

# The FAWN RIDGER

THE OFFICIAL *Newsletter* OF FAWN RIDGE



**FROM HOA BOARD OF DIRECTORS**

Time to declutter! This is the best opportunity of the season to turn your unwanted items into cash while clearing out some space.

We will be advertising the sale in the local paper, online news, and social media. In addition, the Community Garage Sale banner will be placed at the neighborhood entrance the Sunday before the sale.

Residents are welcome to place an additional sign at their cross street on the day of the sale announcing their address, with an arrow pointing in their direction. Please remember to remove your signs after the sale.

Be prepared for early birds—some shoppers may arrive as early as 7:00 AM to get first pickings!

Please note that we will not have a donation truck this year. If you would like to schedule a donation pickup with the Salvation Army, you can do so using the link below:

<https://satruck.org/Donate>

## FAWN RIDGE RESIDENTS LOVE THEIR DOGS

Dogs are part of our family, and they depend on us for food, shelter and safety. As good neighbors and owners, we must make certain to follow the county ordinances by leashing and control them at all times.

Leash Ordinance - Ch. 38 Article II Sec. 38-26: "All domestic animals must, unless otherwise posted, be restrained at all times at a distance of not greater than six feet in length from their owner/handler and must be under the immediate and continuous physical control of such animal's owner/handler by means of a leash, cord, chain, cage, fence or other appropriate restraining device that is of sufficient strength to restrain/contain the animal."



## WHAT DOES YOUR HOA ASSESSMENTS PAY FOR?

- ◆ Landscaping throughout the community
- ◆ Property Manager
- ◆ Taxes and Insurance
- ◆ Sprinkler and irrigation repairs
- ◆ Community Events
- ◆ Flock tag reader at the entrance
- ◆ Mailers for elections, budget notices
- ◆ Violation Letters

Fawn Ridge violation notices are approximately \$100-\$200 extra per month for postage.

The BOD would like to decrease the expense and residents can help. Assess for mold and mildew on exterior of home, sidewalks, driveways, mailboxes and fences.

Utilize reclaimed water if available for watering and cleaning during the drought.

Frigid temps and the drought caused many to lose landscaping plants; mowing, removal of weeds, and cutting down dead palm fronds does reflect a neater appearance.

MY DOG  
— IS NOT A —  
PET  
MY DOG IS  
family



*I'm not just a*  
**Real Estate**  
**AGENT**



*I am also your*  
**NEIGHBOR!**

Reach out if you'd like to know the true value of your home or if you want to buy or if just need a couple eggs.

Nice to meet you!

813-464-0345



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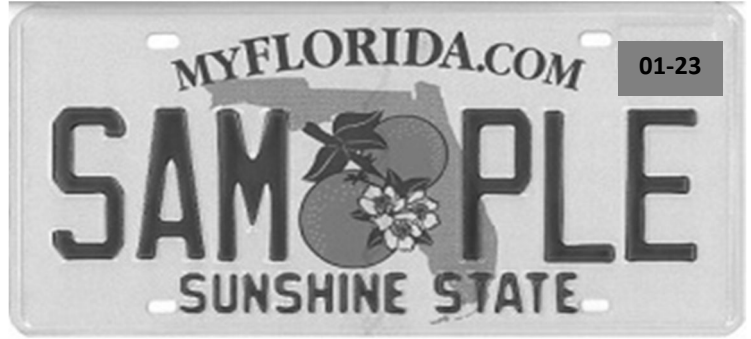
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Reminder to check your license plate for an updated registration sticker.

**VEHICLES WITH NO LICENSE PLATE**

**What Happens to Cars with No Plates?**

1. **Violation:** It's a traffic infraction for an unregistered vehicle to be on the road.
2. **Enforcement:** Local police (HCSO, Tampa PD) or code enforcement can ticket or have the vehicle towed.
3. **HOA/Local Ordinances:** Unregistered vehicles in driveways or on property can also be subject to HOA rules or local municipal ordinances.

