Spring 2013 Issue

A Deed Restricted Community

PRESIDENT’S MESSAGE

Early in the month of March, the homeowners overwhelmingly passed the new bylaws. Most of the updating was done to meet all the new Florida State statutes. The Board wishes to thank all the homeowners who participated in the voting process, and attended the many meetings that were necessary to accomplish this overwhelming task. We must also thank the Bylaws Committee for devoting their time and effort. Through the leadership of Royal Smith, former JWHAO president, the new Bylaws were finally brought to fruition.

Currently, Sunstate Management and the Board are working together to contact homeowners who have not yet paid their dues for this 2013 year. If you are unable to pay your dues for whatever reason, please contact Sunstate Management and make necessary arrangements. Delinquent accounts will soon be turned over to the attorney, which will result in additional fees being charged to your account. Jacaranda West has the lowest assessment amount of $238.42 for 2013, compared to surrounding communities in the area. This is a remarkably small fee for the size of our community. We are about the size of a small town comprising 900 units.

The community is more than 30 years old, and there are some infrastructure items that need to be addressed. The Board is busy working on an assortment of maintenance issues around the community. We are considering improvement of the centers of the cul-de-sacs in some areas. Doing this will require some assistance from the residents. You may be asked to help with initial watering of new Florida Friendly plants until they are established. Perhaps we may ask you to spray a weed or two now and then. It is difficult for the board to keep track of the condition of each cul-de-sac on a regular basis. Their condition is vital to the appearance of Jacaranda West and the value of all our homes.

...continued on page 2
Another item on our list to review, is the sewer covers. The ground surrounding them is beginning to sink, and some are in need of new metal guards across the front. These guards help prevent smaller objects from flowing into them. If you find one on your property with this problem, please contact Sun-state Management and it will be given priority.

As always, the lakes are a major part of the appearance of the Association and we depend on the residents to contact us when they are in need of extra maintenance.

We hope all of our snow bird residents had a safe trip north and look forward to their return in the fall. We wish everyone a wonderful summer wherever you may be.

— Pat O’Neill, President JWHOA

Calendar for 2013

<table>
<thead>
<tr>
<th>Board Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 30</td>
</tr>
<tr>
<td>June 27</td>
</tr>
<tr>
<td>July 25</td>
</tr>
<tr>
<td>August 29</td>
</tr>
<tr>
<td>September 26</td>
</tr>
<tr>
<td>October 31</td>
</tr>
<tr>
<td>November 14</td>
</tr>
<tr>
<td>December 12</td>
</tr>
</tbody>
</table>

All meetings will be held at the

Jacaranda West Country Club


As of March 31, 2013

<table>
<thead>
<tr>
<th>Operating Checking:</th>
<th>$125,830.91</th>
</tr>
</thead>
<tbody>
<tr>
<td>Savings:</td>
<td>$400.00</td>
</tr>
<tr>
<td>Reserve Total:</td>
<td>$506,741.88</td>
</tr>
</tbody>
</table>

The total combined monies are $632,972.79
Hurricane Preparedness

Sunstate Management Association Group wishes Jacaranda HOA #1 Homeowners a wonderful summer and safe travels.

If you are a permanent resident, we have compiled a list of supplies that the Federal Emergency Management Agency (FEMA) recommends. Please tailor the list to meet your specific needs.

Ready Kids & The Federal Emergency Management Agency present: Family Supply List ...

Emergency Supplies:
Water, food, and clean air are important things to have if an emergency happens. Each family or individual's kit should be customized to meet specific needs, such as medications and infant formula. It should also be customized to include important family documents.

Recommended Supplies to Include in a Basic Kit:
- Water, one gallon of water per person per day, for drinking and sanitation
- Food, at least a three-day supply of non-perishable food
- Battery-powered radio and a NOAA Weather Radio with tone alert, and extra batteries for both
- Flashlight and extra batteries
- First Aid kit
- Whistle to signal for help
- Infant formula and diapers, if you have an infant
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Dust mask or cotton t-shirt, to help filter the air
- Plastic sheeting and duct tape to shelter-in-place
- Wrench or pliers to turn off utilities
- Can opener for food (if kit contains canned food)

Clothing and Bedding:
If you live in a cold weather climate, you must think about warmth. It is possible that the power will be out and you will not have heat. Rethink your clothing and bedding supplies to account for growing children and other family changes. One complete change of warm clothing and shoes per person, including:
- A jacket or coat
- Long pants
- A long sleeve shirt
- Sturdy shoes
- A hat and gloves
- A sleeping bag or warm blanket for each person

... continued on page 4
Below are some other items for your family to consider adding to your supply kit. Items marked with a * can be dangerous, so please be careful when handling them.

