

Southfork Lakes Connections



SOUTHFORK
LAKES
HOMEOWNERS
ASSOCIATION

February 2021
Volume 1, Issue 1

Message from the Board

The Southfork Lakes HOA produces a monthly newsletter which contains Board news, Community activities, reminders, local news & entertainment, and contact information.

- ◆ **Finally!!** Get a jump start on your Spring Cleaning by participating in our 2021 semi annual Garage Sale! The first weekend in March and the second weekend in September to clear out those unwanted items. Check out the Community Bulletin Board on page 3 for more details.
- ◆ **Homeowners can pay on line via the Meritus website.** If you go to meritusassociations.com. There is an "Online Payment" option that you can select at the top of the page. When you click on it, another tab will open where you can set up and/or manage your payments. If you have questions about making your assessment payments, or setting them up, Zoraida can help, ext. 321 or Zoraida.Blanchard@Merituscorp.com. If you need assistance making a payment or logging into the resident portal, contact Meritus. This information is provided in the Welcome Letter that is mailed to owners shortly after the purchase your homes. "Resident Login" is another option at the top of the home page of the Meritus site. This is where you can look at your account information, view the community documents and forms, and register your email to be included on the email distribution list.
- ◆ **Stay Connected - The 1st edition of this newsletter will be the only physical copy mailed to the homeowners. Please subscribe to receive ongoing newsletters emailed directly to you. See page 6 for details.**

HOA BOARD MEMBERS

- ◆ **FREDDY BARTON**, President
president@sflhoa.com
- ◆ **RENA VANCE**, Vice President
vp@sflhoa.com
- ◆ **PENELOPE CARUTHERS**,
Secretary / Treasurer
secretary@sflhoa.com

The Southfork Lakes HOA is managed
by Meritus Associations.

Meritus Associates
2005 Pan Am Circle., STE 120
Tampa, FL 33607
Phone:(813) 397-5122
Toll Free: (855) 415-4887
Fax:(813) 873-7070

Southfork Lakes Management Team:

Monica D'Ambrosio, HOA Manager:
monica.dambrosio@merituscorp.com
Office: 813- 873-7300 ext. 320

Should you need to speak with the
Property Manager, please contact:
Gigi Holmes, Property Manager
gigi.holmes@merituscorp.com
813-783-7300 ex 324

For general community information &
architectural applications contact:
Lori Bounds, Administrative Asst
lori.bounds@merituscorp.com
813-783-7300 ex 403

For account information, account
statements, access
to www.meritusassociations.com, or
other accounting related information,
please contact:
Zoraida Blanchard, Accountant
zoraida.blanchard@merituscorp.com
813-783-7300 ex 321

For compliance or violation issues and
letters, please contact:
Andrea Cedres, Compliance Manager
andrea.cedres@merituscorp.com
813-783-7300 ex 496

Did You Know?

Architectural Improvements Application Process

The Architectural Review Committee's (ARC) mission is to ensure we continue to live in an attractive and well-maintained community. When you're ready to make a change, take the following steps:

- ◆ Log into the Residential portal at meritusassociations.com and click on DOCUMENTS. Scroll down to find "ARC Application". If you need your Meritus account # reach out to Lori Bounds at Meritus.
- ◆ Submit the ARC Application and supporting documents to Lori Bounds at Meritus lori.bounds@mertiuscorp.com.
- ◆ ARC Committee will review and vote on the application (All applications will be reviewed the First Friday of every month and voted on within 30 days). For urgent applications please email the AC Committee at ac@sflhoa.com.
- ◆ After approval, a notice will be sent to the homeowner by Meritus
- ◆ 30 days after approval, a "Request for Notice of Completion" will be sent to the homeowner, asking if their project has been completed so we can close them out in the system. A simple email to ac@sflhoa.com will suffice, so we can close the application.

Avoid Violations & Fines

When making an alteration without ARC approval the homeowner may be putting themselves in danger of monetary assessments against their property, fines, legal action up to a possible lien against the property. Take the time now to correct or upgrade your changes before the next round of inspections.

Currently, Meritus makes inspections twice per month and changes will be forthcoming regarding a more complete and consistent inspection and to ways to report violations.

What Do They Do?

