



Rotonda HEIGHTS

Rotonda Heights Conservation Association

P.O. Box 3100
Placida, FL 33946
www.rotonda-heights.com

A Deed Restricted Community

September 2009

2009 Board of Directors

President Paul Scribner
Vice President Howard Luedtke
Secretary Pete Thomas
Treasurer Elizabeth Benner
Director at Large. Mike Evers

Board of Directors' Meetings are open to the membership. The dates and times are posted on the website and are usually held on the 4th Wednesday of the month at 2:30 p.m. at the Association office listed below.

Association Office

The management firm of Professional Property Services manages the day-to-day operations of the Association. All Association business is conducted from this location and is accessible to you when you visit the area. The Association office is located at 3899 Cape Haze Drive, Rotonda West, FL 33947, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you, so stop in and introduce yourself.

For those of you who need to communicate with us, please put the information below on file:

Rotonda Heights Conservation Association
P.O. Box 3100, Placida, FL 33946-3100
(941) 697-9722 — Fax (941) 697-0738
Email: profprosvvc@embarqmail.com

The Association office is open Monday through Friday, except holidays, from 9 a.m. to 5 p.m. The office staff is not bilingual, so we cordially request that all communications be in English.

MOVING???

If you move, be sure to advise the Association of your new address to ensure timely receipt of billing statements and so we can continue to keep you updated on the activities in the community.



Annual Election of Directors

The 2009 Annual Meeting of the Rotonda Heights Conservation Association will be held in November. The main order of business will be to elect the Board of Directors. The Association by-laws provide for five directors with staggered terms. The election will fill only those seats for which the term of office is expiring. This year three directors will be elected for two year terms to fill vacancies on the Board.

Nominations may be made from the floor at the annual meeting.

Some of you who live in the area may be interested in serving on the Board. We provide this information to those who are interested.

Being a Board member is a commitment to be taken seriously. The management company and the present Directors are actively trying to set in motion policies that will effectively chart the future direction of the Heights community and protect the interests of the members. The Board meets on a regular basis, which does call for time away from other responsibilities.

If you would like to let the Nominating Committee know your interest in the community (homeowner or property owner) and your desires for the community, please submit a one page biography/resume, on one side of an 8½" x 11" sheet of paper suitable for publication. Past work/military experience is not as important as a desire to serve.

In order to provide these biographies to the Nominating Committee before election information is mailed, we must ask that they be submitted to the Association Office by mail to: P.O. Box 3100, Placida, FL 33946, or in person at 3899 Cape Haze Drive, Rotonda West, FL 33947, **no later than 5 p.m. on October 9, 2009.**



Neighborhood Watch

Our Neighborhood Watch has recently completed its first year of operation and judging by all reports, it has been quite a success! The "trash dumping" that has occurred in the past on some of our more isolated streets appears to be declining and this is a direct result of having neighbors patrolling the area. Unlike some of the surrounding area watches that patrol only in the evening, we also patrol during the day. This is important because, according to the Sheriff's office, most residential burglaries occur during daytime hours when people are at work. We have a website that is up and running and facilitates our operation: www.rotondaheightswatch.com.

We would like to urge **ALL** of our residents (home-owners, renters and snowbirds) to become involved in our Neighborhood Watch. Requirements are very simple: two one-hour shifts/monthly, which can be done by car, bicycle or on foot. In return, you get the satisfaction of knowing you are helping our community to be a great place to live and raise our families. Should you be unable to actively participate, we also accept financial contributions. Checks can be made payable to Rotonda Heights Neighborhood Watch, 103 Dixie Way, Rotonda West, FL 33947. Contact Pete Thomas (941-830-8469) or Jim Harper (941-7565) for more information.

HELP US HELP OUR NEIGHBORHOOD!

Residential Modifications

The Association is obligated through the governing documents to review any and all exterior modifications to existing homes or property prior to any change being made. A written request/application must be submitted and approved before changes are made.