- Emergency reference materials such as a first aid book
- Or a print out of the information on [www.ready.gov](http://www.ready.gov)
- Rain gear
- Mess kits, paper cups, plates and plastic utensils
- Cash or traveler’s checks, change
- Paper towels
- Fire Extinguisher
- Tent
- Compass
- Matches in a waterproof container*
- Signal flare*
- Paper, pencil
- Personal hygiene items including feminine supplies
- Disinfectant*
- Household chlorine bleach*

You can use bleach as a disinfectant (diluted nine parts water to one part bleach), or in an emergency you can also use it to treat water. Use 16 drops of regular household liquid bleach per gallon of water. Do not use scented, color safe or bleaches with added cleaners.

- Medicine dropper
- Important Family Documents such as copies of insurance policies, identification and bank account records in a waterproof, portable container

**Note:** Please tailor the list to meet your specific needs.

For up to date information refer to [www.ready.gov](http://www.ready.gov) and [www.scgov.net](http://www.scgov.net).
Useful iPad Keyboard Tricks

Add Diacritics - Want to add an acute accent to a letter or add a special character, such as a circumflex or umlaut? It's not very obvious, but it isn't difficult. Just press your finger on a letter for a second, and a small menu containing various diacritical marks mapped to that letter will open. Select a character to insert it in the text.

Add Currency Symbols - This tip works in the same fashion as adding accents and special characters. Just press and hold the $ (dollar) sign to bring up icons of other world currencies, including the British Pound and Japanese Yen.

Add the Degree Symbol - Sometimes you just have to talk temperatures. Hold the zero key to open a menu that contains the degree symbol. Select it to insert the symbol into text.

Choose a Site Extension - The “.com” appears on the virtual keyboard when you’re typing within Safari’s address bar, but it isn’t the only website extension available. Tapping and holding that key opens a small menu containing the “.net,” “.org,” “.us,” and “.edu” extensions. Enjoy!

If you would be interested in serving on a Jacaranda West Homeowners Association Committee, contact Board President Pat O’Neill or any board member. Volunteers are always needed and welcome.
Cul-de-sacs

Recently, several questions have come up regarding the destruction of our cul-de-sacs and residential properties by commercial vehicles.

My first thought was to remove the Cul-de-sacs! As you can imagine, it was not well received.

When our community was developed, the cul-de-sacs were designed for residential traffic. No thought was given to the size of service vehicles and equipment that might be used in the future. Parking within the cul-de-sacs by guests, also creates a problem for the service vehicles to navigate a turn within the area.

A few years ago, the cul-de-sacs were revised with the removal of vegetation and covered with grass cloth and white rock. This modification saved the HOA hundreds of dollars. We have 39 cul-de-sacs, some being larger than others. Large rocks were placed in an effort to divert the vehicles from driving on the landscaped area. This in turn has created the problem of the vehicles to skirt the lawns and driveways of residents.

The present approach is to research the problem areas. Possibly reducing the diameter of the cul-de-sac, therefore increasing the turn around area. This is a thought without research and cannot happen overnight. Any Revisions and or modification to the cul-de-sacs must be approved by the Board of Directors.

— E.D. (Butch) Miller, Board Member

Jacaranda West Real Estate Market

Jacaranda West continues to be a very desirable neighborhood with the number of homes on the market continuing to decline with only 14 single family homes, 1 villa and no condos on the market as May 7th which is about a two month supply and puts us into a sellers’ market. We have had 31 homes sold so far this year and there are another 8 pending sales. Homes that have been updated, especially the kitchens and bathrooms will usually bring a premium price. The average time on the market when a home is priced correctly is less than 90 days. Please help your home to sell when showing be sure to turn every light on, open all blinds fully and pull back curtains and vertical blinds. Homes that look light and bright will sell much faster. If I can answer any questions, please do not hesitate to call.

