

*The Estates at Turtle Run Homeowners' Association, Inc.*  
*Community Update 6/10/10*



Dear Homeowner,

Summer of 2010 is upon us and we are happy to announce the completed improvements to Turtle Run Park. Through a joint effort between our HOA and the City of Coral Springs, we welcome the addition of new play equipment and sunscreen installed. We also added new pavers, landscaping, benches, and trash cans throughout the park. We are in the process of seeking to obtain additional picnic tables and a new sign to replace the decaying wooden Turtle Run Park sign currently in place. We are also attempting to get new fencing around the park and we will update you as news arrives.

The HOA is currently in the process of setting up its own website for easier access to news and information. Our Treasurer, Lloyd List, is heading up this effort in coordination with the Communications Committee established earlier this year.

The board is also making efforts to obtain a precast concrete wall that abuts the homes in Turtle Run Estates on Wiles Road. The wall will provide beautification and security to the Estates if it can be obtained at no cost as we negotiate with the various city governmental agencies with the city of Coral Springs.

Another project in the works is the entrance feature signs for the Turtle Run Estates to be located on Turtle Run Boulevard south of 41<sup>st</sup> Street and Turtle Run Boulevard east of 65<sup>th</sup> Avenue. We are currently gathering designs and projecting costs. We expect to have engineering and architectural plans completed within the next couple months.

One last topic of interest involves some questions that have been posed to the Association regarding street tree trimming. During our year end meeting last year it was decided that for the most part tree trimming was unnecessary at that time and only required in a few certain areas. This month we will be reviewing the tree situation to ascertain what trimming will be necessary in 2010. We plan on implementing a schedule that will initiate trimming in August. If you have any questions or comments, please contact Benchmark @ (954) 344-5353. Have a wonderful summer!

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**Chris Kapish**  
*President*

**Lance Morgan**  
*Vice President*

**Lloyd List**  
*Treasurer*

**John Pfeiffer**  
*Secretary*

**Eugene Carney**  
*Assistant Secretary*

# The Estates at Turtle Run Homeowners' Association, Inc.

2012 Budget



Dear Homeowner,

Enclosed you will find the 2012 budget that was approved at the last board meeting on December 6, 2011. We would like you to note that one line item (legal, G/L #5321-000), has caused our budget to increase. Just about every HOA has experienced its share of foreclosures, bankruptcies, and slow payments of HOA dues caused by the current economic conditions. Some of the increase is due to issues like inferior road repaving done by the city of Coral Springs and foreclosed homes needing maintenance such as grass cutting and general clean up. However, the majority of the increase in expenses is due to the non-compliance of certain homeowners of the deed restrictions. Some homeowners have not even maintained their properties as per the city of Coral Springs code enforcement which is a lower standard than the HOA. The Association has made efforts to cut several other items for 2012 such as common area improvements, tree trimming, and office expenses to help offset the increase in legal expenses. We have also changed the number of violation letters from a series of three letters to two letters to help reduce costs. The result is a new budget that increases \$11,584 this year. While this number seems excessive on the surface, it breaks down to less than \$4/month per homeowner and is necessary to maintain the deed restrictions and property values.

We encourage all homeowners to help us keep basic maintenance of our properties and to avoid these unnecessary expenses. Homeowners can directly affect these expenses by responding to violation notifications for things like keeping clean roofs, neat properties, and maintaining St. Augustine grass in their front yards. We hope that if this is done in 2012 the budget can be decreased in 2013 accordingly.

Thank you and Happy Holidays!

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