WHAT is a residential modification? Generally, this is any change to the exterior of your property, i.e. paint color, fencing, landscape structures, patios, pools, etc.

WHY do I have to ask permission? These types of community controls are not designed or meant to be intrusive or meddling to individual property rights, but rather to protect property values.

The idea is to work with people to help them accomplish their goals in a way that will not adversely impact their neighbors or the community values. Unfortunately, individuals do not always consider or understand the big picture or overall good of the community when making a change, addition or even maintaining their property. It is the Association's job to be vigilant for the community and try to make things work together for the beneficial good of everyone.

This will only work if everyone cooperates, so please contact the Association for an application form to be completed and returned to the Association office for any changes or additions you are planning for the exterior of your property (or download the Request for Modification form [RMC] from the website at www.rotonda-heights.com).

Association Account Numbers

The Association uses the lot number for your account number. The legal description of your property includes your lot number. A sample legal description would be written on your tax bill as: RHT 000 0000 1234. Your account / lot number would be 1234.

Deed Restrictions

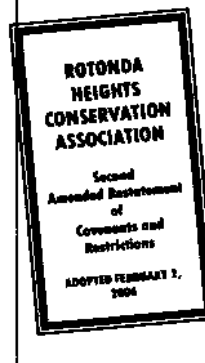
Our community has grown rapidly and deed restrictions are important. The Association wants to address deed restrictions from a positive approach and as an asset to the community rather than be looked upon as being oppressive. We need your support and cooperation to make this program work.

Please understand these deed restrictions had to be written so as to address the worst-case scenario. The goal of deed restrictions is to not let individual preferences take away from the overall good of the community.

In general, we do not want to see cars, trucks or trailers parked in our neighbors' yards, fences of every size, shape, variety and color throughout each neighborhood, and cluttered, unkempt and unmowed properties in the neighborhood. This community is home to all of us. Respect your neighbors by keeping your property neat and well maintained.

The revised deed restrictions and covenants have been in place for almost five years and for the most part have been very effective and without many problems; however, because of the continuing growth of the community, it is hard to stay on top of all the violations. **Violations will be aggressively addressed with fines as allowed under the law.**

Reminder: All property owners agreed to abide by the deed restrictions when they purchased property in Rotonda Heights.



Two new employees have been hired by Management to do regular inspections of the community to try to address violations as quickly as possible. **Neighborhood Watch volunteers do not report deed restriction violations.** A website has also been developed to better communicate with the membership and make all Association policies readily available.

Association Finances

As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Rotonda Heights Association. Monthly financial reports are prepared to account for all funds and an annual review is done by an independent C.P.A firm at the end of the year.

An annual expense budget is prepared to plan for projected financial needs for the upcoming year. After the estimated expenses have been scrutinized and approved by the Board, the total amount is divided equally among the property owners to fund the anticipated expenses.

As more and more people move into the community, the demand for services is increasing. The cost of services and the amount of service needs are increasing but the income is not. The Association Directors are exploring several different ideas to meet financial needs; however, it may be necessary to raise the annual assessment for 2010.

In October a packet of information will be mailed to you advising you of the annual membership meeting and giving you financial information in the form of a budget and line item explanation of all expenses. The Directors' have been very careful to spend your money wisely and only for things that are necessary for the maintenance and ongoing operation of the Association.

Invoices for your yearly assessment fees will be enclosed in the Annual Meeting packet, so be sure to check your envelope before throwing it away.

Association Mowing

The Association mowing program is working well. The rights-of-way, common drainage areas and the mowable areas of all vacant lots are mowed five times per year. This mowing schedule gives a better overall appearance to the subdivision. It also prevents additional natural vegetation from growing to an unmanageable size in the rights-of-way. This program has benefited everyone in one form or another and the Board plans to continue to improve this program. The County has also applauded the Association's efforts and results.