- Steven LaFountain, Realtor
Jacaranda West Water Levels

There is concern in Country Club Village because cattail marshes are forming along the edges of their lakes and ponds. It is probably a good time to discuss the factors which control water levels in our lakes and ponds.

Jacaranda West sits atop a surficial aquifer which extends throughout Southwest Florida. This is ground water in sand and gravel overlaying a layer of clay about 50’ below ground. The surface of this ground water is known as the water table. In Jacaranda West our ground water drains into Alligator Creek.

During the rainy season the aquifer is recharged and the water table rises toward the ground surface. During the dry season the water table recedes. The ground water is continuous with the water in our lakes and ponds. When the water table recedes, water levels go down; when it rises the levels go up. During years of less than average precipitation water levels are lower than average. We have had a succession of years with less than average rainfall so our water levels are lower than they used to be.

Lakes and ponds also tend to fill in as they age because rainwater runoff carries in soil particles which settle on the bottom. Our lakes and ponds therefore are shallower than when they were constructed 30-40 years ago, and are getting shallower. This process is exacerbated by ineffective landscaping which leaves barren ground exposed during the dry season. When the rains begin, sheet erosion carries soil particles from barren ground into our lakes.

So, lower precipitation and soil erosion have caused our lake water levels to be lower than some of us remember them being, and are turning the edges of our shallower lakes and ponds into marshlands inhabited by cattails and other marsh plants.

— Bruce Dayton
Compliance Committee
Country Club Villas

Nestled in the corner of Jacaranda West, next to the golf course off Sklar Dr. West is a 72 villa association of 2 and 3 bedroom homes. Minutes from downtown, Country Club Villas is centrally located near stores and easily accessible from Interstate 75 (I 75) and US 41 (Tamiami Trail).

A 55 and over community, it is a quiet section with no outside traffic. The association consists of a 5 member Board of Directors that oversees the day to day operation. The homeowners of the Villas pay dues that cover general maintenance and operating expenses. In addition, they pay annual dues to Jacaranda West Home Owners Association #1.

Country Club Villas has a community pool and a clubhouse located in the middle of the complex. It is opposite the Jacaranda West Country Club driving range and golf course and has some lake view.

The Board of Directors recently opted to “refresh” the community look by repainting the homes, the clubhouse and the pool area. As part of this project, homeowners got new lawn lights installed on their property. The latest project is the replacement of tile roofs with new tiles, plywood for strength and stability, tie downs and water tight membranes. Upon completion of this project, the new roofs will meet the guidelines of the new Miami-Dade code. Since this is an extremely expensive project, it will take time to complete. When “refresh” project is fully done, the villa community will have set the stage for another 30 years of quiet living in a lovely section of Jacaranda West.

Since this is known as a nice quiet community, it is rare that a home is available for sale. But when there is one, it sells very quickly. The last listing was sold in just two days. With the community facelift and its central location, the serene and quiet living afforded to its residents, you can see why it can be referred to as the “jewel” of Jacaranda West.

- Ronnie Conroy
Country Club Villa Rep. to the Master Board
Woodlake Board is now in retreat to the north for the summer (and some for the fall too). We have one member – Steve Krum – who is here into June.

Plans for future work on the Condos includes planning for painting of the buildings in 2014. We are getting bids and looking at changing the colors to update the buildings from 80’s colors. This will need an Association vote which will happen in the fall, at the time we approved the budget for 2014.

We will be sending our documents to the attorney to update them. There have been some amendments made but no review of all the documents that include much ‘developer’ language. They also need to be updated with the state rules in Statute 718 for Condominiums. We also need to recognize that Woodlake is a sub-association under JWHOA.

With the failure of many cast iron drain pipes, we are planning to offer an opportunity for owners to have the drain pipes replaced with PVC ahead of any leaks. This can only be done a few at a time since the cost of the pipe replacement is a maintenance expense to the association. Where there is a break in the pipes, the association also pays for the dry way. Being pro active means that the owner will be paying to have the dry wall replaced.

