

THE GAZETTE

MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

The official newsletter Vol. 16, No. 1, Whole number 130
Ocala, Florida, January, 2014

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HOA Meetings

The HOA board meetings are scheduled for the second Monday @ 6:30 PM of each month at the Sheriff's Substation on SR 200 unless otherwise notified.

JANUARY 13 HOA BOARD MEETING

President Lee Holtman explained the agenda and the procedures for the meeting. Board Officer Reports were given by the board and all business items addressed. Our insurance premium jumped \$1711 since last year. The 2014 & 2015 annual assessments were acted upon to resolve the error and the board will be sending a letter to all homeowners regarding these actions & solutions.

Due to the legal liability of our association not having a viable covenant enforcement program, Lee Holtman brought forth a solution proposal of hiring a property management agent to perform regular property inspections & covenant violations notices only. This is the key element to establishing an unbiased non-selective enforcement program. Without inspections nothing can be accomplished. We have other serious deed restrictions issues that cannot be addressed until we have covenant enforcement. This can be accomplished with a service contract and is NOT a property management contract. Non compliance of violations will be handled by homeowner grievance and fine committees as required by our documents. This is the same as contracting our landscaping company. No motion was moved and no vote was taken. The full rationale and costs will also be provided along with the assessment letter to all homeowners.

Several members present insisted that the necessary volunteers are available to perform all the required functions (committees) of an enforcement program as an alternative to the proposal. If any homeowner would like to volunteer to step up to fill the inspection & notice tracking, grievance and fining committees before the next meeting, please contact the board as soon as possible.

If you do not have a copy of our Protective Covenants and By-Laws, you should request a copy from a board member.

Section 4 roads are still being addressed and the committee of AJ Bolla, Anthony Harris, Sue Lomax, and Bruce Ralston is renewed for 2014. Since John Rudniansyn and Albert Peek were owners when the development was turned over to the homeowners, the question of a deed for the roads was brought up. The association liability issue for any sinkhole activity in Sect. 4 is also still a concern.

Selwyn Julien requested the board to contact the county regarding the dangerous intersection of 60th Avenue and 86th Street. Besides the bushes obstructing the few of oncoming cars, there is an incline in the road that should be addressed.

Zoning Change: Public notification was sent to homeowners who live within 300-feet of the proposed change. The change involves homeowners on 89th Place and 52nd Court who back up to Bradford Farms. The zoning would be for the purpose of single family residential and governmental uses. This change could have an impact on our entire community since there will be a portion for Government uses, which is not explained in the zone change. This could be a rehab center or any number of uses they wish to build in this area. There is also no mention of where the entrance or exit will be to this area, which again, could have a negative impact on our community. There will be a public hearing at the Planning and Zoning Commission Meeting January 27th at 5:30 at building 20 at the McPherson Complex. Any questions you might have, call Tom Howard 861-4171 or Ron Wallace 861-8746.

Danger on our Streets

Over the holidays we had visitors with children. They were using scooters and skateboards on our streets in the dark and did not have any reflective clothing. Please advise your visitors not to play in the streets at night. Drivers, please drive slowly, especially in the dark.

Moles and Gophers are Active

Some of you may have piles of sand in your lawns. These animals eat the roots of your grass and create tunnels and dens. They do not eat insects. There is a trapper who lives in Bent Tree. For information, you can log on to www.ocalgopherguy.com.

Dog Problems

Dogs must be on leashes. If you are chased or bitten by a loose dog, please call Animal Control. Also, remember that you MUST pick up after your dog. Small dogs might use baby disposable diaper bags. The quantity is reasonably priced at Dollar Tree.

Outdoor Holiday Decorations

It is time to put the decorations away for another year.

Gazette Delivery

If anyone would like to help deliver the *Gazette*, please contact Lee Holtman (1-706-799-5932) or Nan Fisher (237-4254)

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