



NEWSLETTER 05 JUNE 2025

WARNING SAFETY CONCERN – It has been observed and reported by our landscaper that the "retention pond" on Pennyroyal Place has more subsidence features or depressions in recent months within the un-mowed area, which damaged his equipment and could cause injury. While we are currently unaware of the reason for ground activity, for safety reasons we encourage our residents, their children, and any Timberpond III resident guests to refrain from entering and parking any vehicles in the easement or grassy area for any reason. As a reminder, the area is private property and not owned by or managed by the Timberpond III community or HOA. However, we received permission from the property owner for landscaping purposes to keep it tidy for our residents. Any vehicles parked in the area, whether resident or resident guest owned, will be towed at the owner's expense without warning.

CAUTION – You may be aware a resident recently experienced a house fire. While they were out, a laptop that had been left plugged in (a common practice) overheated and caught fire. Lithium-ion batteries have a history of overheating when overcharged reaching 'thermal runaway' (Google it) and bursting into flames that water will not permanently extinguish. Most lithium-ion battery devices caution not to charge beyond 98%. These include cell phones, laptops, tablets, hoverboards, e-bikes; such items should never be left plugged in overnight.

BE ADVISED – A Board member received a complaint that the neighborhood seems to be losing its appeal, conditions seem to be getting worse, i.e. the Architectural Control Committee may not be doing its job. So, be advised, home inspections will re-commence immediately. Time to start cleaning up the outside of our homes in accordance with our Deed Restrictions and By-Laws which you can find at 'timberpond3.com' under Deed Restrictions ([Timber Pond 3 Home Owners Association - Deed Restriction](#))

- Pressure wash driveways, sidewalks, fences, and siding.
- Soft wash the roof shingles.
- Trim the trees.
- Clean out those gutters, especially the vegetation growing in them.
- Garbage and recycling cans out of sight either in the garage or side of the house.
- Stop parking in the grass. It may be your grass but it's our community and no one is allowed to park on any grass, even immediately next to your driveway.

Fines may be assessed. Florida law, governing HOAs, allows for fines to be levied for Deed Restriction violations. Fines up to \$100 per incident, \$1000 max per household per year, may be assessed. If not paid within the year, a lien may be placed on the property for the fine plus legal fees. Before the fine can be collected, a hearing must be conducted before a panel of six volunteers made up of residents not on the BOD or ACC. The resident involved will be notified of the hearing and allowed to address the panel.

No one wants to see fellow residents fined. So, as a courtesy, the ACC will do inspections and provide the resident with an 'Advisory' letter. If the issue is not resolved within the stated timeline, a 'Violation' letter will be issued, if the issue is still not resolved a letter to the BOD will be issued with a recommended fine amount. The BOD will notify the resident of the fine and advise them of the review board date. The resident will be allowed to make their case. The panel will determine if the violation justifies a fine and if the fine is reasonable.

FLORIDA LAW – Florida Statute 720.303 governs HOA powers and duties, meetings, and records. In accordance with this statute, Monthly Board of Director (BOD) Meeting Minutes will be posted on our community web site: 'timberpond3.com/meetings [Timber Pond 3 Home Owners Association - Meetings](#)'. This statute also requires the next meeting info be posted in a conspicuous manner or location. Since we have no central meeting location or bulletin board, the next BOD meeting information will be posted in the monthly BOD meeting minutes. If you would like to attend, for whatever reason, please reference the last posted meeting minutes available on the website. Anyone who would like to attend will be allowed to address the board, for whatever reason, for up to three minutes. You may also send an inquiry to timberpond3@gmail.com.

IN GENERAL -

HOA Dues – All 2025 dues have been collected.

Emails – Many residents say they never saw emails from the HOA; Please put timberpond3@gmail.com in your contact list so the HOA emails don't go to your 'junk' folder. It takes too long to send 138 individual emails.

Facebook - Please join the 'Timber Pond 3 Community' page by answering the three access questions. This page is only for owners and renters currently living in the community. Your answers will be verified.

Keep Off the Grass – Please do not park on ANY grass in the community, even your own, even 'for just a minute'. It's a bad habit to start and presents an 'unkept neighborhood' to those in the community or looking for a new home. Vehicles will be subject to towing at the owner's expense.

Clippings and Leaves – Please advise your landscapers; do not blow your grass clippings and/or leaves into the streets where they will end up in the storm sewers and certainly not directly into the retention ponds. We, the HOA, are responsible for maintaining the storm sewer system which empties into the retention ponds. It costs us several thousands of dollars to get those areas and culverts cleaned. Please bag/can all clippings and leaves for Tuesday pickup. Anything thrown directly into the retention pond is considered 'illegal dumping' as we do NOT own the property and it is Florida State protected wetlands.

We, the BOD, thank you.