

OSPREY RUN NEWS

Homeowners Association / www.ospreyrun.com

ATTENTION!!

Temporary Resolution for Damaged Doors on file with Lawsuit

We are now going after ICI in court after they refused to negotiate. It may take 18 months to settle the case. If anyone needs to fix their door for a sale or lease they should keep their receipts and the association will refund to them their net proportional share of any door settlement.

WELCOME! NEW RESIDENTS

This newsletter is intended to bring you up to date on the happenings in our community. Please familiarize yourself with the bylaws in regards to what you can and cannot do with the outside of your property. Two examples are the installation of

satellite dishes and storm doors without prior approval. We have rules and regulations that must be followed. Please abide by your "Declaration of Covenants, Conditions and Restrictions" of Osprey Run Town Homes. If you do not have these

restrictions, please obtain a copy at a cost of \$15.00 by request to:

Sentry Management at
25400 US 19 North #164,
Clearwater, Florida
33763-2149

Or download from our website:
www.ospreyrun.com.

Update on Ongoing Lawsuit

Our lawyers have submitted the necessary paperwork to the courts. We are asking full restitution on all doors that are in need of replacing and monies to either clean or repaint the areas that are showing mildew

damage. Settlement negotiations with ICI have soured due to the amount of money we requested. Therefore, we have proceeded with prosecution of the case. We have served discovery on ICI and Avery. Their

responses are due on September 14 and 15, respectively. We are in the process of scheduling depositions.

Parking – New Contractor

Cars parked in another resident's parking spot may be towed by that resident by calling Split Second (813) 363-3080. No commercial, recreational vehicles or trailers are allowed to be parked anywhere in the community. Vehicles shall not block the sidewalk.

The new company will also check for the following offenses: Parking in handicapped spaces, expired tags, flat tires, double parking and abandoned vehicles. Any vehicle parked in violation of the deed restrictions may be towed by the association at the sole

expense of the owner. If there is no house # sticker on your windshield your car is more likely to be towed if illegally parked. **PARKING ON THE STREET OR ON ANY GRASS AREA IS STRICTLY PROHIBITED**



These young adults are misusing community property. More pictures on channel 95.



These children are destroying community property. Life raft had to be replaced. Do you know these people? More pictures on channel 95.

CHILDREN PLAYING

The board for many years has been concerned about the safety of the children playing in the road. Per conversations with concerned children and adults, we have cleared the area on the west side of our property as a play

area for sports and activities. The trees and bushes have been cut back. Wood chips cover the ground. Later improvements may be done with a community vote. Please contact Frank Butler with ideas and

suggestions at 813-628-9762 or email: president@ospreyrun.com

Special Interest: ABSOLUTE GUTTERS

If you are considering the installation of gutters, please contact Absolute Gutters at 813-962-2309. They will perform the work or else you will need Architectural approval for all other contractors.

PEST CONTROL

As most of you are aware, the board has contracted PESTGUARD to protect our property against termites, spiders, wood-boring beetles, rodents and other invading pests. They have completed the treatment of the outside of the premises.

Any resident who is having problems or needs prevention with

inside pests (spiders, roaches, ants, and/or rodents), please contact **PESTGUARD at 866-848-1100 or 941-358-3863** to make an appointment for them to render service to your home. **This is free of charge.**

If you have further questions regarding this service, please contact Tom Perzel of Sentry Management.

ATTENTION:

The board is aware that there are some homeowners who are still using other Pest Control companies unnecessarily. These trucks are still being seen at houses throughout the community. It is your choice not to take advantage of the FREE services the board provides inside and outside of your homes.

INTERIOR DECORATING

If you are thinking and dreaming about...Staging, Renovations, Additions, Interior Decorations, Green Building Consulting... Give us a call today!!! Did you always want to change the look of your home without spending a lot of money? Free estimates Professional Service with more than 20 years of experience.

Community Resident,
Sladana Obradovic
Phone: 813-621-9029

Would you like to advertise in the newsletter?
This size space only \$3.00

Would you like to advertise in the newsletter?
This size space only \$6.00

POOL RULES

- Pool for residents and accompanied guest only (max 4 guests per household)
- Must have key to enter and exit pool area
- No smoking, food, glass allowed in pool area
- Residents are responsible for conduct of guests
- No pets
- No diving, running or rough play
- Children under 16 must be accompanied by an adult
- Dispose of trash
- Shower before entering swimming pool
- Please request a key by writing to Sentry Management at 25400 US 19 North #164, Clearwater, FL 33763 or email Tom Perzel at tperzel@sentrymgt.com

FORECLOSURE FACT

Due to the fact that some homes are in foreclosure or in bankruptcy, dues and water bills are not being collected from these homes. This is putting a strain on our budget. Because of your vote, we have no reserves to pay our bills. Resolutions to this problem are being discussed.

GARBAGE: Reminder

Garbage is an ongoing problem in the community, even with people being fined for leaving their garbage outside the dumpster, or placing unwanted mail in the "Doggie" waste container. "Please do not throw dirty doggie bags over the fence at the dumpsters; put them into the dumpster!" Please place your garbage in the dumpster; otherwise someone has to do it

eventually which cost the board money. This includes leaving trash on the grounds or parking spaces for someone else to pick up. Let's try to harder to keep our community litter free!!

\$25.00 fine for a bag of garbage left on ground or near dumpster

\$50.00 fine for leaving large objects such as furniture at the dumpster

Homeowners Association

Sentry Management
25400 US 19 North #164
Clearwater, Florida 33763

PHONE:
727-799-8982 ext: 342

FAX:
727-799-8984

E-MAIL:
tperzel@sentrymgt.com

FRANK BUTLER
E-MAIL:
president@ospreyrun.com

GRETEL GRAHAM
E-MAIL:
vp@ospreyrun.com

INFORMATION SHEETS

If you have not already completed your information sheet regarding contact names, vehicle and tenant information, etc. Please find these sheets at the mail kiosk. Once the form is completed, please return to the drop box located at the mail box kiosk. You will receive two window cling parking permits for your front left windshield that identifies your house number only. This will allow anyone whose vehicle is parked illegally to contact the owner before considering towing the vehicle. It is important that your guests be aware of the parking rules when visiting to avoid having their vehicle towed. ALSO, to minimize the cost of paper, we have requested an email address(s) so we may send newsletters and other important information in a more effective manner.

COMMUNITY YARD SALE

SCHEDULED:

OCTOBER 24TH

8 AM to 2 PM

MORE INFORMATION TO COME



*Did you receive this email in print form? Would you have wanted it via email like many of your neighbors? We are trying to **GO GREEN** and would like to send the newsletter via email.*

Please email vp@ospreyrun.com to add you to the distribution list.

