

**Forest Lakes Country Club Estates  
Homeowner's Association  
Post Office Box 7226  
Pinecraft Station  
Sarasota, FL 34278**

**Presorted Standard  
U.S. Postage Paid  
Permit #413  
Manasota, FL**



**"A DEED RESTRICTED COMMUNITY"**

**Block captains as of September 2012**

Beneva Road - **OPEN**  
Brookhaven Drive (north) **OPEN**  
Brookhaven Drive (south) George Prozzo  
Brookline Drive – Trish Carlson  
Espanola Ave./ Espanola Dr. - Lynn Thomson  
Glenna Lane - **OPEN**  
Mid Ocean Circle (north) - **OPEN**  
Mid Ocean (south) Linda Petrilla  
Pine Valley Drive (west) Jody Maxwell  
Pine Valley Drive (east) Joseph Melancon/Belle Heneberger  
Pine Valley Lane Joseph Melancon/Belle Heneberger  
Riviera Circle - Maureen Williams/Joann Ganey  
Riviera Drive - Marie Diffley  
Sea View Street - **OPEN**  
Tanglewood Drive - Barb Elbrecht  
White Sulpher Place - MaryAnn Figlow  
Village Green Sect. #14 - Nancy Plummer  
(Westport, 1300's Stafford)  
Village Green Sect. #12 - Carolyn Fitzpatrick  
(1500's Stafford, Collins)

***PLEASE CONTACT A  
BOARD MEMBER IF  
YOU CAN SERVE AS A  
BLOCK CAPTAIN!***

**President-** Vickie Bass  
**Vice President -** Lynn Thomson  
**Treasurer-** Joann Ganey  
**Secretary-**

**Board Members**

Celeste Dority  
Rick Howe  
Christina Le Pome  
John Maxwell  
Carol Miller  
Joe Orgaz  
Nancy Plummer  
Mike Wilson

# SEPTEMBER 2012 NEWSLETTER



## ***FLCCE Homeowners***

The board is receiving more than usual requests for variances. This may be attributed to home sales where a survey is required and an encroachment is identified. Many of the problems are the result of original construction, and/or construction that was never conveyed to the Board for approval. For example, pools, pool cages, lanai extensions, porches, non-compliant detached structures.

FLCCE Deed Restrictions require that: *Building Plans-Approval: No building shall be erected, placed or altered on any lot until the drawings and specifications for all buildings, alterations and changes and plan showing the location of the structure and other developments for the premises herein described shall be submitted for the approval of the Developers, successors or assigns.*

The County does not consider any subdivision Deed Restrictions when permitting. It is up to our HOA to monitor and approve based on our Deed Restrictions. It is highly recommended that before you submit your plans for permitting, they be submitted to the Board for approval.

**Please submit a Request for Approval to the Board so that in the future there won't be a problem if and when you want to sell your home. The Deed Restriction Committee has created a form with instructions to assist homeowners in requesting approval for improvements to the exterior of their homes as required by our Deed Restrictions, section "Building plan..." The form can be found on our website under the Documents section.**

Thank you for those of you who make a concerted effort to comply with our Deed Restrictions. It certainly makes us a better community.

**Vickie Bass, President**

**FROM THE BOARD: NOTICE TO ALL LOT OWNERS: WHEN SEEKING INTERPRETATION OF THE PROVISIONS OF THE DEED RESTRICTIONS, YOU CAN ONLY RELY ON THE DECISION OF THE ENTIRE BOARD OF DIRECTORS, NOT AN INDIVIDUAL DIRECTOR. IF YOU HAVE QUESTIONS PLEASE EMAIL THEM TO [forestlakes@comcast.net](mailto:forestlakes@comcast.net).**

## **Golf Course Update**



Mowing continues on the golf course. The representative stated: "As to the owner and developer plans, nothing new to report but much work is being done. The owner wanted me to assure you all that you will be the first to see the proposal." It sounds like plans are in process. We are still monitoring with the County regarding zoning, permitting requests related to Forest Lakes CCE. We will continue to provide information as it becomes available.

## SECURITY UPDATE AND REMINDER

### WHAT WE ARE DOING RIGHT AND WHAT CAN WE DO BETTER.

Between May and August there were 6 Residential burglaries, 1 Attempted Burglary, 3 Thefts and 2 Vandalisms reported to the Sheriff's Office. The areas that these crimes occurred were Riviera Drive, Pine Valley, Mid Ocean, Sea View, Brookline and Brookhaven with the majority of the residential Burglaries being on Riviera Drive.

What stands out on the majority of the above reports is prior to the burglaries being known to the Victim, neighbors possibly caught glimpses of who could have been the burglars – they just didn't realize it.

