

# Lancaster

## Year in review

### Board Action for 2010 Highlights:

#### Jan/March

1. Replaced landscape from frost damages.
2. Installed new irrigation and replaced irrigation lines at the front and island areas throughout the community.
3. Trimmed palms throughout community.
4. Reviewed reseal of pavement in areas throughout community and replacement bids to be considered.
5. Repaired pedestrian gate and front gate motors as needed due to wear (10 years old).
6. Landscape upgrades includes Center Island at circle of Emerald Chase Drive, electric for lighting and irrigation at the front entry as well as a tunnel under roadway at entry for these lines.

#### April/August

1. Addressed other plantings throughout community and common areas.
2. Replaced damaged cameras due to improper drainage in posts and covers. New cameras were provided at no charge to the association.

#### August/December

1. Bids for upgrade to accomplish irrigation and install of plantings of trees along both sides of Emerald Chase as you enter Lancaster to the center roundabout (large palm tree).
2. City grant orchestrated by our manager, Cass Malloy, Condo. Assocs. to have trees. Solar lighting to center roundabout at Emerald Chase Drive. Grant was approved and signed by Lancaster have this project done by April 2011 at no cost to homeowners. Plantings of some trees (Magnolias, Palm, etc.) along both sides of street (part of the grant for \$2300). Thank you Cass Malloy for your efforts and ideas on this project.
3. Finished the budget year by planting new frost resistant plants and brick upgrades at the front entrance. Replaced lighting damages to the fixtures in the front gate landscape areas.
4. Finished the year within the budget set for 2010. Installed new bubblers at flower beds and monument bed areas.
5. Approved a side item in our budget for both 2010 and 2011 to cover costs the association may (and have) experience with foreclosure homes lawn care, roof cleanings and address these concerns to the lender of those homes. In these tough economic times, the board has been vigilant in making sure these potential problems are addressed and corrected without delay to maintain the neighborhood appearance.

### Board action for 2011:

1. Look for renewal of our landscape upgrades. New plantings will increase visual appeal throughout the neighborhood.
2. Cameras will be visible to everyone with and IP address. It will be viewed from your computer at any time.
3. Reseal of pavement areas (established within our reserves).
4. Projects the Board deems appropriate for the community without added fees or assessments
5. Adding monies to items in the reserve columns the board deems underfunded for future replacements (i.e., roadways, gate entry replacements, etc.).

6. Maintain the budget with our current homeowner fees. Note, homeowner fees have remained the same for the past several years.

### **Closing remarks:**

The Board would like to hear from you if there are any issues/items that need to be addressed. Your opinion for the overall appeal of Lancaster is important to us. By the time this is posted, some members on the board will be replaced due to expiration of their term. We congratulate the newly appointed members and look forward to continued good management for all homeowners of Lancaster. Please forward any issues good or bad you may have to Cass Malloy, our property manager, to her office at Club Tampa Palms, 979-9595 or email at [cmalloy@mytpnoa.com](mailto:cmalloy@mytpnoa.com).

Happy New Year to all!

Mark Sloat, on behalf of the Board of Directors