



THE ANCHOR



Monthly Newsletter of the Anchorage Homeowners' Association, Inc



2020 Annual Meeting of the Membership Monday, October 19th, 2020 at 7:00 pm At The Anchorage Clubhouse

BY NOW YOU SHOULD HAVE RECEIVED A COPY OF THE PROPOSED 2021 OPERATING BUDGET WHICH CONTAINS **NO Maintenance Fee** INCREASE FOR NEXT YEAR, CHECK IT OVER CAREFULLY AS YOU WILL BE VOTING BY PROXY OR AT THE ANNUAL MEETING. IF YOU ARE UNABLE TO ATTEND THE MEETING FOR ONE REASON OR ANOTHER PLEASE COMPLETE YOUR PROXY AND RETURN IT TO THE OFFICE PRIOR TO THE MEETING. THE BOARD RECOMMENDS THAT YOU VOTE BY PROXY AS THIS WAY IT GIVES AN AUDIT TRAIL OF PROXIES CASTED AND MAINTAINED FOR SEVEN (7) YEARS.

THERE IS ALSO A VOTE ON CHANGING OUR DOCUMENTS TO A SIMPLE MAJORITY VOTING EITHER BY PROXY OR IN PERSON AT A DULY CALLED MEETING. THE LAST VOTE ON THIS WAS SO CLOSE (71 AGAINST TO 68 FOR) THAT THE BOARD FEELS THAT ONLY 57% OF RESIDENTS CAST A BALLOT AND MORE MAY VOTE THIS TIME AROUND, IT TAKES 85 AFFIRMATIVE VOTES TO APPROVE ANY CHANGE TO OUR DOCUMENTS. RESULTS OF THE OTHER TWO PROPOSALS WERE AS FOLLOWS; FOR THE BOARD TO APPROVE THE BUDGET WAS DEFEATED 90 TO 47; FOR DIRECTORS TO TAKE OFFICE IN JANUARY INSTEAD OF OCTOBER WAS APPROVED 115 TO 22.

FOR THOSE ATTENDING THE ANNUAL MEETING PRACTICING SAFE COVID-19 PROCEDURES AND THE WEARING OF THE MASK IS A REQUIREMENT. AT THE BOARD MEETING ON SEPTEMBER 17 THE BOARD DISCUSSED IN DETAIL THE PROCEDURE TO FOLLOW CDC AND STATE POLICY ON MEETINGS, WHICH IS CURRENTLY AT 50 PEOPLE. THIS MAY CHANGE BETWEEN NOW AND THE ANNUAL MEETING. THE BOARD WILL TAKE EVERY PRECAUTION TO INSURE YOUR SAFETY.

THE BOARD ALSO APPROVED TWO (2) RESOLUTIONS CONCERNING "OFFICIAL RECORD INSPECTION" AND "WRITTEN INQUIRIES FOR OFFICIAL RECORDS" THESE RESOLUTIONS ARE INCLUDED IN THIS NEWSLETTER.

THERE WILL BE NO REGULAR SCHEDULED MONTHLY BOARD MEETING IN OCTOBER. SEE YOU AT THE ANNUAL MEETING.



Anchorage HOA Tree Removal Guidelines

In April 2019, Governor DeSantis signed a bill into law prohibiting Counties from requiring a permit to remove Dangerous Trees. It also removes the requirement from planting replacement trees

"The bill prohibits local governments from requiring a permit, application, notice, fee, approval, or mitigation for the pruning, trimming, or removal of a dangerous tree on residential property upon documentation by a certified arborist or licensed landscape architect, and prohibits local governments from requiring a property owner to replant a tree that is maintained under the specified conditions.

The bill does not affect authority delegated under the state's mangrove protection laws. The bill also allows a property owner adjacent to an electric utility right-of-way to request an electric utility perform vegetation maintenance in the right-of-way without approval from the local government."

Article 16 of our documents require HOA approval to remove trees, therefore in compliance with State laws Any request for Tree removal must be supported by the documentation provide by a Licenced Arborist or Licenced Lanscape Architect.



**To
Anchorage**

RICHARD AND CHANIN ZELLNER
 819 PILOTS WAY
 CHANIN - 952-451-0196
 RICHARD - 612-251-6755



ABOUT COMMUNITY LIVING

MEMBERSHIP MEANS ORGANIZATION

Your Homeowners' Association is a non-profit corporation registered with the State of Florida. As such, it is managed by a Board of Directors whose purpose is to oversee the maintenance and operation of all common areas and facilities. The Board is also responsible for governing your community in accordance with the provisions of the CC&R's, Bylaws, and the Articles of Incorporation.

WHAT ARE THE CC&R'S?

Basically, The Covenants, Condition, and Restrictions (CC&R's) are the legal documents that determines the guidelines for the operation of the community as a non-profit corporation. The guidelines are included in the title to your property and cannot be changed without proper action by the Board and a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

WHAT ARE BYLAWS?

The Bylaws are the guidelines for the actual operation of the Community. The Bylaws define the duties of the various offices of the Board, the terms of the Directors, the members' voting rights, required meetings, as well as other specific items that are necessary to run the Association as a corporation.

