

Creekwood Newsletter

Hello Neighbors,

It's Spring! It is time to recover from the harsh winter and rejuvenate our homes. I see a lot of new sod and flowers in many properties. Maintenance and improvements not only keep our neighborhood clean and attractive but may help recoup the recent real estate devaluation. More importantly it speaks to the pride we have as homeowners.

As in past Spring issues I challenge us to improve our properties. Attack those weeds, replace grass where needed, plant some flowers, maybe even paint your mailbox post. Small inexpensive improvements go a long way to improve curb appeal. It takes all our efforts to keep our neighborhood appealing.

Your neighbor, Miguel Lozada

Community Garage Sale

You may have noticed the sign, (before it got washed out). At the request of several community members we are having another Community Garage sale.

Date: Saturday, May 15
Time: 8:00am to Noon

In the event of rain, the garage sale will be moved one week later to Saturday, May 22 (same time).

Advertising is being purchased in "The Flyer" and signs will be posted on Cross Creek on both Kinnan and Brookron.

Have you noticed?

You aren't the only ones busy rejuvenating our neighborhood, have you noticed the following recent improvements at the community entrance:

- **The Washingtonian Palm trees were trimmed.**
- **The landscape lighting was replaced.**
- **An overhaul of the entrance gates' mechanical/ electrical systems and sensors.**

The following is planned for the next few weeks:

- **Trimming of the perimeter bushes.**
- **Planting new perimeter bushes to fill-in gaps.**
- **Planting of Mexican grass on the island between the gates.**
- **A ground cover solution to address the dead grass along the pedestrian walkway.**

Hillsborough County Water Restrictions Please Read!!!

Please refer to the Hillsborough Water Use restrictions website:

http://www.tampagov.net/dept_Water/information_resources/restrictions/ or call for details: (813) 275-7094 for a recorded message of the restrictions, or (813) 272-6680 for Customer Service.

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| • Addresses ending in 0 or 1 | Monday |
| • Addresses ending in 2 or 3 | Tuesday |
| • Addresses ending in 4 or 5 | Wednesday |
| • Addresses ending in 6 or 7 | Thursday |
| • Addresses ending in 8 or 9 | Friday |

Please Note: ALL watering must be completed before 8am or start after 6pm on your watering day.

Guest Article- PRIDE

If you ask yourself "Would I purchase this home again as it now looks?" If the answer is probably not, you need to take action to change that answer. You were undoubtedly proud of your home when you made your purchase and you should be able to answer the question affirmatively at any given point in time. If you need to power wash driveways and walks or refresh your paint or plant new shrubs or replace sod, this is the time of year to do so.

Several vacant homes have been recently purchased and the new owners are working to make the necessary improvements to these properties. To them we say "**Welcome and thank-you.**"

As a reminder, changes to the outside of your property need to be submitted to University Properties on an ARC form for pre-approval by the Architectural Review Committee.

Guest Article: Smoke Alarms

It was recently brought to my attention, Kidde the manufacturer of the smoke alarms installed in our homes by M/I recommends we replace the smoke alarms every 10 years. This has nothing to do with M/I homes' choice of smoke detectors. It is the manufacturers' recommendation

Since most of our homes are in the vicinity of 10 years old I decided to check. If you open the smoke alarm, (like when you replace the battery), a sticker on the back indicates the device's manufacture date and Model #. Ours had March 2000 and it specifically says to replace every 10 years. It is very likely most if not all homes in this community have the same Kidde smoke alarms, model 1275. According to the Kidde Customer Service the direct replacement models are their Model **i12040** or the **i12060**. Both plug right into the existing wiring. I did some checking and found them on-line. Lowe's & Home Depot both carry the i12060 for under \$20.

Smoke alarms are an important safety feature in any home. Please make sure you test and replace the batteries every year. If you start having false alarms or suspect they are malfunctioning it is recommended you replace them right away. They are relatively inexpensive devices than can save not only your property but lives as well.

An update from our HOA President: Retaining Wall

The attorney handling our retaining wall lawsuit is working with engineers to get the best possible settlement from M/I Homes so the necessary repairs can be made. This has been a long drawn out process thanks to the slow wheels of the legal system. As a Board we have been addressing this issue for many years now and we will all be glad when this issue can be resolved and repairs made.

We are looking forward to working on other projects to improve our community.

Miscellaneous

*******REMINDER:** HOA fees 2nd Installment is due July 1. Avoid late fees and pay by the deadline*****

- The Creekwood Master Association website: <http://www.crosscreekma.com/index.php> Efforts are underway to make the Master Website a better the source of information and resources. Please take a moment to visit the site.
- **The Creekwood Board meetings are open to all community members.** Please join us at the New Tampa Regional Public Library. The next meeting is scheduled for **Monday, May 24 at 6:30pm**. This may change so please check the posted sign (always posted 2-3 days prior).
- Our Property Manager is Angela Hester. She can be reached at UNIVERSITY PROPERTIES, INC, 7001 Temple Terrace Highway, Temple Terrace, FL 33637 813.980.1000 / Fax 813.980.2233 and email: ahester@univprop.com

Your HOA fees pay University Properties to provide the following services:

- Address any community related question (wireless remotes, gate codes, community by-laws, etc).
- Complaints.
- Community Maintenance (street lights, gates, etc)
- Architectural Review requests (for exterior changes)
- Community drive through and compliance with by-laws

University properties keeps a log of all calls, emails and letters and advises the board on major issues reported that affect the community. Do not hesitate to use this valuable resource

Elections Results

- Richelle Angstadt - President
- Doug Sabo - Vice President
- Michael Haynes – Treasurer
- Miguel Lozada – Member At-Large

Please join me in welcoming our newest Board member Darren Brewis. Darren is a longstanding resident of Creekwood. We all applaud his commitment to our neighborhood and look forward to his ideas and enthusiasm to better our community.