In communities that have both HOA and CDD fees, the HOA is accountable for enforcing the deed restrictions and overall neighborhood conditions while the CDD handles the general maintenance and will pay off the communities' amenities and infrastructure. The CDD nicely complements the responsibilities of the Homeowners Association.

Community Development District

The CDD will provide the following publicly-owned elements:

- ◆ Roadway and sidewalk repairs & maintenance
- ◆ Aquatics maintenance
- ◆ Landscaping
- ◆ Wetland monitoring & maintenance
- ◆ Street lighting
- ◆ Amenity Center & Common areas



Homeowner's Association

The HOA is responsible for the enforcement of the covenants and deed restrictions, as governed by the adopted by-laws. The services provided are:

- ◆ Administrative
- ◆ Financial
- ◆ Architectural reviews
- ◆ Enforcement activities



The HOA and the CDD contracts with Meritus Associations management company to provide association management services and handle the administrative affairs of the association.

Local News

I-75 Interchange Improvements @ Big Bend Road (CR 672) Exit 246 Project # 424513-3-52-01

Due to the rapid growth in the South county area, the Department of Transportation has partnered with Hillsborough County to find longer term solutions to address the traffic congestion in the area of the Interstate 75 interchange at Big Bend Road (BBR).

Proposed improvements include the complete reconstruction of the I-75 interchange and Big Bend Road.

A new northbound on-ramp for westbound BBR traffic and a new southbound off-ramp for westbound BBR traffic will be built. This will eliminate the need to cross BBR to get on or off I-75 from the North. The storage area at the base of the I-75 northbound off ramp will be increased. An additional left turn lane onto

BBR westbound will be added.

The southbound I-75 exit lane approaching to BBR will be lengthened. An additional left turn lane from the SB I-75 ramp to westbound BBR will be added, creating a triple left. A dual right turn lane controlled by a signal from the SB I-75 ramp to eastbound BBR will be added.

Big Bend Road (BBR) will be widened between Covington Garden Drive and Simmons Loop from a 4-lane divided road to 6 lanes including enhanced pedestrian, bicycle and bus facilities.

The bridges on Old Big Bend Road and Big Bend Road will be rebuilt.

Construction is anticipated to begin in 2021 with a construction estimate of \$93.4 million.

<https://www.fdottampabay.com/projects/city/riverview/design>

“Community is much more than belonging to something; its about doing something together that makes belonging matter”

Brian Solis

Community Bulletin Board

SFL COMMUNITY GARAGE SALE!

Saturday March 6 & Sunday March 7, 2021 8am - 2pm

GUIDELINES & TIPS

- ◆ **Keep off the grass.** Set up your items in your garage or driveway
- ◆ **Price everything in advance & be willing to negotiate on everything**
- ◆ **Don't sell anything unsafe or recalled**
- ◆ **Consider offering free coffee or lemonade** to get shoppers to linger longer.
- ◆ **Put out a power strip attached to an extension cord** so you can demonstrate electronic items work to potential buyers.
 - ◆ **Recruit a friend or two to help.** They might want to bring some of their own castoffs to sell, too.
 - ◆ CredAbility advises pricing items in good condition at 25 to 30 percent of their retail value. Find suggested pricing guides by doing an Internet search for "garage sale pricing."



Clubhouse Updates

AMENITY CENTER/CLUBHOUSE FACILITIES UPDATE

Here is an update to the current hours of operation:

Gym Hours: 6 AM to 9 PM – Seven Days a Week

Pool Hours: Sunrise – Sunset

Onsite Office Hours : 10 AM to 5 PM – Monday through Friday

Onsite Office Phone : Joseph Rogers – 813-404-2881

Please remember to observe the social distancing guidelines at all times. Thank you.



Joseph Rogers, Amenity Center Onsite Manager
813-404-2881
carltonlkclubhouse@gmail.com

Southfork Lakes Celebrates



Black History Month is the perfect time to honor past African-American achievements, unite in the present, and inspire everyone to believe in the

power of a dream as we join together to shape the future! Spend time during February reflecting upon all aspects of Black History. Remind individuals that despite the struggles faced throughout Black History, African Americans continue to inspire and make wonderful achievements.

