

DEEP CREEK GAZETTE

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

PUNTA GORDA, FLORIDA

August 2012

PRESIDENTS REPORT

The report for last year is one of improvement in our community, also one of concern. We have come a long way with home improvements such as less foreclosures and abandoned homes. Our houses are selling so we have less vacant homes. We still have a way to go, and we still have many maintenance problems to fix and improvements to be made to keep our community up to standards.

In 2005 we needed to acquire a loan to overcome the devastation from Hurricane Charley. In doing so, we had to temporarily increase the annual assessment from \$105.00 to \$125.00. This was to pay for clean up and repair to our Lakes and the Greenbelt. It was a five (5) year loan and in 2010 the loan was paid off. And, as we promised, we reduced the Annual Assessment back to \$105.00 level.

In 2007-2008 period, our economy took a drastic downturn and it affected everyone. It also affected the POA. We have had to put off much needed maintenance projects. We need to get back to our swales and ditches. Since Deep Creek does not have a storm sewer system, we must rely on our swales and ditches to remove the storm and heavy rain water. This requires us to budget more money for these and other repair projects like down drains, broken pipes, etc. We have been putting off this maintenance work for years.

Also, we have five lakes to maintain and this also is costly. We have to treat the lake banks to keep the grass and weeds down. When the lakes are down, as they have been this year, we have to control the hydrilla from taking over the lakes. This together with stocking all of the lakes with fish is expensive. The lakes are stocked with bass and grass-eating carp. We have had to use other budget lines to keep up with the items.

Also, the Board of Directors would like to add a Beautification project. As you know we are always striving to add to our community to keep up our property values. We have competition with other communities in the area and the new ones that will come along in the future. We must keep Deep Creek up and a desirable place for future Florida growth.

We rarely ask our homeowners for an increase in the annual assessment (the last increase was in 2005, eight years ago), however, the Board is proposing to upgrade the islands on our cul-de-sacs (see picture below), in addition to upgrading drainage and improve our ability to respond to emergencies. This is presented in the proposed budget included in this packet.

The Board of Directors has looked at all of the alternatives and found that it is time for an increase. We sincerely recommend that you vote to approve the 2012-2013 budget.

Thank you for your support.

Ron Woods, President

COUNTY POLITICS

It has been a busy year of meetings with various County officials. I along with other Board members have been trying to resolve important issues that affect us in Deep Creek. Two of the problems we have been working on have been the long delayed sidewalk on Capricorn Blvd. and the deterioration of the Desoto Canal behind Mauritania.

The sidewalk has been promised for a number of years since we discovered a DPW map incorrectly showing it completed in 2009! We have met with County officials a number of times to press for construction of this needed sidewalk. Each time we are given a different date. Finally with the help of Commissioner Bob Starr, I met with the County Administrator, the head of engineering, and the head of planning and development along with Jay Carlson, our Association Manager. We have been promised that the Capricorn sidewalk will be constructed no later than this October, and possibly earlier. It has been a long frustrating battle, but I think we may have won this one!

Some time ago, after determining that none of our tax dollars for the Mid-County Storm Water MSBU had ever been spent in Deep Creek, we were able to get a commitment to clean out the Desoto Canal. We are assisted by individuals from Harbor Heights who sit on the MSBU board. Unfortunately the initial work on the canal created additional problems with property owners on Mauritania seeing parts of their backyards slumping into the canal. That problem is now being addressed by having the bank of the canal stabilized. Had the canal not been ignored by the County for 30 years, those problems could have been avoided.

We still have some issues with the Sheriff's office being reluctant to assist us when we have problems with non-residents violating our restrictions by fishing in our lakes, and parking on the grass. We are working to resolve those issues by meeting with representatives from the Sheriff's office, and having officers attend our Board meetings. We look forward to the return of Community Policing, and a specific officer dedicated to Deep Creek.

It still seems as though Deep Creek is seen as a "Cash Cow" by the County when it comes to extracting taxes, we have to battle whenever we want some return on our tax investment. If that mind set does not change, we really should look into doing a feasibility study for incorporation.

Harvey Goldstein, Vice President

It is important that we keep our property owner information current. Please notify Section 23 of an address change as soon as possible!

ARCHITECTURAL REVIEW

*Permits issued
October 2011 thru July 2012:*

Single Family Homes-----	0
Multi Family Dwellings-----	0
Pools-----	4
Fences/Enclosures -----	8
Additions-----	10

Permits are required for the following:

- ◆ New Homes
- ◆ Pools
- ◆ Fences/Enclosures
- ◆ Additions/Remodels
- ◆ Concrete Flatwork
- ◆ Exterior Paint Color
- ◆ Garage Sales

DEED RESTRICTIONS

The Deed Restrictions that were reported last year were down a little from 2010. We had a total of 951 violations in 2011 and this year we are at 890. So, the trend is down and that is a good thing. Of the 890 reported, 666 are already completed and closed, with 224 still needed to be brought into compliance. The Board of Directors is continuing to use due diligence to correct these problems.

