

DEEP CREEK GAZETTE

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

PUNTA GORDA, FLORIDA

AUGUST 2010

SECTION 23 POA BOARD OF DIRECTORS

President	Harvey Goldstein
Vice President	Ronald Woods
Treasurer	Joseph Harris
Secretary	Victoria Craig
Director	Leonard Alsene
Director	Roman Slipatchuk
Director	Irene Wieder

COMMITTEES

Architectural Review	Joseph Harris
Lakes & Greenbelts	Joseph Harris
County Liaison	Harvey Goldstein
Deed Restrictions	Ronald Woods
	Victoria Craig
	Leonard Alsene
	Roman Slipatchuk
	Irene Wieder

ASSOCIATION OFFICE STAFF

Assoc. Manager	Jay Carlson
Office Manager	Teresa Boucher
Office Secretary	Dorothy Cabott

HOW TO REACH US

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ELECTION OF DIRECTORS

It is that time of year again when we vote for new members for the Board of Directors. There are three (3) positions to fill for the next session of a two year term.

There are seven candidates on the ballot, carefully read each resume before making your decision. Each candidate has experience that can benefit Deep Creek, not to mention they are willing to volunteer their time to help make Section 23 an ideal place to live - remember, these property owners represent you.

Cast your vote for three (3) candidates on the enclosed ballot, as well as your decision for the proposed budget for 2010/11 fiscal year.

You can return your ballot & owners statement to the Association office prior to the Annual Meeting scheduled for October 6, 2010 or you can bring them with you the night of the meeting.

ARCHITECTURAL REVIEW

Permits issued

October 2009 thru July 2010:

Single Family Homes-----	2
Pools-----	5
Fences/Enclosures -----	10
Additions-----	2
Multi Family Dwellings-----	0

A permit is required prior to construction of homes, additions, pools, fences, and enclosures.

Also approval is required when changing the color of your home, and any concrete work.

PRESIDENTS REPORT

It has certainly been an interesting year! Your Board has tried to stay on top of a number of issues that affect Deep Creek residents.

Many of us are aware of the problems created by Hampton Point apartments off Luther Road. Some time ago, the management of that complex built a sidewalk from their property to the end of Montpelier Rd in Deep Creek. This sidewalk was allegedly constructed at the behest of the School Board so that children from Hampton Point could be picked up by busses in Deep Creek. This created many problems for our residents including trespassing, garbage and litter issues, and the flooding of properties on Montpelier Rd caused by the sidewalk blocking the proper flowage of rain water. Recently I discovered that this sidewalk had been constructed without any permits from either the County or from SWFWMD, nor had permission been granted from the owner of the property the sidewalk crossed! We therefore demanded that the sidewalk be removed. When our demands were ignored, we then removed the sidewalk and the gate that allowed access into Deep Creek. We have billed Hampton Point for the costs incurred, and if they fail to pay, we will be pursuing in court.

Some time ago, The School Board requested that we allow them to build a road across a residential lot to provide additional access to Deep Creek Elementary School. We denied this request since our residential lots are for homes, not roads, and Benderson Corp already said that a road could be built across their property if additional access was needed.

It looks likely that an interconnect will be built between the water treatment plant on Kings Highway and the plant on Shell Creek in Punta Gorda. This will mean a major pipeline coming down Capricorn

Blvd. We will keep on top of this so residents will know when this project begins.

A significant piece of legislation was passed that will assist us in collecting assessments and other costs. We will be able to collect from renters, and will also be able to levy significant daily fines for late assessments and other costs e.g. legal fees etc.

In November, our MSBU committee is planning to hold a public meeting to discuss paving, drainage needs and the projected costs for any paving projects. I urge all residents to attend. The dates will be publicized once the MSBU committee decides on a specific date.

I am honored to have been able to serve as your Board President for the past two years. I know that all of us want to keep Deep Creek the crown jewel of Charlotte County.

Harvey Goldstein

www.section23poa.com

Hopefully, by the time you receive this newsletter, we will have completed the renovations to our website.

You will find: Board meeting schedule, meeting minutes, Association documents, building permit applications, important notices, County information, plus much more.

It is our desire to keep you informed and the website is a great tool in which to accomplish that...check it out!

