

# DEEP CREEK GAZETTE

## SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

PUNTA GORDA, FLORIDA

AUGUST 2009

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### SECTION 23 POA BOARD OF DIRECTORS

President	Harvey Goldstein
Vice President	Ronald Woods
Treasurer	Gladwin Unrau
Secretary	Clyde Kang
Director	Joseph Harris
Director	Daniel Gawenda

### COMMITTEES

Architectural Review	Gladwin Unrau
Lakes & Greenbelts	Joseph Harris
County Liaison	Harvey Goldstein
Deed Restrictions	Ronald Woods
	Clyde Kang
	Daniel Gawenda
	Harvey Goldstein

### ASSOCIATION OFFICE STAFF

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

### HOW TO REACH US

Section 23 Property Owner's Association  
26217 Rampart Boulevard  
Punta Gorda, Florida 33983

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Fax: 941-764-7914

Email: [sec23poa@sunline.net](mailto:sec23poa@sunline.net)

Website: [www.section23poa.com](http://www.section23poa.com)

### BOARD MEMBERS NEEDED

If you have an interest in serving on our board, please contact the association office. Every year we search for interested property owners to serve and from time to time there is a vacancy that needs to be filled. It takes two simple things to serve on our board.

First, you must be willing to serve. As a board member you are required to attend monthly meetings (currently held on the 4<sup>th</sup> Thursday of each month). At these meetings you will help decide issues that arise, solve problems, and provide suggestions for future improvement.

Secondly, you will need common sense. When dealing with these issues it is important to exercise common sense and make decisions that are right for all the property owners. Most issues are not that complicated and can easily be thought through logically. It is important that the decision process is not clouded by the emotions or biases of the board members.

Board members are volunteers. We should all share in this responsibility and do our part in keeping Deep Creek a great place to live. Economic conditions have put a strain on keeping Section 23 up to standards. Decisions on how to use our limited resources to the best advantage is becoming more and more critical.

We need people who are willing to help out and exercise plain old common sense to keep our property owners association operating smoothly and efficiently. Please seriously consider becoming a board member.

Clyde Kang

### **EMAIL ADDRESS**

In order to reduce our costs and provide property owners with more frequent communications, provide us with your email address. Please complete the top section of the purple billing statement and return it along with your payment and ballot in the envelope provided.

### **PRESIDENTS REPORT**

It has been a busy and difficult year for us here in Deep Creek. We have seen a large number of property foreclosures. That has resulted in a significant number of these properties being abandoned by the owners. In many cases this means that your association is forced to have the lawns mowed at our expense. Since we must use a licensed and insured mowing company, this means we take on significant costs which we cannot recover until the property is sold.

We are also seeing an increase in deed restriction violations. This is partly due to the economy, and the financial stresses facing the property owners. Many of these violations entail landscaping issues. We must enforce our deed restrictions, or we could have them ruled unenforceable. This has happened to other communities in Florida. The result would be a serious negative impact on property values. If you observe any obvious violations, please report them to the office. We make sure that these reports are always treated confidentially.

Another serious problem are code violations that are not being addressed by County Code Enforcement. For example, half empty black pools, unsecured pool cages, broken windows, and unsecured doors at abandoned homes and County right of ways not being mowed. I am working on this issue with Commissioner Starr - please call the Association office with any code violations that you see.

We have many families with children moving into Deep Creek due to Deep Creek Elementary being rated the best in the County. Because of this, try to be ever alert when driving on our roads. If you have a dog, PLEASE carry a bag and pick up after your pet. Children do not always look where they walk or play!

We all moved to Deep Creek because we want to live in a beautiful desirable community. We need to do our part to make sure that our community remains a great place to call home. Because of all that remains to be done here, I am running again for a seat on your Board. I ask for your support and your help in the coming year. Despite the economic difficulties that we face I am confident that we can keep Deep Creek one of the best communities in Florida.

Harvey Goldstein

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### **DEED RESTRICTION VIOLATIONS**

As of July 31, 2009

Reported Violations - 1004

Completed Violations - 801

Active Violations - 203

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### **LAKES**

There are three kinds of aquatic weeds in our six lakes (1) Shoreline grasses are the grasses, bushes and cattails that grow from the shore outward into the water. These grasses are easy to kill but the change in lake levels makes it difficult to keep a clean edge (2) Algae is a simple plant that grows on the bottom of the lake and as it gets thick it floats to the surface and collects around the edges. Algae can form very quickly and is easy to kill (3) Submerged Plants grow from the bottom of the lake and extend to the surface of the water - Hydrilla is the main plant we have in our lakes.

By far the most difficult of these three plant types to treat and control are the submerged varieties. Hydrilla was first found in Florida in the late 1950s and was first found in Deep Creek in the late 1970s. Hydrilla is an exotic invasive and once you have it in your lake you no longer have a natural lake. In shallow lakes such as in Deep Creek, once you have Hydrilla the natural state of the lakes is to be 100% covered in topped off Hydrilla.

There are three ways to control Hydrilla (1) Chemical treatment that costs approx \$500 per acre per year (2) Mechanical Removal costs approx \$1000 per acre and is effective for less than six months (3) Sterile Grass Carp costs approx \$150 per acre and is effective for a couple years.

