



Dear Tarpon Bay Residents,

After hurricane MILTON hit Polk Co., and as everyone saw, it did some damage in our Tarpon Bay community—zero property damages but mainly landscaping harm. We sincerely hope everyone has recovered and is getting back to normal.

We purposely postponed certain recurring maintenance tasks during hurricane season, particularly in September, as we anticipated increased hurricane activity this year (as we all know, we experienced two hurricanes in a span of three weeks).

Having said that, let me share some updates.

MAINTENANCE

The entire front entrance to the community has been pressure washed, as well as the pool and amenity area. The area where the mailboxes are located has all been pressure washed, too.

Due to the lack of electricity for four days, we had to install two new exit signs and repair the pool pumps.



POOL ACCESS

During the summer, a staff member monitored pool access to ensure only community residents used the facility, and surprisingly, no outsiders attempted to visit. As the occupancy slowed down in mid-August and schools resumed, the pool no longer warranted a staff member. It was quite surprising to see the sudden increase in outside personnel accessing the pool after we discontinued monitoring it.

We encourage residents and owners to be vigilant in safeguarding the pool area by promptly reporting any unauthorized access to the Polk County Haines City Police Department (863-421-3636). The recent initiative to replace the damaged plastic spikes along the perimeter fence serves as a proactive measure in deterring third-party entry. By fostering a community-driven commitment to security, we ensure the continued safety and enjoyment of our shared facilities. Together, through collective awareness and action, we can uphold a secure environment for all members of our community.



In early 2025, we are installing a **security wristband access system**. **We will issue wristbands to all owners, enabling them to access the community. Only owners will receive this wristband.** We are hoping this will reduce the number of non-residents and outside parties trying to access the pool area. We will provide updates next month once the company announces the installation dates.

This is your pool area. Every time third parties inflict damage, the HOA must incur financial costs to repair them. We have even found people tampering with the pool pumps, which obviously upsets the balance of the water and chemicals in the pool. Once again, we kindly request that all residents assist in monitoring access to the pool area from non-residents and third parties.



HOA FEES

Unfortunately, we must address the issue of the Homeowner Association not receiving its monthly dues for the past two weeks. We have handed over 40 accounts to the association attorney. Regrettably, the outstanding dues in March of this year were \$29,000. As of October, the outstanding dues have escalated to \$51,000. The HOA is NOT a profit center. Every monthly due collected goes towards paying the expenses of the homeowners association. Landscaping, pool maintenance, insurance, etc. We strive to keep these fees as low as possible, but it is necessary for all owners to pay them, as this allows us to pay the community contractors. We are asking that all owners pay special attention and make a concerted effort to pay the association dues on time. This figure represents about 20% of owners not paying the association dues for the last 90 days. This puts a burden on the association. To support the association in maintaining full services, please ensure timely payment of HOA fees.

All buyers discover the HOA fees when they buy their home in the community. Despite the disclosure of monthly HOA fees in all purchase documents, we occasionally hear from owners who haven't paid the HOA fees, saying, "Oh, we didn't know about paying HOA fees."

We are working on the budget for 2025 and expect to have the figures ready for our budget meeting to take place in November.

POOL INCIDENT

On Saturday, October 16th, an incident at the pool prompted the Haines City Police to initiate an investigation. Please reach out to the Haines City Police or the association if you have any information about this incident.

VEHICLE PARKING REGULATIONS

Despite previous reminders, we continue to receive complaints regarding vehicles parked on the road obstructing traffic. The Tarpon Bay HOA strictly prohibits overnight on-street parking. It's essential to acknowledge that we, as the HOA, lack the authority of law enforcement to directly tow vehicles. In such instances, we must adhere to prescribed processes.

Owners shall park their vehicles within the garage portion or driveway of the owner's residence. Never park vehicles on the lawn portion of any lot, the grass portion of any rights-of-way, or the grass portion of any common areas. All parking within the property shall be in accordance with the rules and regulations adopted from time to time by the board. We specifically caution each owner that the board may limit or restrict the number of vehicles they can park or store on the property. Any vehicle parked in violation of this section is subject to being towed away at the owner's expense without further warning.

10.20 Towing. If a vehicle remains in violation for twenty-four (24) hours after receiving a notice of violation or receiving a ticket within the last fourteen (14) days, the association may tow it at the owner's expense. This is in addition to any laws and ordinances that apply. Each owner, by acceptance of title to a lot, irrevocably grants the association and its designated towing service the right to enter the owner's lot and tow vehicles in violation of this declaration. The vehicle owner will not hold the association or the towing company accountable for any trespassing, conversion, or other reason for towing or removing the vehicle. They will also not face any criminal charges. Posting the notice, removing it, or not receiving it won't help. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes, trailers, or other similar recreational equipment. Accepting title to a lot grants the association the irrevocable right to tow or remove vehicles parked on the owner's lot, common areas, or other areas of the property that violate this declaration. The person posting the aforementioned notice must provide an affidavit attesting to its proper posting, which serves as conclusive evidence. --

We take great pride in our community, and we appreciate the efforts of 98% of homeowners who diligently maintain their individual landscapes. However, it has come to our attention that a few properties are not upholding the same standards of lawn maintenance.

We took photos of the non-conforming properties within Tarpon Bay HOA after a thorough inspection. Last week, the community issued a total of 14 violations, primarily due to issues like weed growth and dead spots. These findings underscore the importance of adhering to the community's rules and regulations, which provide a clear framework for addressing such violations. Moving forward, it is imperative that all residents take proactive measures to maintain their properties in accordance with these guidelines. By doing so, we can ensure not only the aesthetic appeal of our neighborhood but also uphold the standards that make Tarpon Bay HOA a desirable place to call home.

DOG PARK AREA

Please ensure that you dispose of your dog's waste in the designated dog bins when using the dog park. This helps maintain a clean and safe environment for all visitors. By doing so,

you contribute to the overall enjoyment of the park for everyone, including other pets and their owners.

Exclusively utilizing these garbage cans for dog waste ensures that the park remains pleasant and hygienic for all. We greatly appreciate your cooperation in this matter, which contributes to creating a welcoming atmosphere for both humans and their furry companions



THANK YOU FOR YOUR ATTENTION AND COOPERATION

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