DEED RESTRICTION VIOLATIONS

As of July 31, 2010

Reported Violations - 917

Completed Violations - 626

Active Violations - 291

BENEFITS AND RESPONSIBILITIES

YOU are the Property Owner's Association, when you bought your property here you became a member. The membership comes with benefits and responsibilities. The benefits include use of the Common Areas, the Lakes and Greenbelts. These add significantly to the desirability of our community and greatly enhance the quality of life for all residents. Another major benefit is the existence of the Deed Restrictions, a set of standards by which our community was developed and by which we continue to control the appearance of our community. Without deed restrictions you would not have the beautiful community you live in today. If anyone doubts this, you only have to drive into other parts of Charlotte County where there are no standards and you will find haphazard design, poorly controlled use of the properties and a pattern of continued deterioration and declining property values.

In addition to the benefits, there are responsibilities. You have a responsibility to participate. The most apparent form of participation is the payment of the annual assessment. The assessment finances the maintenance of the common areas and the operation of the association. Other participation comes in many forms that range from serving as a Director to just being a good citizen and neighbor. There are many opportunities to become a participant. There are committee positions, you can make suggestions to the Board of Directors, report things that need correcting and attend the annual meeting.

We all need to assess our past involvement and seriously consider what more we can do for the Association. Together we can make this community an even better place to live.

FINANCIAL UPDATE

Thank you for your support of the Board's decision (October 2005) to assess each property owner \$20 per year, for a five year period, in order to clean up the common area after Hurricane Charley in 2004. As scheduled, the loan will be paid in full September 2010.

Financial Statements for fiscal year 2009-2010 will be available at the Association office for your review by October 31, 2010.

IN MEMORIAM

I am sad to report that two long time Board members recently passed away.

Bob Bracken served many years and was president during and immediately after Hurricane Charley.

Gladwin Unrau also served for many years and was our expert when we needed to have plans for new homes, pools, and additions examined and approved. We will miss both of these fine individuals.

DEED RESTRICTIONS

The purpose of the Deed Restrictions is to protect and enhance the property values of the entire community, to provide a common denominator for the care and condition of our property and to give some assurance that our neighbors and their actions will be complimentary to us and to our community. It is for these reasons, at least in part, that the most of us chose Deep Creek. There is a small minority who feel that the Deed Restrictions deny them the freedom to do what they want.

This is in spite of the fact that they should have been aware that this is a Deed Restricted community and that by virtue of their taking title to their property they were legally agreeing to abide by them.

Most of our residents don't clutter the neighborhood with their trash at the curb days before scheduled pick-up or don't have to be reminded to store their garbage cans out of sight after collection. They cut and trim their lawns timely and they don't park boats and trailers on their property. Most of our residents care about the community. They maintain their property to high standards and conform to the deed restrictions not because they have to, but because they take great pride in their homes.

PLEASE NOTIFY SECTION 23 OF AN ADDRESS CHANGE AS SOON AS POSSIBLE!

PRIDE IN THE COMMUNITY

One day I was about to write up a violation on a home on Rampart. A man came across the street and asked if I was from the POA and I said I was. He told me that this particular house belonged to an owner who was not able to do the weeding and pruning, but the neighbors on both sides were doing the work for him and it would be completed shortly. The weeding and pruning required on this property was NOT a small job. My grandmother would have said that they earned a gold star in their crown when they went to meet St. Peter. If you know that a neighbor has trouble putting the garbage pail and recycle bins in and out or they need help with some other chore, why not give them a hand? You may need help someday too and even if you are fortunate enough not to need help, you'll be a better person for having shown kindness to your neighbor.

It would really transform Deep Creek if

each homeowner/family would commit to keeping the litter under control on one street, or section. The POA has a contractor that picks up the litter on Capricorn, Rampart, Rio de Janeiro and Sandhill on a monthly basis. I know several snowbirds who clean up sections of Capricorn and Sandhill on a weekly basis when they are here. If everyone, who was physically able, would take 10-15 minutes each week and walk in their neighborhood and pick up litter, it would be a huge improvement to the first impression of Deep Creek - and you know what they say about first impressions.

Even children can take pride in their community by helping to pick up garbage/litter along the roadways. Of course, children should be warned never to pick up broken glass, to stay away from fire ant mounds and dog waste that irresponsible pet owners have not removed.

Lately I have seen some homes that were in the foreclosure process that have been purchased either as a residence or for investment. Some are doing well - the lawn is being cut when needed, weeds are being pulled, pruning and trimming is done and the required plants/trees are being added. I have seen homes in terrible condition, as we all have. Some new owners have put time and effort into making their home tasteful, interesting and picturesque and a few look better than they did before foreclosure. I am hopeful that the properties that look hopeless now will be transformed by new owners. People who have a strong sense of community and citizenship do not and will not want to purchase a property or home where other owners show little or no concern for the appearance of their homes or the community as a whole.

Vicky Craig