We have been using Grass Carp since 1993. When we first began using carp the lakes were about 75% covered with Hydrilla. When the carp are put in the lake they are 10" long and not big enough to eat all the Hydrilla therefore we also use chemicals to treat the worse areas until the carp are able to eat the weeds faster than then the weeds grow. Please pay special attention to this point, **HYDRILLA NEVER DISAPPEARS**, it is always growing in the bottom of the lake! There is a constant balancing act between how much the carp can eat and how fast the Hydrilla can grow. There are countless variables affecting this balance. The carp number is being decreased due to being eaten by ospreys, bass, otters and raccoons; being caught in a shallow ditch when the water levels fall; or being caught by a fisherman. The Hydrilla's growth is accelerated by warmer water temperature, depth, fertilizer runoff and water clarity. In the summer Hydrilla can grow 3' in one month, many of our lakes only have an average depth of 3' and that number is getting smaller every year. As you can see it only takes one month for Hydrilla to grow to the surface.

From the initial carp stocking in 1993 we achieved a good balance and kept the lakes clean for 14 years, through 2007. We achieved this by doing constant chemical touchups and adding several hundred new carp to the lakes every year. In 2008 we lost that balance due to several factors including several years of record drought conditions that killed many of the carp and making the lakes shallow for nine months of the year. With many of the carp gone we could not keep the Hydrilla down. In early 2009 we did a new carp stocking - 2500 carp for all of Deep Creek. Since that time we have been doing spot chemical treatments to allow the carp to once again reach that balance. At this time we have achieved this balance in all the lakes except Lake Zappa. Lake Zappa is the largest and most shallow lake, which makes it the most difficult. We have now broken down Lake Zappa into four sections and treat one section every month and we will continue this process into the winter season. At that time we hope the carp will be matured enough to keep the Hydrilla down and we can go into the next growing season in balance and need minimal chemical work.

The management team is working to keep control of the Hydrilla problem while spending as little money as possible. Sure we could go out there tomorrow and treat all the lakes with chemical, but the chemical cost alone would be over \$100,000 and the State of Florida regulates the number of carp we can have. Therefore the system we have in place, we feel, is the best way to achieve the balance we need. I hope this information has helped Section 23 property owners understand how involved the Hydrilla problem is. Please feel free to call me at 941-575-1213 with any questions you may have.

Ron Gulau  
Gulf Coast Aquatics, Inc.

## ARCHITECTURAL REVIEW

*Permits issued*

*October 2008 thru July 2009:*

Single Family Homes-----	1
Pools-----	2
Fences/Walls-----	7
Additions-----	4
Multi Family Dwellings-----	3

## SAFEGUARD...

**...YOUR HOME:** There are several effective ways to deter a thief from targeting your home.

Insure all of your windows and doors are secure. Even when you are home an opportunist will victimize you.

A thief is more likely to target a home where confrontation with the owner is least likely. Turn on entryway lights at night or install motion sensors for lights to come on when someone approaches the door. When away from home over night, use a timer on inside lamps to give the appearance that the home is occupied.

For general safety, use common sense. Don't open your door to a stranger even if they claim they are in need of help - stay inside and call 911. Call the Sheriff's Office to report suspicious people, activities or noises around your home. If you arrive home to find an open door or anything suspicious, don't enter, leave and call 911. Better to be safe than sorry.

**...YOUR VEHICLE:** Follow these simple suggestions to avoid being a victim of a vehicle burglary.

Roll your windows up and lock your doors even when leaving your car for just a minute. A thief can take your belongings or your car in less than sixty seconds. NEVER leave your keys in the ignition; NEVER leave electronics (GPS units, Radar detectors, cell phones, laptops), wallets or purses in plain view; NEVER leave a firearm in your vehicle.

When parking, avoid dark parts of the parking lot - try to park near a light pole - thieves don't like to "spotlight" their activities. Parking in well lit areas will allow you a better view of what or who is around your car as you return.

If you are involved in a car accident, remain in your vehicle and call the Sheriff's Office - do not get out of your car. Carjackers frequently use a technique called "bumping" to steal your car. Staying in your locked vehicle places a barrier between you and a potential thief. Never argue or fight with a carjacker. Your vehicle is not worth your life.

**...YOURSELF:** Stay alert especially when you are alone.

Take time to get to know your surroundings - locations of police and fire stations, hospitals, restaurants and stores that are open later at night - these are places you can go if you need help.

There is safety in numbers - when walking take a friend along. Stay in well lit areas, avoid alleys, wooded areas, vacant lots and other secluded areas. Have a fully charged cell phone when walking, biking or hiking. If at any time you feel you are being followed call 911.

When using ATM machines, avoid stand alone machines that are away from public view, if possible use ATM's located inside the bank. If someone or something makes you uncomfortable while using an ATM cancel your transaction and leave.

Follow these simple tips to reduce your chance of being targeted by a criminal.

Deputy First Class Robert Melendez  
Community Policing Unit

## FINANCIAL STATEMENTS

Financial Statements for fiscal year 2008-2009 will be available at the Association office for your review by October 31, 2009.