



Harbor Bluffs Owners Association, Inc.

2181 Indian Rocks Road S., Suite 1

Largo, FL 33774

727-584-6695

office@professionalcondoconcepts.com

Dear Resident(s):

Happy Summertime from the Harbor Bluffs Owners Association. We hope you are enjoying the warmer temperatures, and longer days! Sadly, our Summer Kick-Off Party, the Concert in the Park, had to be cancelled due to inclement weather. Stay tuned for the re-schedule of this event in the fall. To the Class of 2022, CONGRATULATIONS to your well-deserved success and Best Wishes for your next adventure!

Summer also brings higher temperatures, increasing humidity and the increasing probability of late afternoon thunderstorms, tropical storms, and hurricanes. Take the time now to start your preparation for the inevitable summer storms and potential for a hurricane. Pinellas county has an All- Hazards Preparedness Guide which can be located at:

https://www.pinellascounty.org/emergency/pdf/all_hazard_guide.pdf

Your Harbor Bluffs Board Members have been working hard over the course of the past months on recent rule updates and proposed revisions to our Deed Restrictions ("DR"). Certain DRs are out of date and require refreshing periodically. To be clear, the intent is not to create rules that are more restrictive; but clear up any ambiguities and continue to uphold the standards of our community.

Rules may be updated by the Board, but DRs require a vote of the community. 50+1% is the required minimum to update our documents. **In conjunction with this newsletter, you will find our new revisions to be voted on. This requires YOUR VOTE, don't rely on your neighbors to do so. Every vote counts for us to achieve our goal. Please return your ballots as soon as possible.**

Many thanks to the property owners who have paid their 2022 due which were due by January 31st. The annual dues, \$360, is the primary source of funding garbage pick-up, DR Enforcement, maintenance of common areas, insurance, and other operating expenses. Your timely remittance is appreciated.

Recent rule updates:

- **PORTABLE STORAGE UNITS:** One POD or similar portable storage unit may be permitted on site during active construction but no longer than six (6) months unless special approval granted by the association for an extension. A special exception may be granted by the Building and Planning Committee if active construction is still ongoing after six months and necessitates the continued use of a portable storage unit for storage of material and/or construction tools/equipment. A POD or similar portable storage unit may also be on site for a temporary period of time, not exceeding three days (72 hours) during any 30-day period for the loading and/or unloading. Prior notice must be given to the management office before placing such structures on a Lot.

- **GENERATORS:** Generators at grade must be shielded by landscaping or fencing so as not to be visible from the front of the home or any street side. Generators that are required to be raised due to FEMA regulations must be shielded by decorative surround such as privacy lattice so as not to be visible from street or neighboring property. All generators shall be submitted for approval by the Building and Planning Committee prior to installation

Landscaping:

Would you like your lawn to be green all summer? Would you like some lawn maintenance tips? Hot summers in Florida can be a big burden for your lawn. It can lead to problems like browning or lawn burn where the entire lawn or bits and pieces get dehydrated and turn brown. The following tips may ensure that your lawn stays green and luscious all through the summer.

- Mowing – during the summer it is recommended that you keep your grass on the taller side which will allow the grass to grow stronger and deeper roots which is necessary for absorption of water and overall grass health. This reduces the overall sunlight penetration which can help keep weeds at bay. Also, be good to your neighbor and clean up your grass clippings, don't just blow them into the road or the front of your neighbor's home
- Watering – It is rainy season, so that should help with keeping the plants hydrated. Pinellas County has watering restrictions. Our community watering days for irrigation are:

Irrigation using: County Drinking Water or Well, Lake, and Pond Water for unincorporated Pinellas County residents	
Addresses ending in:	Authorized Watering Days:
Even numbers: 0, 2, 4, 6, 8	Thursday and/or Sunday
Odd numbers: 1, 3, 5, 7, 9	Wednesday and/or Saturday
Mixed or No Address (such as common areas and other "no address" locations)	Tuesday and/or Friday

Watering Hours
(regardless of property size)

Morning:
12:01 a.m. to 10:00 a.m.

Evening:
4:00 p.m. to 11:59 p.m.

Two Days a Week - One time per day

- Insects – Insects thrive in hot and humid weather. The best thing to do is get in a routine of scouting your lawn for insects. You can make a simple walk around the yard once a week (a great thing to do in the early morning with a cup of coffee). If you find something that looks discolored, thin, or problematic, inspect the area more closely. Look at the leaf blades for spots and insects. Spot treat the infected area, not the whole lawn. It is important to scout so that you can catch insect damage early before it affects the entire lawn.
- Disease - While you are scouting for insects, you can also scout for signs and symptoms of disease. Diseases may start as yellow or brown patches, and it is important that you closely monitor shady areas of the lawn that do not dry out as quickly as the sunny spots. Spot treatment to the infected area is recommended, not the whole lawn.
- Mulch - reduces evaporation from the soil surface, moderates soil temperature and insulates roots from summer heat
- Other steps – eliminate the weeds, trim trees, clean-up moss, and edge your property. All these contribute to a beautifully landscaped property.

Community Awareness:

- Make friends with neighbors
- If you see something, say something
- Tell your neighbors when you are out of town
- Pick-up old “free” newspapers when you see them
- Slow down- the neighborhood speed limit is **25 MPH**
- Do not permanently leave your boats in the street or in your front yard, they should be parked on the side of your home, behind the front set-back
- Bring your trash bins from the road in a timely manner
- Encourage a strong sense of community
- Exterior changes – Review and approval of any exterior changes must be submitted and approved before commencing

“Paw” News:

Just as the heat of summer can be sizzling for us, it is even more so for our pets. Here are some tips on keeping your pet cool and safe during the summer season.

- Exercise early or late
- Protect the Paws, check the pavement
- Protect for parasites like fleas, ticks, and mosquitoes
- Ensure your pet always has access to fresh drinking water and shade
- Never leave in your car

Nextdoor (Neighborhood App):

- What is it? – a free, hyper-local private social network for you and your community
- How do I get it?
 - Download the Nextdoor app
 - Input your address
 - Nextdoor only allows people who live in the specific communities to be connected to one another
 - Promotes online communication
 - Community Events
 - Community Issues
 - Shares safety information and any suspicious activity nearby
 - Find lost pets
 - List items for sale

And lastly, thank you to my fellow Board Members for your service to our community. I have tremendous respect for you because you have volunteered to serve on your homeowner association board. Each year you give countless time and talent to our community. Let’s be honest, it is largely a thankless job, the pay is terrible and the hours unpredictable. Thank you for sticking with it even when owners disagree with our approach or when friendships are strained due to the decisions we have to make. With 678 homes, and homeowners, it is not easy. The reward, living in a beautiful community.

Many thanks,

Lee Curry, President
Harbor Bluffs Owner’s Association