

January 6, 2022

Fawn Ridge Maintenance Association, Inc.  
c/o New Gauge  
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*Via Certified US Mail*

Please be advised that my husband and I absolutely and unequivocally reject the laughable "architectural guidelines" I recently stumbled upon on the website and, although a gripping read, I am putting this Board and Property Manager on notice that I will not be subjected to them. I personally think the group of you have lost your minds. Why would almost 700 homeowners be subject to the aesthetics of one person, Ms. Acevedo? An owner would have to be looking for these so called "Guidelines" to know of their existence. As a point of fact, I personally know that this Board posts on the website as their only form of communication to the owners on purpose. A Board member has often told me "Well, it's on the website." Unlike the rest of you, the owners do not go to the webpage on a regular basis. And this Board knows that. Any important document posted on the website should be announced by email to trigger an online visit. They should have been mailed to each owner along with their assessment invoice and then been properly voted on. The Board should STILL mail it to ALL OWNERS and I will personally make it my business to spread the word. Then the entire neighborhood can get a good laugh. I am looking for window boxes on Amazon as we speak. How highhanded and arbitrary can you get?

You were all present when Greg Smith displayed his pomposity and arrogance at the recent budget meeting. He could have apologized to the room

but did not do that. So here we are. The more I dig, the more I find. I now see ARC minutes where Ms. Acevedo, as Secretary, is present as a member of the ARC and she denied a request for windows. No gridlines. Denied because gridlines are in the guidelines. The guidelines are completely unenforceable and yet you deny a request because a fake rule is not followed? This is just another example of the Board's overreach. Many owners have upgraded their windows and chose to not replace with the outdated gridlines look, including Mr. Castro. You CANNOT deny a homeowner's request for that reason. I question the judgment of all four of you for allowing this underhanded nonsense.

And here is another example of your blatant abuse of power and secret actions. Because Ms. Acevedo did not like a house color previously approved in writing by the ARC, this Board used Mr. Castro to "fix" the decision because Ms. Acevedo's sensibilities were offended. That is abusive. That is overreach. That is taking advantage of others. It is offensive behavior. Why not just disband the ARC and not waste the volunteers' time? As I think about it, I certainly hope the owner is not over 65 years of age. Statutorily, she is a protected class, and our HOA (the owners) could suffer serious ramifications. Do not depend on your own knowledge or that of Mr. Castro, because it is lacking. That is precisely why this Board is in such a terrible fix. That is not how this works. That is not how any of this works. Ask an attorney.

There are now two non-homeowners on the ARC. I continue to question your judgment and intent. At least two owners have complained to Castro on this matter, but this Board continues to allow it. A plain reading of the Bylaws shows that Centex and the other builders had no intent to allow renters on the ARC. The documents do not specify that Santa Clause cannot serve either, but most people understand that inference. The ARC members must be Class A owners. Renters are free to serve on the Social Committee but common sense should tell you they cannot serve on the ARC or the Fining Committee. Why would a homeowner accept a denial of a request from a person who doesn't even own property in the neighborhood? That is idiotic and someone might deduce that this Board has a hidden agenda for continuing to defend the presence of renters on such an important committee. I strongly urge you to get an attorney's opinion on this. My attorney says non-homeowners cannot be on the ARC according to our written Bylaws. The language is clear. Fix it now.



You folks have created unnecessary angst and hostility in the neighborhood. This is not the fault of the owners. This divisiveness began when Castro hired himself as Property Manager when he was President of the HOA and the current Board continues to support his subpar performance. Fawn Ridge finds itself in an incredibly sad place and IT IS ALL YOUR FAULT. I am going to report all of you to every single entity that occurs to me. You must be stopped. This is not loving your neighborhood or your neighbors.

Before retirement I was in the legal field for decades. I had the high honor of working for a federal judge along with several prominent attorneys. I have an advanced degree. I only say that to say this... I am a well-respected, educated professional but openly admit there is a LOT I do not know.

BUT, here is what I DO know. You are on notice that I will not stop exposing your bad judgment until you either fire the Property Manager, or you all step down, or the Board is ousted through election. Your actions would be derided in any of our neighboring subdivisions, and they are unacceptable for Fawn Ridge. I am in communication with two large and highly respected property management firms who have expressed shock and disbelief as to your continuous shenanigans and poor judgment. As an owner in Fawn Ridge, I should not have to point any of this out to you. As adults, why don't you instinctively know proper behavior? You should all be ashamed for your respective roles in failing our once wonderful community. As Oprah famously said, "when they show you what they are, believe them." I do.



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