ARE THERE OTHER RULES?

From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of the community, and may involves guidelines regarding parking, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, and intended changes or modifications must meet the approval of the Board. Architectural guidelines adopted by the Board will include procedures for submitting requests to make exterior changes. The purpose of these guidelines is to control and protect the visual integrity of the community.

MEMBERSHIP MEANS COOPERATION

ASSESSMENTS/MONTHLY FEE

Maintaining and operating the common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses.

Your monthly assessment is due on the first day of each quarter. What If You Don't Pay Your Assessment?

Hopefully, that won't be a problem. However, payments received after the first of the month are subject to a late charge. The Association does not mail out statements, by not receiving a statement does not negate your legal responsibility to pay your assessment. Unfortunately, non-payment can lead to legal proceedings.

MEMBERSHIP MEANS PARTICIPATION


MAKING YOUR COMMUNITY WORK

Since your Association is a corporation by law, a governing body, the Board of Directors is required to oversee its' business.

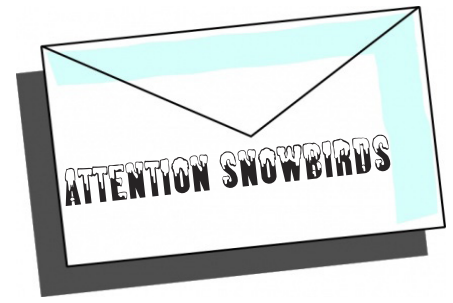
MOST FREQUENT RULES VIOLATIONS

- Making exterior improvements WITHOUT prior written approval of the Architectural Review Committee (fencing, plantings, roof replacement, widening of driveways, etc.)
- Parking (Blocking the sidewalk, not utilizing the proper area for parking other vehicles).
- Dirty driveway/roofs, trees not properly trimmed, lawns not being mowed or maintained properly.
- Rust on homes and fences.
- Garbage cans being seen from the street.

The Board is responsible to enforce the CC&R's and Rules. You can make a difference. Thank You!



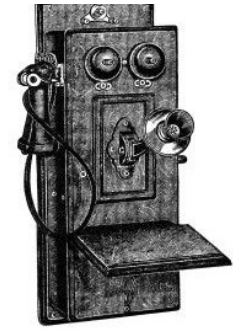
The 4th Quarter Maintenance Fee (\$100) is due on October 1st. If the fee is not paid by the 10th of October a \$25 delinquent will be charged.



Anchorage HOA needs your mailing address where you are spending the summer months. the Association sends out correspondence that may need your immediate attention while you are away.

When you return just let the Association know that you are back with us.

**You can email your address to:
board@anchorage-hoa.com**



TIME TO UPDATE OUR

TELEPHONE DIRECTORY

Incorrect phone number, new phone numbers and any other changes you need to make for your current listing, now is the time to submit your change.

Call Lisa Minich at 727 330-7497. If you are not listed and would like to be you must submit your request in writing, the phone form may be obtained from the Board or Lisa.

Changes must be submitted prior to November 30th, 2020 to insure they made the 2021 directory.



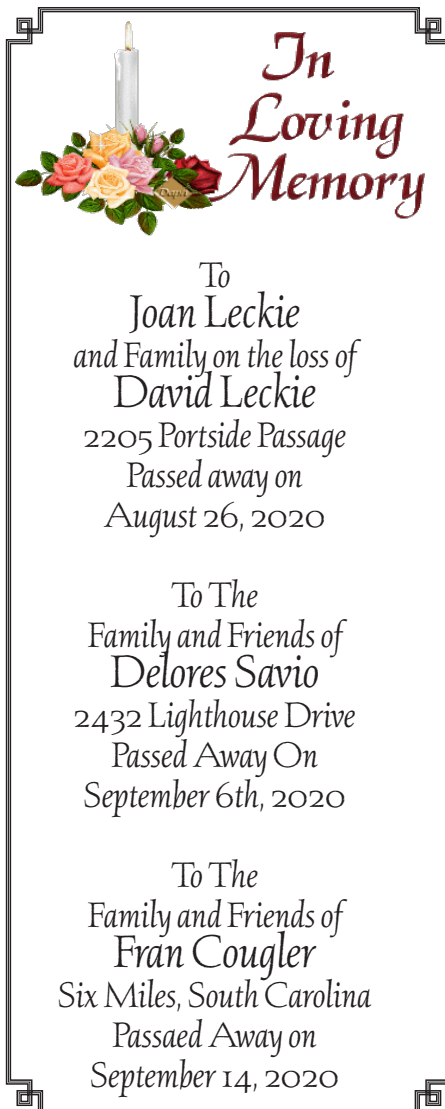
If you have a tree limb hanging in your street that is 13' or below, the Pinellas County Urban Forestry and Landscape Services will come out and inspect, and will cut these tree limbs for free. Call 727-464-8900.

Information provided by Linda Arbogast.



ARTICLE VII Bylaws

Section I. Taping of Meetings. Any member of the Association may audio or video record any regularly scheduled meeting of the Board of Directors with a minimum of forty-eight (48) hours' notice to the President of the Association. Set up of all equipment must occur at least one half hour prior to the beginning of said meeting. The President, Secretary, and the Property Manager are the only persons permitted to be seen on camera. Video and audio taping may occur as long as there is no interruption to the meeting. No taping of meetings may be broadcast in any form at any time.