Tampa Bay Black Heritage Festival Starting in February, there are galas and festivals taking place in Plant City, which is just a short drive from the Tampa area.

Friday, February 7th, the 17th Annual Plant City Black Heritage Gala and Banquet will be held with keynote speaker, the Honorable Lesley “Les” Miller.

February 8th, the 15th Annual Black Heritage Jazz

Festival will take place. This festival features Wright’s Jazz Stars and is at the Robert W. Willsford Train Museum in Plant City, Florida.

February 9th, you can attend the Black Heritage Gospel Concert featuring Mt. Olive Baptist Church Choir and others to be announced.

February 20th, **Black Violin** you can experience the Black Violin Event at the Straz Center for the Performing Arts located in Tampa, Florida. You will experience mashups of classical and hip-hop music with string instruments and turntables. If you are interested in this event, it is recommended to purchase your tickets early as this event often sells out when Black Violin is in Tampa.

February 29th **Black Heritage Expo** is hosted by West Shore Plaza. The event takes place between 1 pm and 5 pm and is a celebration of Black Heritage today and beyond. You can celebrate through dance and music and take part in different workshops throughout the day.

Maintenance Tips

Flush & Clean Your Water Heater.

No matter how clean your water is, it has sediment in it. That sediment over time settles at the bottom of your water heater, causing expensive problems down the road. Watch this "How to" Video for extra help <https://youtu.be/sDKfWlun2sE>

Do You Need Gutters?

You may not need gutters if:

- ◆ You have a 6" to 10" wide roof overhang.
- ◆ You have an apron of concrete, gravel, or stone around your house, and

an adequate drainage system to support it.

- ◆ The ground slopes away from your house.
- ◆ Your roof is very shallow.
- ◆ You have an effective rain diverter already installed.
- ◆ You live in an area that doesn't get a lot of rain.

It's a good idea to consult with a gutter contractor before you take your chances.



Upcoming Events

MAD MEN



Mad Men Monday

Any whisky drinkers (or any liquor)?? Trying a different drink out and meeting our neighbors each week Monday evenings. Hosts & locations may vary so check out our FB page for weekly details. Open to men and women.

*Not a SFL HOA Sponsored event

February

2021

SUN	MON	TUE	WED	THU	FRI	SAT
31	1	2 Fining Committee Meeting	3	4 CDD Meeting	5 Architectural Review Committee Meeting	6
7	8 HOA Board Meeting	9	10	11	12	13
14 Valentine's Day	15 Presidents' Day	16	17	18	19	20
21	22	23	24	25	26	27
28	1	2	3	4	5	6

Calendar



Keep in touch with our neighbors by joining SFL FB pages:

Southfork Lakes Residents Riverview, FL

This is a private, monitored group created for and by the residents of Southfork Lakes community in Riverview, FL. The rules are simple: be kind and respectful to your neighbors. Let's make friends, support each other, and celebrate together.

Southfork Lakes Buy & Sell for residents only. This is a page to serve the community for the purpose of selling, buying, or trading things from your neighbors for security and safety.

Next Steps

Welcome to the first edition of the monthly Southfork Lakes Connections Community newsletter.



STAY CONNECTED

SUBSCRIBE FOR NOTIFICATIONS : Send your name & email address to Communications@sflhoa.com with the subject: **SUBSCRIBE** to continue receiving the full version of SFL Connections Newsletter.

Don't worry, if you do not opt for the digital copy there will be a printed condensed version in the enclosed case at the main Clubhouse entrance. The notification process is currently being updated, so please bear with us through the transition this year.

- ◆ Community Garage Sale - March 2021
- ◆ SFL Community website
- ◆ SFL Community Business Directory



ATTENTION SFL BUSINESS OWNERS!!!

Register today to be added to our Community Business Directory. Let your services always be known and at the neighborhood's fingertips on the website! Send your Business Name, contact info and service specialty to communications@sflhoa.com with the subject: **BUSINESS DIRECTORY**.

- ◆ Are you looking for an opportunity to make a positive impact in your community? The Events committee may be for you! Help plan the activities that bring our community together by contacting Events@sflhoa.com.

Contributors

Don Hartman Editor
Tabitha Laidler Contributor
Mylene Dick Contributor

events@sflhoa.com

communications@sflhoa.com