



Huntington Estates
Home Owner's Association
Neighborhood Newsletter
2nd Quarter 2019



Jon Holtom – President & Maintenance Chair, 556-6516
Terry Maier – Vice President & ACC Chair, 562-2679
Candy Strand – Secretary & Public Relations Chair, 445-4841
Clay Whitaker – Treasurer, 352-258-6985
Grant Kimball, 716-939-8759

Debbie Page – Recreation Chair, 514-3936
Wes Robinson, 562-3607
Bill Lowman, 566-1179
Julie (Sam) Marshall – Nominations Chair, 597-0399
Nick Calabro – Audit Chair (non-Board Member), 519-2772

Don't forget to return your MRTA approval cards as soon as possible!!!! (See below*)

Happy Spring, Neighbors!

The 2nd quarter neighborhood Board meeting was held on Tuesday, April 9th.

The first order of business was to review and approve the January 9, 2019 meeting Minutes. The Minutes were approved, and the official copy is on-file with the secretary's records. All records can be viewed by contacting Candy and arranging a time to meet with her. Most records can also be emailed upon request.

Due to a wonderful new career opportunity, Travis Johnson moved to another state, leaving us with a vacancy on the Board. We were sad to say good-bye to his short residency here! Next in line from the November 2018 annual vote was Marisol Roberts, then Grant Kimball. Marisol declined at this time, but we're very happy Grant agreed to serve on the board! Since Travis was also serving as our Vice President, we had to elect someone to replace him for that position. After a brief discussion among the Board, Terry Maier was nominated and approved to fill the position of vice president.

With the new VP selected, Treasurer Clay Whitaker offered to complete the 2019 Non-Profit Corporation filing with the state before the end of the week, listing all appropriate officers, registered agent & location. (This was completed on 4/14/19). Clay also reported that the association's checking account has a current balance of \$37,823 (with approximately 75 of the 91 members having submitted their annual dues for 2019), and that the Raymond James account (road fund) has a current balance of \$167,460. The road fund account is a very safe investment but is only earning 0.3% interest. The Board will be looking into other safe investment options that might provide a higher rate of return to help boost the road fund.

As a reminder, last year's research into the cost of repaving the roads revealed that if the roads were to be repaved now, it would cost approximately \$300,000. We also learned that we might be lucky enough to get another 4-5 years out of our roads before they will need to be resurfaced. At the current rate of deposit into the road fund (\$125 per lot per year), we will only have approximately \$213,000 in the fund in four more years. This means we will still be about \$100,000 short, depending on the cost of resurfacing in the future. Options for covering this shortage include raising the dues, imposing a one-time assessment, investing in riskier stocks, cutting back on lawn maintenance, turning off street lights, selling off the tennis court lot to a private owner, etc. One way that everyone can help would be to convince each of your non-paying neighbors to pay their fair share of the annual dues. The choice to live here includes paying your equal portion of the annual dues needed to maintain our private roads. It is extremely unfair of those who choose not to pay their share, as that means their paying neighbors must make up the difference for them. Remember, every day when each of you use our private roads, you are driving on your neighbors' property to get to your home. Please honor the commitment you made when you signed your Title documents and chose to live here by paying your annual dues every year.

If you have not yet paid your 2019 dues and/or have past years that are unpaid, please contact Candy, Jon or Clay to establish a payment schedule right away!

Please attend the quarterly meetings and get involved with the decisions that affect your homes. We have all willingly chosen to live in this amazing neighborhood and we all need to be actively involved with maintaining the continued success of the homeowner's association to fully protect our property values and the quality of the neighborhood. Ideas and suggestions from the members about how to make up this shortfall are encouraged and welcomed!

The meeting then focused on a discussion of the Marketable Records Title Act (MRTA) and the Board's progress toward preparing the submittal to the Department of Economic Opportunity for acceptance and full revitalization of our Covenants and Restrictions.

* Informational packages regarding the Marketable Records Title Act (MRTA) and the requirement for Huntington Estates to revitalize the Covenants and Restrictions were sent out to the membership on April 11th. To be fully recognizable under state law, Florida Statutes require that all restrictive covenants be refreshed at least every 30 years. Because our C&Rs were not refreshed in the required time, we must now go through the process of a full revitalization. This process requires the approval of 51% of the neighborhood members to keep the C&Rs fully active under state law. Because we have 91 lots, we need the positive approval of 47 members to before we can submit the revitalization package for state acceptance. We currently have 48 approvals, so we expect to submit the revitalization request soon. Thank you to all who have already submitted your approval response card. For those of you who have not yet done so, please do as soon as possible so that we may move forward with the process to ensure that Huntington Estates remains a covenant restricted community on into the future.

Please keep in mind that we all understand that our C&Rs are out of date and that there are desired revisions to be made. However, we can't make any of those revisions until we obtain the revitalized status. **Therefore, if you are one of those who have not yet returned your approval card because you are unhappy that we are not proposing any changes at this time, rest assured that we fully intend to involve the entire neighborhood to address desired changes to the C&Rs as soon as we get the revitalization process completed.** So please, return your approval cards right away!

If you have any questions about the revitalization, please feel free to contact anyone on the revitalization committee to get your questions answered. The committee members are: Jon Holtom (850-556-6516), Candy Strand (850-445-4841), Terry Maier (850-562-2679), and Bill Lowman (850-566-1179).

The recreation committee reported that the association web page is up and running, but still under development. It can be found at <http://huntingtonestateshoa.org>. Please check it out and provide feedback and/or suggestions for content. If you have any neighborhood pictures that you would like to share with the world, please submit them to Clay Whitaker for uploading.

It was pointed out that the drainage grates in the roads throughout the neighborhood have been getting plugged from the heavy rains. All members are reminded that each of our properties extend to the center of the roads. Therefore, if there is a drainage grate in the portion of the road that you own, or if you have time to help your neighbor, please keep an eye on these grates and clear the debris as needed to allow for proper storm water drainage. As was discussed during the annual meeting in November, the use of quiet golf carts within the neighborhood is an acceptable way for neighbors to get out and mingle. The use of a golf cart with a trailer might also be a convenient way to collect the debris and all the numerous earth worms that collect within that debris.

The next regularly scheduled Board meeting is set for July 9th at the Fellowship Baptist Church. Please plan to attend and join your neighbors to provide input to your elected Board to help shape and secure the future of the Huntington Estates community.

Thank you for all that each of you do to make Huntington Estates a great place to live! Let's all work together to make it even better!