RECEIVE A TEXT MESSAGE ABOUT A PENDING PACKAGE?

Don't click the link, officials say

If you recently received a text message about a pending package with a link, it's a phishing scheme, according to authorities.

Many text message scams address the recipient by name and entice them to click on a link, promising information about a missing package they say belongs to them.

An example of one of the phishing text messages reads: "We came across a package from June owed to you. Please assume ownership and schedule for delivery here."

The scheme provides a link in the text message. When the link is clicked, it prompts the user to fill out additional information, such as credit card information. The Orange County Sheriff's Department said in a Facebook post on Monday that, "Based on the information they obtain, cyber criminals can steal your identity, empty your bank account, or install malware in your phone."

According to the sheriff's office, it's best to ignore the message and/or block the phone number it came from.

The messages can also be reported to the Better Business Bureau's Scam Tracker at www.bbb.org.

Note: Unfortunately, this article did not indicate if these scammers are only using cell phones. I would suspect that they may become more aggressive and begin using email addresses too. Be careful!

Above information was taken from a news article posted on WFLA news channel 8 posted on 9/19/20

Submitted by Barb Kanehl, Neighborhood Watch Chair

SILLY QUESTION



The rainy season in Florida runs from July to the end of September more or less.

We have had an ENORMOUS amount of rain these past few weeks. When it rains it's like a MONSOON at times. The sidewalks/lawns in places are flooded because the ground can't soak up the rain fast enough. I personally have had to take my shoes/socks off and paddle the path from Leeward Way to the pool as the water is over my ankles !!

Silly question coming up.....Why are my neighbors sprinklers running when its raining cats and dogs ??

Over-watering your lawn will kill it.

Over-watering drowns the plant's roots. Grass plants do not need, and cannot use, this much water! ..

1. Shallowly rooted plants are easily stressed. ...
2. Over-watered lawns have more weeds. ...
3. Over-watering wastes time and money and contributes to pollution. ...
4. Excessive fertilizer applications are needed.

Pinellas County frowns on sprinklers being on in the rain and can fine you.

STATE LAW REQUIRES that ALL AUTOMATIC SPRINKLER systems have RAIN SENSORS.

You can buy these rain wireless sensors on line for about \$70 or at Home depot etc;

We have 2 willing Neighbors that will help/advise you on installation

Darren Phone # 727 641 4797 leave a message

Tony Phone # 727 480 7813 leave a message.

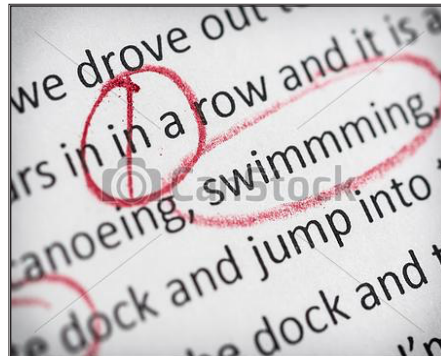
If you DON'T want to go that route then you can just switch your sprinkler system OFF during the rainy season,.

Usually the lawns don't need watering for about a week after torrential rain.

Janet Evans



EAST LAKE COMMUNITY LIBRARY
4125 East Lake Road
Palm Harbor, FL 34685
727-773-266
Monday: 10:00am-6:00pm
Tuesday: 10:00am-6:00pm
Wednesday: 10:00am-6:00pm
Thursday: 12:00pm-8:00pm
Friday: 10:00am-6:00pm



Find a mistake in the newsletter?? We deliberately make them at times, to see just who is reading the newsletter.

Anchorage Board of Directors

President
Dick Diebold.....781-6016
Secretary
Mary Szukala.....729-4339
Clubhouse Manager
Gretchen Worth.....781-2847
Treasurer
Gordon Smith.....637-5669
Pool and Grounds
Rick Lyons.....504-5242

The Anchor Newsletter
Editor.....Dick Diebold.....781-6016
Distribution..Maria Bradle.207-9066

Prospective Resident Interview
Kay Kremer.....784-0830

Architectural Review
Tony Evans.....480-7813

Deed Restrictions Violations
Tina Dann.....744-7191

Neighborhood Watch
Barbara Kanehl.....754-4042

Librarian
Liz Harmon.....828 506-8032

AUGUST 2020 FINANCIAL REPORT

Balance Forward	86,532
Dues	1,000
New Owner Fee	400
Delinquent Fee	75.00
Residential Rental Fee	100
Income For The Month	1,575
Expenditures For The Month	6,661
Checking Account Balance	7,672

Money Market	
Beginning Balance	49,061
Interest	0.42
Balance	49,062

Reserves	
Swimming Pool	8,000
Air Conditioning	12,033
Roof	3,500
Hurricane Deductible	18,699
Building Improvements	6,822
Total Reserves	49,054
Total Money Market	49,061

Unallocated Money Market.....	7.98
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Total Funds Available	129,498
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