



Bloomingdale Ridge HOA

Fox Run The Greens

Management Company:

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From the President:

As the year progresses, we continue to manage the affairs of our community in the most cost effective manor possible, making smart decisions to improve and maintain our community to a standard we can all be proud of.

Because of rising operating costs and in an effort to hold our annual assessment at its present level for as long as possible, our focus will be on maintaining rather than new projects. One of the ways we are trying to hold down costs is to hold our board meetings bi-monthly instead of monthly. This reduction saves some managements costs and we will continue to look for other cost effective ways to do business.

That being said, let me give you an update on a project we started in 2006, our new community lighting. The new Salem/Charleston style lighting will finally become a reality in March, when TECO begins removing the old and installing the new. TECO's timeline for completion is the end of March if all goes as planned. They will be installing five lights per day, working six days a week for a total of 88 lights. This calculation comes from TECO's project engineer assigned to our job. I personally can't wait to see the first lights installed.

A problem I would like to talk about and one I have received many complaints about is the parking of vehicles across the sidewalk. We have many people who enjoy walking our neighborhood, exercising, children riding their bikes and mothers walking their babies. It is sad that they have to walk into the street because someone's car is blocking the sidewalk. There is no rule or regulation in our covenants pertaining to this, but I am sure there is some regulation relating to the disabled having their way blocked by cars and maybe a little consideration would go a long way.

As you read through the newsletter, you will find other concerns your neighbors have brought to our attention. We have addressed those items as reminders because they are part of the covenants that govern our community.

In closing, once again I look forward to hearing from you when you need assistance or have a concern. I offer you my email address so you can easily contact me, finalrun@verizon.net. Have a Great Year.

Respectfully,

Frank Salatti



2007 Financial Statements:

Enclosed with this package is a copy of the 2007 Balance Sheet, the Income Statement, and the Cash Receipts and Disbursement Report, as prepared by your Management Company. Florida law dictates that this report must be mailed to the membership at least 90 days before the end of the fiscal year. If you have any questions or concerns regarding the financial reports, please call or e-mail Emilia Eich.

Lawn Maintenance and Reclaimed Water Schedule:

Regarding Reclaimed water, the County asks that each homeowner does the best they can to conserve with our continual water shortage; however, the only restriction to our reclaimed watering system is that you cannot water from 8 A.M. to 6 P.M. If you have questions about getting hooked up to Reclaimed water, please contact the Hillsborough County Water department at (813) 272-5977.

In regards to lawn maintenance, the turfgrass does not need to be mowed too short or too frequently which causes the grass to stress and allows the weeds and pests to begin their infestation of your lawn. If you are noticing these symptoms in your lawn, please exterminate the pests and raise your mower blades. For further information about your particular turf grass and care instructions, please visit the website at:

http://hillsborough_fyn.ifas.ufl.edu

And click on "Choosing a Turfgrass for Florida Lawns."



Pet Reminder:

In the past couple of months, there have been some instances where certain homeowners within the community have allowed their pets to roam freely around the community. Please note that this rule listed below within your community documents pertains to all household pets. Also note that your documents were written by the developer and the Board of Directors and management company are responsible for enforcing them.

The Declaration of Covenants and Restrictions, Article VI, Section 11 states, "...Dogs which are household pets shall at all times, whenever they are outside of the home on a lot or a fenced area of the Lot, shall be confined on a leash held by the responsible person."

Therefore, please ensure that your pets are on a leash at all times when outside the confines of your property.

Mildew Reminder:

With the wet winter this year, there is an abundance of mildew throughout the homes in the community. Therefore, we are requesting that if your home, driveway, sidewalks, curbs, fences and roofs contain mildew, please clean and/or pressure wash these areas at your earliest convenience.

We thank you to your efforts in keeping Bloomingdale Ridge an extraordinary community.



Trash Receptacle Reminder:

There are still instances where homeowners are storing their trash containers outside their garage or on the side of their house. Please ensure that the trash containers are stored either in the garage or behind the fence so they cannot be seen from the street and neighboring lots. The documents, written by the developer, state the following:

Please note Article VI, Section 16 of the Covenants, Conditions, Restrictions and Easements of Bloomingdale Ridge states, "... all garbage or trash containers should not be visible from the street or any other lot. Please store your garbage containers in a location that is out of view from the street and neighboring lots."

Please put your trash containers at the curb the day before pickup after dusk at the earliest and ensure that they are put away the day of trash pickup.

The Bloomingdale Ridge website is temporarily under construction. However, a webmaster has been hired and the website address will remain the same. Hopefully this project will be completed shortly and you can visit the website at www.bloomingdaleridge.com for information about your community.



Sidewalk Repair:

If the sidewalk in front of your home parallel to the street is damaged and is a tripping hazard, please contact the South Service Unit of the Public Works Department with the County at (813) 635-5400.



Architectural Requests:

We remind each of you that you **MUST** submit a request if you are planning on any exterior modification. Please send your request, in writing, to the Architectural Control Committee (ACC) and allow 30 days for review. Please send to the following address:

PO Box 1058
Ruskin, FL. 33575



Board of Director Meetings

The Board of Directors meetings will continue to be held at the Bloomingdale Library at 6:30 p.m. with the following schedule:

May 12th
August 11th October 13th

The Annual Meeting will be held at Alafia Elementary School on November 10th.



2008 Annual Assessment:

The Association Annual Assessment of \$138.00 was due and payable on January 1, 2008 and delinquent on January 10, 2008. If you have not remitted your payment, please send \$138.00 made payable to Bloomingdale Ridge HOA and mail to:

PO Box 1058
Ruskin, FL. 33575

DISCLAIMER

Every effort has been made by the newsletter committee to provide accurate, relevant and timely information. However, errors and omissions can occur. By using the information contained herein, the reader willingly assumes all risks associated with such use. Neither the newsletter committee nor the contributing authors shall be responsible for any special, consequential or other exemplary damages resulting from any reader's use, interpretation or reliance upon the information contained herein

ACC Meetings:

Due to the Statute Changes that were effective July 1, 2007, the Architectural Review Board is now required to post a meeting schedule. Therefore, the meetings will be held at the Bloomingdale Library at 6:30 p.m. on the following dates:

April 14th May 12th June 9th
July 14th August 11th September 8th
October 13th November 10th December 8th



2008 Board Members

President: Frank Salatti
4014 Eagles Nest Drive
813-655-1268

Vice President: Rob Maurello
2318 Timbergrove Drive
813-681-9783

Treasurer: Terry Hoos
4005 Aspen Leaf Way
813-319-3777

Secretary: Linda Weisman
2309 Marseille Court
813-653-4867

Director: Robert Strynar
2328 Timbergrove Drive
813-777-1256



Mr. William Gilmour
2228 Hickory Ridge Drive

Ms. Marietta Randolph
3802 Northridge Drive

If you have recently moved in and not included on our list, please contact Emilia at the management company.