



# Phoebe Park Press

Phoebe Park Press  
FishHawk Ranch  
Lithia, Florida

Volume 4, Issue 3

[www.phoebeparkhoa.com](http://www.phoebeparkhoa.com)

Third Quarter 2009

### Board of Directors

Adrian Montanaro	Pres
Howard Hanson	V-Pres
Gary Winters	Treas
R. Joseph Isabel	Member at large
Margaretta Delgado	Sec

### Board Meetings

Posted on sign-board at Phoebe gate 48 hours prior to meetings.  
**Next Meeting**—Tues, July 21, @6:30 pm @Phoebe Pool

### Special Concerns

- ♦ Gate, sprinklers, pool, parking or neighborhood activity contact Communities of America, Inc., Phone 813 685-6473 or email [manager@communitiesofamerica.com](mailto:manager@communitiesofamerica.com)
- ♦ Maintenance issues within your villa: Westfield/StanPac Customer Care 282-1616 ext 236
- ♦ Pond issues or area outside Phoebe Park gate: FishHawk Resident Services 657-6629

### Phoebe Park Wildlife

Recent sightings include:

- ♦ Feral Hogs
- ♦ Foxes
- ♦ Alligator
- ♦ Otters
- ♦ Deer and 2 fawns

Reminder—keep children and small pets under watch

### Phoebe Park Pool Rules

**Pool is open from dawn to dusk only\***

- No diving or climbing in planters
- Under 14 must be accompanied by adult
- No glass containers
- Place trash in receptacles
- No smoking
- No Pets

For use by residents and guests only  
Guest policy same as FH HOA  
"limited to 4 per family"

\*If you observe someone in pool area after hours, please notify sheriff

### Volunteers are Welcome

Phoebe Park Board of Directors encourage residents to volunteer: assisting with neighborhood cleanup, participating on the landscaping committee, the social committee, the architectural review committee, or as potential board members. Please contact one of the current board members to serve and consider helping out in "your" community.



Memorial Day Pool Party

### Out and About in the Community

Please remember that school is out and children are at play on our streets and in our community. Our posted speed limit is **15 MPH**

Living in a neighborhood community requires some common courtesy and respect for all of our neighbors.

Please keep your pets on leashes at all times and pick up after them.

On street parking is discouraged. Emergency vehicles and garbage trucks are unable to get through with cars parked on our narrow streets.

Summer rains fill our retention ponds with overflow water. Help keep litter from collecting in streets, driveways and near our storm drains which flow into the ponds.

Landscaping issues are to be directed to our management company, Communities of America, 685-6473.

Prior to making **any** alterations to the exterior of your villa, plans must be pre-approved by PPHOA. This includes screen rooms, outdoor plantings and satellite dishes. Contact COA Mgmt. Company.

Entry/exit gates are delicate mechanical systems. Avoid hitting with vehicle or allowing children to ride on gates.

Respecting our property avoids unnecessary expenses which contribute to higher assessments for maintenance.

FishHawk Ranch HOA rules regarding amenities also apply to Phoebe Park and include the pool, as per Declaration of Covenants for Phoebe Park Section 35.

Check our website for neighborhood updates: [www.phoebeparkhoa.com](http://www.phoebeparkhoa.com)