

DEEP CREEK GAZETTE

SECTION 23 PROPERTY OWNER'S ASSOCIATION, INC.

PUNTA GORDA, FLORIDA

August 2017

PRESIDENTS MESSAGE

Section 23, Property Owners Association (POA) has had a busy year with the enforcement of the Deed Restrictions, the vacant lot program and MSBU issues. The Board of Directors has been moving in many directions to keep up with our rapidly changing community.

The Deed Restriction Committee is working to keep up with ongoing violations of the rules. Most people remedy their violations with a friendly reminder. Only ten percent of the violations go beyond the first reminder, and need further corrective action. It is unfortunate that we are forced to go to state mandated mediation or the courts for relief, but we do if necessary. We really need and appreciate the help from the neighborhood in identifying restriction violations. We must enforce our deed restrictions in order to maintain our community's beauty and property values. Please be mindful that the office staff, in addition to other responsibilities, are there to manage violation reports submitted by the inspector and/or residents. All reports are strictly confidential. We do ask that resident are respectful of office personnel when trying to resolve their concerns.

In recognition to the need for better communication, the Board of Directors has implemented several initiatives to insure that important information is readily available and disseminated to our property owners. If you have not already visited our newly updated website, please visit us at www.section23pog.com. The site contains much valuable information such as minutes of the monthly BOD meetings, past annual

newsletters, Bylaws and Deed Restrictions, as well as contact information for many County and State agencies. An important addition is our DEED RESTRICTION ENFORCEMENT POLICY which we encourage everyone to read. If you visit our website today, you will also find information on our vacant lot program.

All vacant lot owners have been notified that the Board initiated a program that requires vacant lots to be cleaned up. Owners will be asked to trim trees, remove vines, weeds, dead vegetation & trees, stumps and Brazilian pepper trees. The Board's goal is to get all lots cleaned up so that they can be mowed a minimum of eight (8) times a year. This a long term project, as there are approx. 1000 vacant lots. Although the Board would like to have all vacant lots cleaned up - there are County environmental restrictions that must be considered. It is the Board's hope that vacant lots can be brought to the same level as occupied properties.

Your Board of Directors is committed to preserving the beauty and character of Deep Creek Section 23 as well as protecting the value of your property. Your input is always welcome.

Nancy Peraine-Martó, President

2016/17 BOARD OF DIRECTORS

President	Nancy Peraine
Vice President	Betty Ann Miles
Treasurer	Donald Peters
Secretary	Victoria Craig
Director	Kathleen Gill
Director	Nicholas Theiss

DEED RESTRICTION COMMITTEE

Overall the deed restriction violations are considerably down from last year. We are proud of the fact that most owners are working very hard to stay within the bounds of the restrictions. We all realize that the rules are what keep our community beautiful and our property values up.

The Deed Restriction Committee is comprised of volunteers who make policy recommendations for Board approval. You can find those policies on the POA website under 'Documents'. All Deed Restrictions are enforced in accordance with Florida law as it pertains to Community Associations. Please contact the POA office if you have any suggestions for the committee.

If you have misplaced your copy of the Deed Restrictions you can pick up a copy from the Association office, call the office and a copy will be mailed to you or you can obtain a copy from the website.

Craig Deidrick, Committee Chairman

THE WALL!

A group of residents are still working on getting a protective sound wall for Deep Creek on Interstate 75. At this time, a wall has only been constructed on the King's Gate side of I-75. This wall is now reflecting increased sound pollution into Deep Creek. I am sure that many of you can hear the increase in sound from the highway now.

The chairman of this group is Max Huber, a resident and homeowner in Sec. 23, and he is being helped by a group of Section 23 residents.

Sound levels have been recorded by the group showing unacceptable levels of traffic noise. A long telephone conference was held with State highway officials pointing this out. Max has also researched the appropriate EPA regulations, as well as all the State documentation approving the wall.

A critical point is that it was found that when the State did their study, the extra lanes were supposed to go in the center median. This would have kept those lanes further from Deep Creek. Unfortunately, they were constructed on the sides of the highway, bringing the new lanes much closer to Deep Creek. This has actually made the State study invalid.

We have requested a new State study, and we are sure, given the new location of the extra lanes, Deep Creek would now qualify for a sound mitigation wall. The State still has not given us an answer. They claim to be "studying" the issue. If we do not get a response by the time you read this, we will set up a meeting with Michael Grant, our new State Representative, and ask him to get involved.

Ongoing letters to the editors of our local and regional newspapers should continue, as well as contacting the other media outlets, and our County Commissioners.

We are very hopeful that we can convince the State that their error in not protecting Deep Creek with a sound mitigation wall is based on their own study which incorrectly stated where the new lanes would be constructed. I also point out their only sound study was done in 2004, just after Hurricane Charley, and was not a physical sound study, but was a computer simulation! An actual sound study using measuring equipment was never done in Deep Creek.

We all need to work together to correct this injustice which negatively affects all of our property values.

Harvey Goldstein

The **Financial Statements** for fiscal year 2016-2017 will be available at the Association office for your review by December 31, 2017

ARCHITECTURAL REVIEW

Permits issued
October 2016 thru July 2017:

Single Family Homes	26
Multi Family Dwellings	3
Pools	12
Fences	13
Enclosures	12
Additions	3

DESOTO CANAL

The Desoto Canal is a freshwater canal that leads directly to the Peace River and is at the east edge of Deep Creek Section 23. It runs adjacent to the properties on the east side of Mauritania Road and the major portion of Navigator. It is owned and maintained by the county. Approximately two years ago, we gave the county permission to use our 40 foot wide greenbelt to access the canal for canal maintenance purposes. The county used 30 foot of the greenbelt for the west bank of the canal, instead of keeping the bank of the canal within the plotted boundaries of the canal. Deep Creek never got compensated for the county using the major portion of the greenbelt for the west bank of the canal. In fact, the county has not provided proper maintenance for the canal; it is usually choked with high weeds and brush, which allows alligators and mosquitoes to harbor there. Your property owners association is forming a committee to address the problems with the canal, and, hopefully, will convince the county to maintain the canal that it owns. For more information, you may contact the chairman of the Desoto Canal Committee, Nicholas J. Theiss, by leaving a message at the POA office, and will respond to you.

ASSOCIATION OFFICE STAFF

Assoc. Manager	Jay Carlson
Office Manager	Teresa Boucher
Office Secretary	Dorothy Cabott
D/R Inspector	Russell Fewster

ATTENTION PLEASE!

This package contains VERY important information, some items must be returned promptly. For your review are:

- 2018 Vacant Lot Mowing Selection Form located on the **green paper** : please complete this form with your mowing preference and return with payment (vacant lot owners only).

- Official Ballot - election of Directors, amendment to Article XVI of the Deed Restrictions (**info located on the next page**) and the 2017-2018 Operating Budget.

- Annual Maintenance Assessment Statement (**yellow paper**).

DEEP CREEK CIVIC ASSOCIATION

The DCCA provides many services to the community. They publish 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. Connect with the community - join today! Find out how to join and more on the **blue paper**.

PROPERTY OWNER INFORMATION

It is important that we keep our property owner information current. Please complete the top portion of the billing statement, **yellow paper**, with an address change and provide your email address and return along with your payment.

HOW TO REACH US

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

Ph#: 941-764-6674
Fax: 941-764-7914

Email: info.sec23poa@comcast.net
Website: www.section23poa.com