proposed amendments for the community to vote on. We have 3 weeks left and those ballots will be counted. If you have not filled out your ballot to vote yet, please do and mail it back in the envelop provided or scan and email it to Maureen or drop it off to one of the board members to be counted. They need to be returned by the 10/17/2019 BOD meeting. Please let us know if you did not receive a package and one will be mailed or dropped off to you.

## CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.

### OPEN LETTER TO OWNERS

Dear Fellow Owners:

Please find enclosed proposed amendments to the Declaration relating to the implementation of interest and late fees when assessment payments are delinquent and leasing of units. The Board feels the enclosed proposed amendments to the Declaration are in the best interests of the Condominium.

The current amendment provision of the Declaration requires the affirmative vote of a majority of the members of the Association present in person or by proxy at a duly called meeting of the membership of the Association to amend any provision of the Declaration. **Please encourage your neighbors to actively engage in the process and cast their vote one way or another.**

The proposed amendments to the Declaration serve to accomplish the following:

(1) Section 17(c) seeks to allow the Association to charge interest and late fees on delinquent assessments at amounts set by the Board of Directors and if not set, capped at the highest rate allowed by law – interest would be capped at 18% and late fees would be capped at \$25.00 or 5% of the installment due. It is the Board's intent that adopting this amendment may act as a deterrent to owners in making assessment payments late and/or will lower the overall number of delinquencies, thereby ensuring that the Association can remain on budget.

(2) Section 23(a) seeks to allow the Association to charge an application fee in order to run background checks on prospective tenants and permanent occupants. Again, this sets a cap of \$100.00 per applicant if the Board of Directors does not set a specific amount for an application fee.

(3) Section 23(b) seeks to prohibit rentals in the first year of ownership and to further clearly provide the Board with approval authority over prospective lessees and provides the Board with the authority to evict any tenant who violates the governing restrictions and fails and/or refuses to cure such violations after notice from the Association. These proposed amendments are intended to more closely regulate leases within the Condominium to help ensure that tenants and permanent occupants do not pose a threat to the safety and welfare of the Condominium.

We would encourage owners having any questions or comments with regard to the proposed amendment to please contact the Board; otherwise, the Board of Directors encourages your YES vote with regard to the proposed amendment to the Declaration enclosed herein.

If you are agreeable to the proposed amendments, please fully complete the enclosed Limited Proxy and return same to Cloverplace Condominium Association, Inc., c/o Association Data Management, 36434 U.S. Highway 19 N., Palm Harbor, Florida 34684 or by hand delivery prior to the time of the meeting.

Again, the Board encourages your active participation and needs your vote in order to effectuate the proposed changes.

Should you have any questions or concerns, please do not hesitate to contact the Board of Directors.

Sincerely,

Your Board of Directors  
Cloverplace Condominium Association, Inc.

➤ Cloverplace Board Member Meetings open to all!

October 17, 2019	BOD Meeting
November 21, 2019	Annual Budget / Board Meeting
December 19, 2019	BOD Meeting

## YOUR 2019 BOARD MEMBERS

### **BOARD OF DIRECTORS**

**President: Maureen Glynn**  
**Vice President: Kathy Curtis**  
**Treasurer: Michael Neff**  
**Secretary: Diane Trepany**  
**Director: Mariann McCarthy**

### ***Our Management Company***

#### **Association Data Management**

**Frank Parrish**  
36434 US 19  
Palm Harbor, FL 34684  
P: +1 (727) 799-0031  
[info@associationdatamanagement.com](mailto:info@associationdatamanagement.com)



## 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.

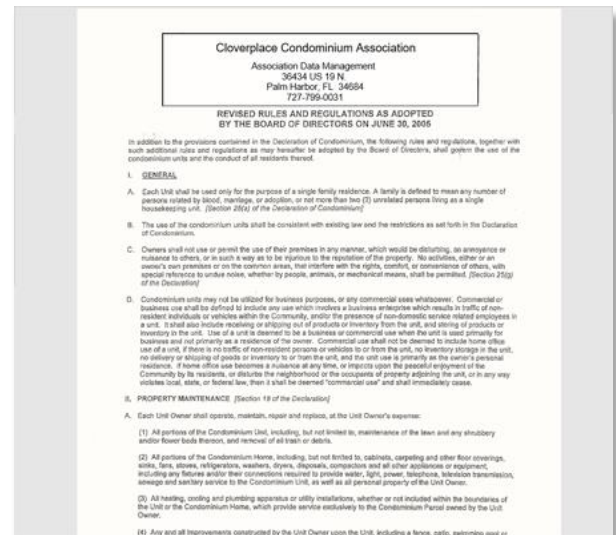
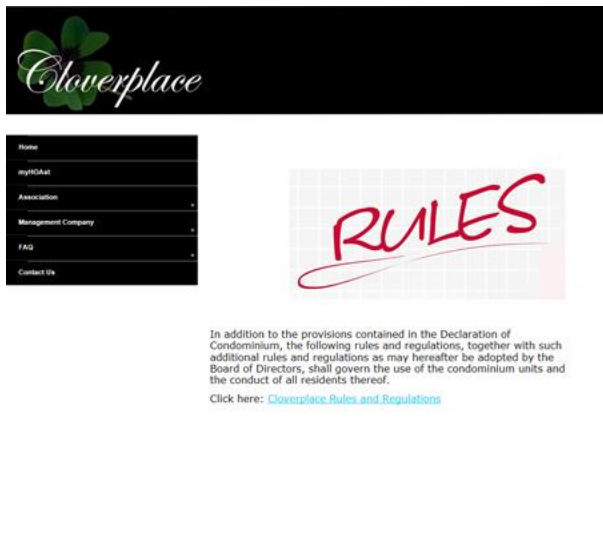
"Rules help us  
live our lives  
when we lose the  
will to do it on  
our own"

— Yvonne  
Woon, Dead  
Beautiful



# 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> 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.

