

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

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"A DEED RESTRICTED COMMUNITY"

Forest Lakes Country Club Estates Committee Chairs

Block Captains	Lynn Thomson
Data Base Manager	Carol Miller
Deed Restriction	Bill Taft
Golf Course	Bill Buttaggi
Membership	Nancy Plummer
Newsletter	Celeste Dority
Security Patrol	Rick Westover
Social	Gail Balkwill

JUNE 2009 NEWSLETTER

Neighborhood safety and security has been foremost on residents' minds lately. Currently the Forest Lakes Security volunteers are patrolling nightly. Homeowners should remain alert and watchful of any suspicious activity in their neighborhood. Unfortunately the situation with the overgrowth and deterioration of the golf course can easily lend itself to harboring undesirable elements.

As a service to our neighbors, we have contacted the Sheriff's Office and the Police Department.

This is what they are recommending in reference to the home invasions:

1. Lock your doors at all times. The Sheriff's Office stated this over and over again.
2. Close your drapes
3. Watch your neighbors and have them watch you.
4. If you have an alarm, make sure it's on. If you don't, maybe think about getting one.
5. Be aware of your surroundings at ALL times.
6. Know who is around you at all times.
7. If you feel someone is following you (because you noticed them pull out at the same time as you from a business and then see them behind you, see them making the same turns, and follow you into the neighborhood,) go to a lighted business where there are people. Do not let them see where you live, open the garage door, etc. This is what they mean by knowing who is around you. And if you feel it is necessary, call the sheriff's office.
8. Most importantly, call 911 immediately if you see anything or anyone that is suspicious. If it is not an emergency, call the sheriff's non-emergency number 316-1201. If you do report suspicious activity, please also inform a Board Member or email that information to forestlakes@comcast.net. By sharing that information with us, we can then forward pertinent facts to the surrounding homes.

There are a number of single people living in our neighborhood. Let's be neighborly and be especially watchful for them. Vigilant and alert residents are an important tool in deterring crime. If you would like to volunteer for once a month security patrols, please contact Rick Westover at 923-5019 or westoverr@comcast.net for more information.

The Forest Lakes Block Captains met for breakfast at Mom's Restaurant on May 2nd. Block Captains are the eyes and ears of our neighborhood and an invaluable communication tool between residents and the Homeowner's Association. We felt it essential to bring each Block Captain up to date with their responsibilities and to provide them with a packet containing a listing of the names and phone numbers of each resident in their respective areas.

Those responsibilities include meeting new residents, becoming knowledgeable of Deed Restrictions (DR), assisting neighbors who have questions, reporting security concerns, and notifying realtors with listings that Forest Lakes is a deed restricted community. We also discussed DR specifics, status of the golf course and other Association matters of interest.

Also attending were our Board President, Vice President and DR Chair.

The meeting was great fun, was productive and I think formed a bond between each block captain and their duties. Thanks again to the Board for their support and encouragement of the breakfast.

Lynn Thompson, Block Captain Chair

Block captains as of April 6, 2009

Beneva Road	Open	Pine Valley Dr. West	Open
Brookhaven Drive North	Sandy Ayers-Rose	Pine Valley Dr. East	Jack McGee
Brookhaven Drive South	Susan McGann	Pine Valley Lane	Jack McGee
Brookline Drive	Howard & Rica Firth	Riviera Circle	Joann Ganey
Collins Street	Nancy Smith	Riviera Drive	Marie Diffley
Espanola Ave./Dr. West	John Lewis/Lynn Thompson	Sea View Street	Stephanie Jones
Espanola Dr. East	John Lewis/Lynn Thompson	Stafford Lane	Nancy Plummer
Glenna Lane	Sandy Ayers-Rose	Tanglewood Drive	Bill Taft
Mid Ocean Cir. North	Jo Carter	Westport Lane	Nancy Plummer
Mid Ocean Cir. South	Linda Petrilla	White Sulphur Place	Open

Golf Course Status:

On January 15, 2008, Wachovia Bank filed notice of LIS PENDENS (foreclosure) on the \$47,000,000 Revolving Line of Credit they committed to Forest Lakes Development (FLD), on February 13, 2006. Other legal steps are required before foreclosure finally occurs. Wells Fargo acquired Wachovia in 2009.



The Sarasota County Property Appraiser values the land at \$3,475,000 for year 2008.

The current owner FLD has ceased all work on the property.

Sarasota County has levied a code violation fine of \$250 plus \$50 per day for every day beyond August 9, 2008 that weeds and grass are in excess of 12 inches in height. The County has also investigated other code violations such as ‘wind blown particulates’, and siltation fences that have not been replaced

Sarasota County has cleaned the main drainage ditches throughout the property so as to reduce the threat of flooding.

The Sheriff has investigated several reports of people living on the property, but has found no evidence of such. The Sheriff has been very responsive to such calls, as well as investigating other reports of suspicious incidents.

The Fire Marshall has inspected the property and found only a ‘moderate’ fire hazard. They believe that the open space benefit of our lawns provide the most protection. Trees adjacent to the golf course and homes could cause a problem. Additionally they have located access points to the property should a fire develop.