On Riviera Drive/Circle - a male knocked on the door and asked for "Jack" and "Jack" doesn't live there – oldest trick in the book to see if anyone is home.

On Riviera Drive - two males seen walking between a neighbor's house and "Disappearing". The neighbor thinking that was "odd" but not reporting it.

On Tanglewood - People in a resident's backyard taking pictures - the resident did not report it to the Sheriff's Office.

**What we did right:** Reported the crimes as soon as they were realized and reported it to the HOA so we could get a blast out to warn and inform other residents.

**What we can do better:** First - Call the Sheriff's Office immediately when we see something or someone that doesn't seem right. Second - Contact the HOA at: **forestlakes@comcast.net**. It is hard for honest people to think the worst. It is also hard for people to pick up the phone and call the Sheriff's Office. We all want to make "Sure" something happened, we don't want to be wrong, we don't want to be involved, it can't be anything bad... If you are in the habit of calling your neighbor to alert them, that's great but **first, call the Sheriff's Office**. You do not have to leave your name.

#### **Allow me to give an example of this:**

Last May a resident was working out in their front yard and saw two males going door to door. The males then approached them and began their sales pitch to look at their car windshield to see if there were any cracks. They would "kindly" report it to their insurance company. The resident told them there was No Soliciting in Forest Lakes. They countered they were not soliciting and went on their way. The resident relayed to the HOA that something didn't seem right and wondered if they should call the Sheriff's Office to check the males out. The resident stood there asking themselves - call or not call? It is always easier not to get involved, right? Or let someone else do it, right? The resident made the call and was glad they did. The Deputy located the two males and was able to document their names and make a report. It was later found that these two males had a history of being arrested for burglaries. The males had a history of "soliciting" and were believed to be using the opportunity of "Soliciting" to scope out neighborhoods, homes and cars.

**Remember** - Without someone taking the initiative to call the Sheriff's Office, we will not have an opportunity to identify possible burglars. The worst that can happen is it was nothing. We have asked and encouraged residents to let us know when they have experience a suspicious event and/or reported an incident and want the information to send out blasts – but the Sheriff's Office needs to know too. Email Forest Lakes HOA to let us know what happened **AFTER you have reported to the Sheriff's Office**.

#### **Non-emergency: 316-1199**

Keep an eye out - your neighbor will thank you for it.

And as always, Security Patrol is in need of volunteers, day or night. 1-2 hours a month is the ask.

**Can you find the time to help out? If so, contact forestlakes@comcast.net.**

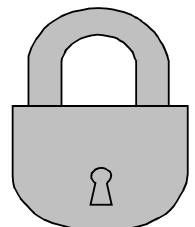
#### **Security Blasts were put out:**

**June 28<sup>th</sup>** - in reference to the first residential break- on Riviera where a neighbor saw two white males.

**July 30<sup>th</sup>** - residential burglary on Mid Ocean. The burglars went thru the front window.

**August 2<sup>nd</sup>** - attempted residential burglary on Brookline. This burglary was not successful due to an alarm system.

**August 12<sup>th</sup>** - three homes on Riviera Drive broken into during the same time period describing a male on a BMX type bike knocking on doors asking for someone.





## No Soliciting

We have received several complaints from residents about solicitations being stuck to front doors. This may have been due to a company servicing one of your neighbors. When you do require service from anyone please make sure that they understand there is

**No Soliciting in Forest Lakes**, even though they have just performed a service for you. Signs were recently added in our neighborhood indicating our No Solicitation status.

# SAVE THE DATE!

***The Forest Lakes Homeowners Association Annual Meeting is scheduled for Tuesday, January 15, 2013  
South Gate Community Center  
Hope to see you there!***

**Please consider volunteering to serve as a Block Captain. The list of streets that currently need Block Captains is included in this newsletter. Take a look and see if you can help us out! This is a great opportunity for residents to meet their new neighbors and help out the community at the same time. Call a Board Member or email [forestlakes@comcast.net](mailto:forestlakes@comcast.net) for more information.**



**Sarasota County Public Works has started a project on Brookhaven Drive at Hyde Park to reroute the force main of the sewer plant. We have a call in to the County to obtain more detailed information relative to the start date, duration and expected disruption to the neighborhood. We will send an email blast to residents when that information is obtained.**

### **Waste Pick UP Information**

Residents should call waste Management at 493-4100 to schedule a pick up for appliances and electronics. Items should be placed at the curb for pick up on the designated collection date. Requests for pick up must be made three business days prior to your regular collection day.



Bulk waste, such as furniture, mattresses, grills and push lawn mowers will be picked up for free on your regular collection day. Call waste Management for detailed information.

**\*\*mattresses and box springs (for king and queen size) call 941-493-4100 to schedule pick-up.**