We are also looking at Satellite TV reception and placement of the dishes. It is more complex with condos than HOA’s since the owner of the condos do not have the right to attach the dish to the building or place it on common grounds of the association. This is a major push-pull situation with differing opinions of Satellite TV reception antennas.

- Richard Burgie

(No policy is finalized until the Board acts on this)
Meet your neighbor ... Bruce Dayton

Before moving to Florida in 2000 Bruce was an ecology professor at the State University of New York @ Oneonta. His career spanned 32 years in this quiet city in upstate New York. He spent summers doing research, teaching summer field courses, building a small barn, cutting firewood, remodeling his houses, etc. One semester he did research in South Africa’s Kruger National Park.

Bruce received his undergraduate degree from Syracuse University and his graduate degrees from UNC at Chapel Hill, NC.

The move to Florida presented many environmental changes. Gardening and lawn care here provided an entirely new experience. With the help of the Sarasota County Extension Office he learned what plants and turf grasses grow well while requiring minimum amounts of water. His library of books on plants, flowers and grasses of Florida is huge.

He volunteered off and on for three years in the laboratory at Oscar Scherer State Park identifying grass specimens. He spent five years as a docent on the Sarasota Bay Explorer for Mote Marine Lab assisting the marine biologists. Bruce has been a volunteer at Cedar Point Nature Center for nearly 10 years, first assisting with vegetation studies and then taking groups on trail walks. He currently volunteers at Blind Pass Beach Park leading a trail walk entitled From Beach to Lagoon.

Bruce has served on the Jacaranda West Homeowners Board of Directors as secretary, vice-president and president all in two years! He has served on a variety of committees from ARC to the Hearing Panel. He also helped Pat by putting together a county grant that enabled a very bad drainage problem to turn into a very attractive area with beach sunflowers among other native plants. He now concentrates on helping residents use Florida friendly landscaping to reduce water use and reduce cost to the homeowner.
Welcome to Paradise!
The Jacaranda West Homeowners Association (JWHOA) would like to welcome new homeowners to the area. We have packets available with important information regarding our Restrictions and what needs approval in the way of repairs, painting, watering days which conform with Sarasota County rules on irrigation and landscaping.

Please contact me so that one of our committee members can meet with you. We look forward to meeting you.

-- Fenia (Fay) Biron, Welcoming Committee Chair
941-244-2841 fbiron34233@verizon.net

- Fenia Biron (Fay) fbiron34233@comcast.net
- Adele Naugle delnaugle@aol.com
- Ronnie Storch myronnie613@gmail.com

We’re on the web
www.sunstatemanagement.com or
www.myjacarandawest.com

Jacaranda Men’s Club
The Jacaranda Men’s Club is a well established social organization from the greater Venice area. The Club meets at 11:30 am for lunch and fellowship at the Jacaranda West Country Club on the first and third Tuesdays of each month. A variety of speakers from Southwest Florida are featured. If you are interested in membership, please contact Charlie Cove (408-9244) or Joe Byrne (408-9424).

Are You New to Venice?

The Venice Newcomers Club is a great way to meet people and get to know the area.

The Venice Newcomers Club is a non-profit organization whose purpose is to provide “newcomers” opportunities to form new friendships and to experience the many things our paradise has to offer. Membership is open to residents of Venice, Nokomis and Laurel who have moved to the area within the last three years and who maintain at least nine months of residency per year. Membership is open to singles as well as to couples.

Members volunteer their time and energy as officers and activity leaders to arrange monthly activities and other events of interest to the general membership. Venice Newcomers Club members are introduced to area sports, theaters, concerts, ballets, museums, restaurants, and other places of interest in Southwest Florida. Activities are varied and most people can find several to fit their interests.

For more information go to the Venice Newcomers website: www.venice-newcomers.org or call Becky St. Pierre (508-675-2276).
Summer Membership

May 1 - September 30, 2013
5 Month Membership for one Low Price

Full - Golf, Tennis & Social  $100 per month or $400 for 5 months
Includes unlimited Golf & Tennis and all Social Events and Activities

Tennis - Social $250
Jr. Golf & Tennis Clinics
Competitive or Social Play

Dining - Social $100
Excellent Menus
Fun social events

941-493-5010  www.jacwestcc.com