A fire occurred in a former golf course rest station near Brookhaven, and the County Fire Department quickly responded with 11 units. The County later demolished the damaged building.

The County Property Appraiser advises us that appraisals are done once yearly on January 1, and by law, are based on property sales and property conditions of neighboring homes.

In a telephone call, FLD agreed to accept a formal release from liability to permit the Association cutting of the weeds on the property. The Association had a formal document prepared for signature by FLD. However, FLD has not executed the document and does not return calls regarding this matter. The County has reported similar problems in contacting the principals of the property on any subject.

Several neighbors have cut the weeds in their vicinity.

We are additionally coordinating our efforts on the matters of Code Enforcement with the Forest Lakes Village Condominiums (located on Webber).

The FLCCE Homeowner’s Association has had numerous meetings with several branches of the County, including Commissioners, County Administrator, Code Enforcement, Fire Marshall, and various other departments.

The County seems willing to levy fines for code violations, but they are reluctant to spend money on actual work on the property. Even though the County could place a lien against the property for such repairs, that lien would be secondary to the bank’s mortgage as well as the six sub-contractors that placed liens against the property in 2008. Knowing that the mortgage is considerably more than the current value of the property, any moneys received from a possible sale of the property would go first to the lender, leaving (probably) nothing for the other lien holders.

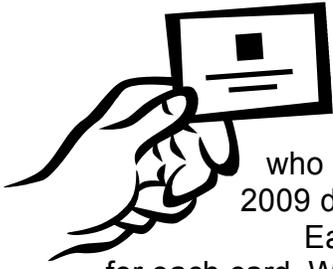
Our Association negotiated Covenant agreements that “run with the land” and are independent of any change in ownership. The Covenants ensure us the property will remain as ‘open space’. These agreements protected us from the original zoning that permitted housing development of the land and are the primary reason why the land has not already been developed with homes.

Could this agreement be changed? Of course, everything can be changed, but the agreement states that 75% of our property owners must agree to any change.

So where are we now? In our opinion, the bank is not anxious to gain ownership because of the effect it has on their bottom line as well as continuing problems, liabilities, and mounting liens that currently flow to the existing owner. There will probably be no major changes in the property until the bank determines that they can sell the property for an acceptable offer.

In the interim, the Association will continue to assist helping to locate a prospective buyer and to try to improve the appearance of the property though contacts with the owner, the bank, and the County.

Graham Hildebrand, President
FLCCE Homeowner’s Association



FLCCE is accepting advertising on a separate page(s) of our web site starting Aug 09 until July 31, 2010. The cost is \$50 for one year for those who have paid their 2009 dues. For non members or those who have not paid 2009 dues, the cost is \$100.

Each advertising page will scroll through (about) 10 cards and show a full page for each card. When you wish to see only one card display, click on the card and the scrolling will stop, showing only one card display. Clicking on a hyper-link will permit one to go directly to your own web site. Check out our web site www.flcce.com and click on the advertising tab for a sample display.

We can accept ads in business card size. The card should be in a digital format for best resolution, i.e. jpg, jpeg, gif or bmp, with a resolution of no less than 72 dpi. When your card was printed, the printer probably used one of these formats and could provide it to you. If you do not have one of these formats, we can perhaps use your paper card but at the loss of resolution. Please note that scanning an existing card does not provide the best resolution.

If you are interested in advertising on our web page, send your digital business card to forestlakes@comcast.net and your check to:

Forest Lakes CC Estates Homeowners' Assoc.

PO Box 7226, Pinecraft Station

Sarasota, FL 34278

For any questions please contact Joann Ganey @ 922-9475

or e-mail us at forestlakes@comcast.net

The Forest Lakes Annual Community Sale was held on March 14th. As usual the Sarasota weather cooperated to make this year's event successful and profitable for buyers and sellers. Remember to plan ahead for next year's event when you're organizing and reorganizing your garage treasures!



The recent rain has helped to bring back the green to some of our lawns, thankfully. However the Southwest Water Management District restrictions remain in effect. As a reminder to our neighbors, the only allowable irrigation days are as follows:

Tuesdays – Even numbered house addresses (numbers ending 0,2,4,6,8) or addresses ending in “A” through “M”.

Thursdays – Odd numbered house addresses (numbers ending 1,3,5,7,9) or addresses ending in “N” through “Z”.

- Hand-watering is prohibited between 8 a.m. and 6 p.m.
- Car washing is limited to one day per week and is recommended to be done on grassed area.
- Limit the installation of new sod or new planting. New sod/lawns limited to 15 day watering. New plants limited to 30 day watering (other restrictions apply).
- Fertilizer/Pest control applications should be watered after 6 p.m. unless immediate watering is required.
- Fountains and waterfalls limited to operating only four hours per day.
- Filling lakes or ponds by well is prohibited in most cases.

Visit www.watmatters.org for full water restrictions information and water conservation tips or call 861-5000.