President's Message

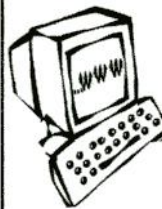
New Board members Pete Thomas (Dixie Way) and Mike Evers (Wayne Road) joined Elizabeth Benner (Kings Drive), Howard Luedtke (Kings Drive) and yours truly (Siesta Road) to serve you this past year. We meet monthly at the management office and this year concentrated on three things: deed restriction enforcement, keeping our dues as low as possible, and supporting the two main community based projects of Neighborhood Watch and Neighborhood Cleanup.

In addition to our many morning walkers who police the community for thoughtlessly discarded trash, your Board has voted to link trash pick up with our mowing contract, saving us over \$6,000 per year. We also continually monitor our reserve fund investments to make sure they are in safe institutions earning the best reasonable returns.

The Board and Management continue to work well together for the good of the community. We appreciate all our volunteers and well wishers who make our own community service so satisfying.

Paul S. Scribner, President
Rotonda Heights Conservation Assn.
Board of Directors

www.rotonda-heights.com



We are excited about the opportunity to communicate with the membership. We hope it will help you be a part of the community. Many of the documents pertaining to the Association have been uploaded to the website at: www.rotonda-heights.com.

You will find a copy of the By-Laws, Deed Restrictions and Building Guidelines as well as forms for Requests for Modification and Address changes. You may also read the Board of Directors' meeting minutes posted after each board meeting.

Please visit www.rotonda-heights.com to keep informed of Association news. If you have any suggestions for the website, please call the Association office at 941-697-9722 or send email to: proprosvc@embarqmail.com.



Signs, Signs - Everywhere you look there are signs!

The Association Directors appreciate the need for signs and understand the importance of making it known that your property is For Sale or For Rent; however, some real estate agents, surveyors, mowing companies, etc., have gone overboard in trying to promote their properties or services.

HELP!! The Association adopted sign guidelines last year to control sign clutter. Please advise your real estate agents that For Sale and For Rent signs may NOT exceed 18 x 24 inches. They can have one 6" x 24" rider sign and there can only be one (1) sign on a property. Also advise them not to put signs in the rights-of-way. (Signs left in the rights-of-way may be removed and taken to the management office and stored for only 30 days.) Open House signs and direction signs should be removed within 24 hours.

The best place to put signs is against the palmetto line well out of the right-of-way. The County and Association mowers come through the rights-of-way five times a year with 15 foot wide bat-wing mowers and it is all but impossible for them to dodge and weave around and between the signs without mowing them down. So please, have your real estate agent help keep the subdivision looking good by conforming to the 18" x 24" sign size and protect their signs by placing them well out of the right-of-way.

We hope this update is helpful. If you have any questions about the Association, please contact us at the phone numbers or address listed on the front page or at profpropsvc@embarqmail.com

Winchester Evacuation Route

Charlotte County is hoping to start construction on the Winchester Road Evacuation Route in 2010. This project has been in the planning stages for several years. The new road will run along the western boundary of the Heights subdivision. The purpose is to create a better evacuation route for residents that would normally use C.R. 775 to get to River Road, the main evacuation route to I-75.

The Association and some of our homeowners have tried to work with the County in an effort to effect some design changes that would add some noise and visual buffering to the Heights properties that abut the road. We have not gotten any cooperation or consideration from the County. We will continue to work to make this project better for our property owners.

COMMUNITY CLEAN UP

We take pride in our community and we should all be thankful for the beautiful area we call home. Now it is time for us to pitch in and help keep our area beautiful.

Last year's clean up was a big success. It raised awareness of littering and trash problems and brought many residents together who care about the appearance of our community and the environment. Everyone enjoyed the block party that followed the clean up.

Your neighbors, Dick and Sandy Dameron, will be organizing a neighborhood Clean Up in the Spring of 2010. The Association is also planning additional activities for that event. If you would like more information about the Cleanup or to help Dick and Sandy, please call them at 941-662-0335.