



## Second Quarter Newsletter

June 2014

### Front Entrance Improvements

Work on the front entrance has been essentially completed and community feedback has been very positive. All that remains is for the County to install the curbing which is on their schedule but with no firm date as yet. This was a project requiring extensive planning and a group effort to bring to completion. Thank you to the previous board for a job well done.

Similarly, renovation of the lighting on 78<sup>th</sup> Avenue is now funded and on the schedule to be completed when the power company and the County can do the work.

### Deed Restriction Issues

For the past few months, the Design Control Committee has undertaken a new program to prioritize the current violations of the deed restrictions and to aggressively pursue the most serious offenders. Using this approach, they are focusing most of their energy on two areas:

- Fence violations where the fence extends beyond the width of the house. These situations often tend to have multiple violations such as the use of chain-link on the property boundaries which is also specifically prohibited. We appreciate the cooperation we have received so far in correcting these violations.
- We have also begun the steps to require corrective actions for other continuing non-fence related violations. The procedure, as outlined in the GHPOA bylaws, is designed to give the property owners adequate opportunity to respond and/or comply and can be time consuming. Some of these situations also involve properties that are in various stages of foreclosure or lender actions which complicate our options.

In the meantime, there are a number of other issues that we would like to bring to everyone's attention and remind our residents that part of keeping Golden Hills a desirable and high-value area is everyone helping to keep the neighborhood attractive. As a reminder to everyone, please consider the following:

- Garbage cans should be put out no earlier than the night before pick-up and taken in the day of pick-up. Trash cans should not be left at the street past the end of the day of pick-up and should be stored in a location that is not visible from the street.
- Under the GHPOA deed restrictions, only "For Sale" signs are permitted on any lots in the neighborhood. That said, we have regularly allowed contractor or construction signs while a property is in active construction or renovation with the expectation that those

signs will be removed immediately upon the completion of work. We cannot accept commercial signs that are left up after completion of the work or for advertising purposes. Please be sure you are in compliance with the spirit of this restriction.

- Like trash cans, outdoor grills should be stored in a location that is not visible from the street.
- And lastly, we must once again remind dog owners that Marion County ordinances, as well as neighborly consideration, require dog owners to keep their dogs leashed when off their own property.

### **Property Owner Participation at Board Meetings**

The GHPOA board of directors is scheduled to meet on the first Monday every month at 5:30 PM at the Ocala National clubhouse to conduct a business meeting. They prepare an agenda to be followed so that the meetings can be productive and completed in a timely fashion.

The board is always interested in hearing from the property owners regarding issues or concerns that they might have and wants to make sure that everyone has an opportunity to be heard. With that in mind, we have added a standing item on the agenda and have agreed upon a procedure to accommodate input from the property owners at the monthly meetings.

To address an issue at a board meeting, the property owner should complete a form that can be obtained from the GHPOA Secretary at 352-622-1000 and on the web site at [www.ghpoa.org](http://www.ghpoa.org) under the "Useful Links" section. The completed form should be provided to the Secretary at least seven days before the meeting to provide time to ensure that it is on the agenda.

### **Annual Dues**

At this point we still have about 50 property owners that have not yet paid their 2014 dues. If you are one of them, please send your payment in as soon as possible so we can avoid any misunderstandings. If you aren't sure if we have received your dues, please let us know and we will check and update you directly.

There are some property owners that have been delinquent for years and in most cases those are situations that involve various stages of foreclosure. Once a property becomes involved in foreclosure actions, our options are limited. Nonetheless, we continue to act on our procedures in order to recover as much as possible once the property is sold and we will be taking steps to collect outstanding dues from those whose property is not in foreclosure.

### **MSTU Expansion**

At its June 3<sup>rd</sup> meeting, the Board of County Commissioners (BCC) conducted a hearing regarding expanding the GHT&CC MSTU roadway assessment to include properties that use our roads but had not previously been included in the assessment. They voted unanimously to

approve the expansion which will increase our roads maintenance funding by about \$3500 per year.

As part of their action, they asked that we reactivate the MSTU advisory board. We already have a number volunteers and need a total of five. If you would like to serve on this advisory board, please let us know as soon as possible because applications are now being taken.

### **Communications with Property Owners**

We are trying to find the most effective ways to ensure that the homeowners are kept informed about board activities and the issues we address. One the most immediate and cost effective ways is through email, but we know we are not able to reach everyone by email. You can help us by sharing the information with your friends and neighbors that don't have or use email. If you or someone you know uses email but is not getting the ones we send, please encourage them to contact us and we will add them to the email list. Of course, we will continue to send these printed newsletters and plan to do so quarterly.

### **Parking Permit Process**

The Golden Hills Property Owners Association Declaration of Restrictions, Article III Section 4, restricts the types (motor homes, boats, etc.) and number of vehicles that can be parked in Golden Hills. The Board of Directors has set as policy that occasional, short-term parking of these vehicles on a Golden Hills property is acceptable. The time period set for those events is not to exceed 72 hours and should be limited to infrequent occurrences. After that time period, extended parking will be considered a violation of the Declaration of Restrictions and handled accordingly.

Nonetheless, from time to time a resident might need to temporarily park one of these vehicles on their lot to support a project on the property or to perform some kind of maintenance or care of the vehicle. In order to accommodate these needs and at the same time provide a mechanism for the Association to monitor them and prevent abuse of these provisions, the Board of Directors has authorized a permit process to grant a temporary exception for a specific reason and a defined period of time.

To be granted an exception, the property owner should complete the application form and send it to the attention of the Design Control Committee at the address at the bottom of the form or by email attachment to [DesignControl@ghpoa.org](mailto:DesignControl@ghpoa.org). Allow at least 72 hours before the start date to receive written approval or disapproval in the form of a signed copy of your request. Blank copies of the form are available on the web site [ghpoa.org](http://ghpoa.org) in the links section as well as from the board Secretary at [secretary@ghpoa.org](mailto:secretary@ghpoa.org) or 352-622-1000.

### **Property Owner Survey**

We are preparing to conduct an opinion survey of the Golden Hills residents to get a better understanding of what are the priorities, issues, and concerns of the neighborhood. It is easy to assume we know what the people want, but it will be far better to have specific input from the community to guide how the board spends it time and the Association's funds.

To help start this effort, we are asking that if any of you have suggestions or ideas on questions that you would like to see posed to the neighborhood, please let us know.

When you receive your copy of the survey, please take the time to complete and return it. This will be an excellent way for your opinions and ideas to be heard.

### **Vandalism Incidents**

As many of you know, Ocala National Golf Club experienced two cases of vandalism in July where the Sheriff's Department was contacted and involved in both instances. Detectives arrested two teens in connection with the second case of vandalism and are continuing to investigate and follow leads on other names in their possession.

Stan Cooke, Ocala National's General Manager/Director of Golf, has reported taking several steps toward curtailing such night time activities that tend to occur near the pool when school is out of session. Cooke said additional security measures have already been taken and other security measures will follow as necessary in order to curtail such behavior involving the Club.

Stan Cooke advises that the Club's pool is officially closed and the access gate is locked at 8:30pm each evening. He asks that if you see any suspicious behavior in or around the pool enclosure after this time, definitely contact the Sheriff's Department for their assistance.

### **Current GHPOA Board and Officers**

David Connor	President
Carmel Connor	Vice President
Brenda Zeese	Secretary
Henry Tobin	Treasurer
Janet Fields	DCC / Orientation Committees
Liz Marco	DR Revisions Committee
Jacqueline Steckel	Design Control Committee
Derek Read	Finance Committee
John Werry	Facilities & Grounds

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.