

2025 December

Anchorage Homeowners Association Official Newsletter

HOA BOARD ANNOUNCEMENTS

There is **NO** meeting for the month of December.

Treasurer's Announcement

Our annual HOA dues assessment for 2026 is due now! With no increase, yearly will remain **\$500 due January 1 2026**. Quarterly payment (optional) will remain at \$125 due January 1, April 1, July 1 and October 1. Please note that late payment penalties will be applied in accordance with Florida Statute 720 if payment is received after the 10th of the month. This statute can be found under member documents on the Anchorage website. Payment can be mailed to 1025 Anchorage Ln, Palm Harbor. Better yet, check with your financial institution and arrange for bill pay, one less thing to worry about!

Member/Residents Phone Directory 2026

Please take a moment and check your information in the 2025 Directory. **If there are any corrections for your information to be made, please contact Lisa Minich by December 15th**. Starting in January, the directory will be available **ONLY** on our webpage in the members/residents only section, no hard copies will be distributed.

Clubhouse Announcement

It is noted that not all gate keys are working. If you have a key that is not working, contact any board member for a new key.

CHRISTMAS DINNER

DECEMBER 13

Doors Open: 5:30 PM

Feel free to bring hors d'oeuvres
for your own table.

Dinner Served: 6:00 PM

MENU:

- Roast beef
- Vegetable lasagna
- Chicken with mushroom wine sauce
- Salad bar & bread
- Mashed potatoes
- Seasonal vegetable

A Word from our President

Happy Holidays to all! I hope this season finds you well. I have three updates regarding our HOA business:

1. 2026 Budget & Dues

There will be no increase in dues for 2026. The Board approved the 2026 budget at a special meeting on November 20, 2025. After careful review of our governing documents, Florida statutes, and consultation with our attorney, it is confirmed that the Board is responsible for establishing and approving the annual budget and providing it to residents. While membership votes were held in previous years, they are not required. The proposed budget is always discussed during earlier meetings, ensuring residents have an opportunity for input.

The 2026 budget aligns with the expected dues income, with the additional revenue anticipated from estoppels, fine, and interest. We also expect to carry over more than \$30,000 in our current account, which will help cover additional tree trimming and potential removals.

2. Clubhouse Restroom Reserve Account

A reserve account has been established for future clubhouse restroom renovations. Funding comes from the annual \$20,000 allocation to reserve accounts. Since major assets such as the air conditioners, roof, and fencing have been recently replaced, those accounts are adequately funded.

3. Board Update

Our treasurer, Laura Regain, has resigned for personal reasons. We thank her for her service. At the November 13 meeting, the Board appointed Cyndi Schafer to complete Laura's term. We appreciate Cyndi's willingness to serve.

A Personal Note

I will be resigning at the end of December. I agreed to serve last year when no one else stepped forward, and I am grateful for the opportunity to support our community. I'm pleased to share that several dedicated individuals have stepped up to serve on the 2026 Board. Carolyn White, Cyndi Schafer, and Tony Evans were appointed and approved at the November 13 meeting.

I sincerely hope that, as they take on their responsibilities, you will lend your support when needed. Our attorney has remarked that we are one of the best-run associations he works with—and one of the few that is successfully self-managed. That is a reflection of the involvement and care of this community.

Best of luck to the new Board, and warm wishes for continued success in the years ahead. Happy Holidays, and thank you for the privilege of serving



Art Worth President

Contact Info

Anchorage Homeowners' Association - 1025 Anchorage Lane (727) 785-2763

information@anchorage-hoa.com

You can join our unofficial Facebook Group: <https://www.facebook.com/groups/anchorage55>



Anchorage HOA Board and Committee Chairs 2025

Board Members

- President- Art Worth (727) 781-2847
- Clubhouse – Patty Boyle (727) 224-9321
- Treasurer – Cyndi Schafer (727)712-6912
- Pools & Grounds- Steve Gillespie (610) 937-4899
- Secretary – Mary Sofchek (727) 786-4339

Committee Chairpersons

- Architectural Review – Gary Ware
- Neighborhood Watch -Richard Vincent
- Deed Restrictions – Rocky Trahan
- Library – Liz Harmon
- New Resident Review – Lisa Minich
- Newsletter – Cheryl Corbett
- Website – Tony Evans

December Clubhouse Happenings

BOOK CLUB- MONDAY, DECEMBER 8TH AT 6:00 PM. Join us as we dive into *The Alice Network*. Let's wrap up the year together with a story worth talking about- and plenty of good cheer!



BINGO Wednesday, December 10. Get ready to yell BINGOHOHOO! Who will be the last lucky winner for of 2025? Bring your festive snacks, drink of choice and a holly jolly friend or two. Doors open at 6:00, games begin at 6:30. Come when you can.

NO HAPPY HOUR FOR DECEMBER – BYOB and hors d'oeuvres to our Christmas dinner at 5:30



***Barbara and Warren Smith invite you to their Annual Wine Down and Toy Drive
Friday December 5th 5:30 -??? 1057 Mainsail Way***

Join our hosts for a get together with friends and neighbors for some holiday cheer and to collect toys for the Metropolitan Ministries less fortunate kids. Please bring an UNWRAPPED toy and a snack to share for the table and your drink of choice. There will be water and Cranberry Mimosas served along with lots of merriment !!!

If you cannot make it that evening you can always drop by to see this year's decorations and drop off a toy up to December 15th.

THINGS TO THINK ABOUT 

It is a common misconception that only the elderly are scammed, when actually all ages can fall victim. Did you know one out of three people aged 25 to 30 will be targeted by scammers and one out of two targets will fall victim? No matter your age, stay alert this season-scammers get busy during the holidays. Be safe with these reminders: Beware of unexpected messages about orders, deliveries, or bank issues. Do not click on links, go directly to official website. Watch for fake delivery texts asking you to "reschedule" or "pay a fee". Avoid deals that seem too good to be true and check website spellings. Use secure payments like credit cards over debit cards or PayPal-avoid wire transfers or payment apps with strangers. Protect your accounts with strong passwords and two-factor authentication. Verify Charities via Charity Navigator before donating. Lastly, monitor your bank statements for unusual charges, you can set up a notification with your bank. Despite our good cheer there are Grinches out there. Stay safe and enjoy the season ahead

On a Personal Note,

As we wrap up this season and another wonderful year in our neighborhood, I want to share heartfelt thanks on behalf our Anchorage community, to our amazing President, Art Worth and Treasurer, Laura Ragain. Your dedication, countless hours, and steady leadership have truly been gifts to our HOA all year long. We warmly welcome our new Board members and look forward to the fresh energy and ideas you'll bring as we step into a bright new year together.

Have a jolly December. I wish you a Merry Christmas, Happy Hanukkah, and may the New Year bring you health, happiness and good fortune.

This is YOUR newsletter. Contact me for any ideas, submissions or events at editor@anchorage-hoa.com