



## Third Quarter Newsletter

September 2014

### **MSTU Advisory Board**

At its August 20<sup>th</sup> meeting, the Board of County Commissioners (BCC) voted to reinstate the Golden Hills MSTU advisory board. The Advisory Board includes Carmel Connor, Joe Gatti, Jody Micilcavage, Roy Varner, and Lorraine Wieskamp.

### **Deed Restriction Issues**

There continues to be some misunderstanding about the GHPOA deed restrictions and the requirement for homeowners to provide an application for approval to the Design Control Committee before starting work on any external project. The most common projects and those that definitely require an application for approval include:

- structures and additions
- fences of any kind
- changing exterior colors
- major landscape/hardscape work
- parking motor homes, boats, or trailers for more than 72 hours

The application form is on the GHPOA web site at [www.ghpoa.org](http://www.ghpoa.org) and available by request from the DCC ([designcontrol@ghpoa.org](mailto:designcontrol@ghpoa.org)) or the board secretary ([secretary@ghpoa.org](mailto:secretary@ghpoa.org) or 352-622-1000).

Some people may wonder why it is important for the Association to be diligent about enforcing the deed restrictions. Simply put, if the Association fails to enforce them, the restrictions can very easily become unenforceable for the future. The law requires that restrictions be diligently and constantly enforced in order for them to remain in effect.

### **Vandalism Incidents**

Please note that there have been some incidents in recent weeks of persons driving across the grass on some of the community's roundabout. The Sheriff has been advised about these incidents and if anyone has information about who might be doing this, please let the board secretary know and we will forward the information on to the Sheriff.

## **GHPOA Board Openings**

There are currently four vacancies on the Board with various terms of service. Three are for the remainder of this year and one expires in 2017. If you would be interested in serving on the board, or if you have questions about what serving as a director entails, please contact us for more information.

## **Property Owner Survey**

Enclosed as part of this newsletter is the opinion survey of the Golden Hills residents mentioned last quarter. The board is undertaking this survey to get a better understanding of the priorities, issues, and concerns of the neighborhood. We are hopeful that input from the community will help guide how the board spends its time and the Association's funds.

The primary purpose of a POA is to help maintain property values. The GHPOA Board of Directors is responsible for the oversight and management of the Golden Hills Property Owners Association. In order to effectively oversee the Association, and to meet the needs and desires of our homeowners, the GHPOA board, has developed the 2014 POA Community Survey. Please take the time to complete and return the survey in the enclosed postage paid envelope; it will be an excellent way for your opinions and ideas to be heard.

If you would like to be entered in a drawing for one of four (4) gift certificates please fill out the form below and return it with your survey. The results of this survey will be posted on our website and included in the next newsletter.

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### **Drawing for Gift Certificate**

**Your Name:** \_\_\_\_\_

**Your Address:** \_\_\_\_\_

**Your Phone Number:** \_\_\_\_\_

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## Golden Hills Residents Survey

### How long have you resided in Golden Hills? (check one)

less than 2 years     2 – 5 years     5 – 15 years     more than 15 years

### What is your residence status? (check one)

I live here full time in a house I own.                       My house is currently vacant.  
 I live here part-time in a house I own.                       I own land with no house.  
 I rent out my house.     I live here in a house I rent.

### What were the major factors in your decision to live here? (check all that apply):

I like the look of the community.  
 I like living/owning on a golf course.  
 I thought it was a good investment.  
 Price of the house  
 Deed restricted community  
 Other (Please specify) \_\_\_\_\_

What do you like most about living here? \_\_\_\_\_  
\_\_\_\_\_

### If you could, what would you change about living in Golden Hills?

**More** enforcement of the deed restrictions  
 **Less** enforcement of the deed restrictions  
 Install a security gate at the front entrance  
 Other (please specify) \_\_\_\_\_

**In your opinion, what is the main purpose of having a Property Owners Association? (Please rank each in importance from: 7 = being the most important to 1 = being the least important.)**

Maintaining property values by assuring owners keep their property up to community standards

To set general community rules to live by for all community residents and owners

To disseminate and distribute community information, news and views to all residents and owners

To manage and oversee the maintenance and upkeep of the common areas of the community

To insure that all members pay their annual POA dues and on time

To impose fines when owners do not maintain their properties according to the Deed Restrictions

Other: \_\_\_\_\_

**Should the Association spend POA funds to maintain properties that are not being kept up?**

Yes, as long as there is a reasonable opportunity to recover the funds with billing, liens, etc.

Yes, even if the property is in foreclosure and the funds may not be recovered.

No

Other (please specify) \_\_\_\_\_

**Do you feel you have received value for your annual homeowner's dues? (Applies only to POA members)**

yes       no       not sure

**Have you visited the GHPOA website?**  yes     no

**If you responded yes, do you find it useful?**     yes     no

**Do you use email?**  yes     no

**If you responded yes, are you receiving emails from the board?**  yes     no