We still have our attention on the lakes and fishing. Some people feel we are over protective and prohibiting fishing. This could not be further from the truth. We have reasonable rules and if people follow those rules, we say have at it. Some places are better for fishing than others, so we must preserve the resident's rights in those places. The rules are posted on all of the lakes on large, easy to read signs. We want our residents to fish, but we must protect the lakes.

It seems that more and more people are putting up enclosures for their garbage or yard trash cans. This is also a good thing. They can be up to five (5) feet tall and must be approved by the Board prior to construction. Submit a simple drawing to include material and dimensions. You will get approval quickly. Also, please do not put out your cans before 6:00 PM on the day before pick up.

There are a large number of vehicles that continue to park on the grass, even though we remind everyone constantly. The rule is that parking on the grass is never allowed, anywhere in Section 23. Vehicles must be parked on the driveway or in the garage. Please help us spread the word. We do not want parking lots.

With the large number of rentals and more of our empty homes being sold, we have a lot of new people moving into Deep Creek. These new people are unfamiliar with the Deed Restrictions. New owners should receive a copy of the Deed Restrictions at closing of their homes. But, that does not always happen. Renters should get copies from the landlord. But, that does not always happen. So, please if you have a new neighbor, tell them they can get a copy of the Deed Restrictions from the website or at the office.

Again, this year, I would like to thank the owners and renters who take the time and effort to keep Section 23 Deep Creek beautiful. That is what makes our community desirable and keeps property values high.

Ron Woods, President

DEED RESTRICTION SUMMARY:

- Properties are to be maintained in an attractive condition, the lawn is to be mowed, weeds are to be removed and trees/shrubs are to be trimmed on a regular basis. Dead plantings and trees are to be removed and replaced. Properties are also to be in compliance with Minimum Landscape Requirements.
- All trash, garbage containers and recycle bins must be stored out of view, behind a 5 foot high enclosure/landscaping or in your garage.
- One "For Sale" or "For Rent" sign is permitted, not to exceed 6" x 8" in size.
- Vehicles are not permitted to be parked on the grass, including vacant lots, greenbelts, cul-de-sacs and the right of way.
- RV's, motor homes, campers, travel trailers & boats may be parked, in the driveway, for 48 hours within a 7 day period to outfit/prep.
- Utility trailers of any kind are restricted to the garage only and are not permitted to park overnight.
- Commercial vehicles, including those with advertisement are not permitted to park overnight.
- Miscellaneous items, including lawn mowers, wheelbarrows, ladders, BBQ grills, storage bins, etc. must be stored out of view.
- Pets are to be leashed when taken beyond the property lines of the owner. Pet owners must remove "messes" left by their pet from all areas of the properties.

COMMON AREAS

Section 23 is approximately 25 feet above Mean Sea Level (MSL), which is high compared to other areas of Charlotte County; however, the area is flat - a plateau. It is for this reason that following a heavy rain there are pockets of "standing" water in some greenbelts. Greenbelts are sloped, very slightly (i.e. 1 inch in 100 ft) to act as collectors. This is by design. All of the swales work in concert with each other in order to attain positive drainage flow while filtering impurities from the storm water.

The five (5) lakes, within association boundaries, are privately owned by Section 23 property owners and as such only these persons may use the lakes for fishing and boating. Only watercrafts with electric motors and/or hand paddles are permissible for use in the lakes. Swimming in the lakes is prohibited - it is very dangerous as there are alligators using the lakes as their habitat, some are very large. Do not feed the wildlife in or near the lakes; not only is it against the law, feeding some forms of wildlife can result in them losing their fear of humans. There is no such thing as a friendly alligator.

Jay Carlson
Association Manager

FINANCIAL STATEMENTS

The Financial Statements for fiscal year 2011-2012 will be available at the Association office for your review by October 31, 2012.

HOW TO REACH US

Section 23 POA, Inc.
26217 Rampart Boulevard
Punta Gorda, Florida 33983

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Fax: 941-764-7914
Email: sec23poa@sunline.net
Website: www.section23poa.com

DEEP CREEK CIVIC ASSOCIATION

The Deep Creek Civic Association (DCCA) provides many services to the community, such as, publishing a monthly newsletter to keep us informed, a Garden Club to keep us beautiful, a Neighborhood Watch to keep us safe, recognition to the youth for a job well done and other planned events. Won't you join this great organization?

Enclosed is a Membership Application (on yellow sheet of paper). The yearly fee is \$14.00. Please make check payable to the DCCA and mail check and membership application in the provided envelope along with your Section 23 dues.

Connect with the community - join today!

BOARD OF DIRECTORS

President/Secretary	Ronald Woods
Vice President	Harvey Goldstein
Treasurer	Andrew Kontos
Director	Guy Neroni
Director	Cyril Schrage
Director	Joseph Harris

COMMITTEES

Architectural Review	Ronald Woods
Lakes & Greenbelts	Ronald Woods
County Liaison	Harvey Goldstein
Deed Restrictions	Harvey Goldstein
	Guy Neroni
	Andrew Kontos
	Cyril Schrage
	Joseph Harris

ASSOCIATION OFFICE STAFF

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