**What to Do?**

- ◆ **If it's your car:** Get it registered and plated immediately.
- ◆ **If it's someone else's:** Report abandoned/unregistered vehicles to the Hillsborough County Sheriff's Office (non-emergency line) or the local police department for your specific area.
- ◆ **Hillsborough County Sheriff's Office Non-Emergency Number 813-247-8200**



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*Newsletter* OF FAWN RIDGE

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**Please Read Color Palette Guidelines Before  
 Submitting Colors to ARC.  
 It will save you a lot of time, money and  
 frustration.**

1. All exterior paint and repainting must be submitted to Fawn Ridge Architectural Committee (ARC)
2. Approved Exterior Paint colors found on 1<sup>st</sup> page of FAWNRIDGE.ORG
3. Only approved paint colors which are listed are permitted.
4. Must use a minimum of two (2) and a maximum of three (3) colors are permitted per home.
5. One color must be declared as the house body color.
6. Any siding must be painted house body color only.
7. If home needs repainting than an approved color from palette must be selected.
8. Colors shall not be similar to adjacent homes or homes directly across the street.
9. Trim color must be within three (3) shade colors up or down, on the same color strip as the body.- or - one of the trim ONLY colors.
10. There are five (5) approved white house colors on the palette. The trim must be within the top three (3) colors on any trim/body color strip on the palette.
11. Garage door must match body or trim of units' exterior color or simulation wood finish.
12. Sheen of the paint finish may not exceed semi-gloss for the house body.

**FAWN RIDGE WEB PORTAL**

Fawn Ridge has a web portal informational site! If you are a homeowner and have not accessed or created an account on the web portal go to:  
<https://www.fawnridge.org>

- Personal association payments, Payment history
- Violation information . Association documents, forms, and other information regarding the community

**BOARD OF DIRECTORS**

**President, Matthew Racine**  
 president@fawnridge.org  
**Vice President, David Bowles**  
 vicepresident@fawnridge.org  
**Secretary, Denise Acevedo**  
 secretary@fawnridge.org  
**Treasurer, Danielle Walsh**  
 treasurer@fawnridge.org  
**Director at Large, Bill Beck**

**PROPERTY MANAGER**

"CAM" CLARK 813 968-5665 x322  
 cmclark@wisepropertymanagement.com

**ACC COMMITTEE**

Chairperson, Jeanne Gorecki arc@fawnridge.org

**Committee Members**

Robert (Bob) Hopkins, Jason Ledbetter  
 Alfred (Al) Wright, Jr., Chris Renshaw  
 Denise Acevedo and Gail Murphy

**NEIGHBORHOOD WATCH**

Jeanne Gorecki, Chair

**SOCIAL COMMITTEE**

VACANT

**FINING COMMITTEE**

Chris Renshaw

**BEAUTIFICATION COMMITTEE**

Jada Skarda and Barbara Castro

Articles, suggestions for articles, accomplishments, and photos are welcome from residents. Please submit articles before the deadline to: treasurer.fawnridge@gmail.com.  
 Current issue and advertisement inquiries are available at  
 www.IKarepublishing.com.

# Clear answers for complex women's care.



## Advanced Gynecology Experts

From overactive bladder to chronic pelvic pain, gynecologic conditions can quietly disrupt your life. AdventHealth helps you take back control, with specialists dedicated to uncovering complex and sometimes unexplained symptoms. With options like robotic-assisted surgery and nerve-stimulation technology, you have more minimally invasive ways to find lasting relief. Same-day procedures may also be available to fit your schedule and give you the confidence and control to feel whole.

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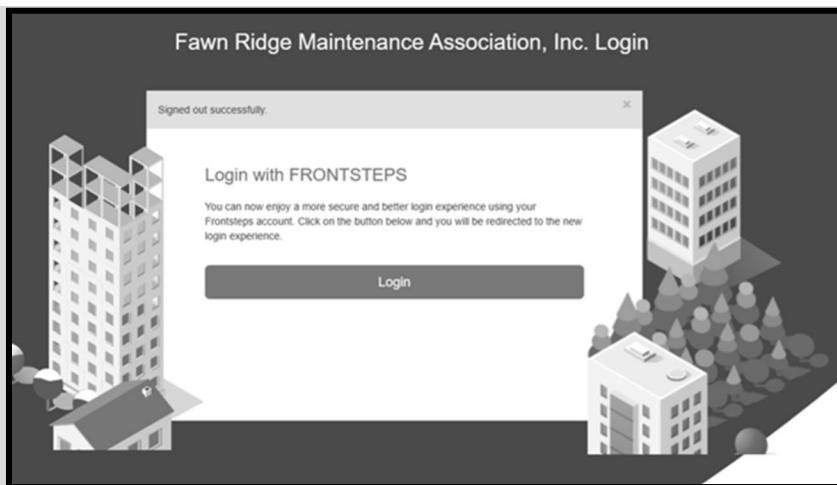
  
**AdventHealth**  
Carrollwood

**ANNUAL ASSESSMENTS** were due on February 1, 2026.

Thank you to members and residents that submitted payment.

If not paid, assessments are late and late fees accrue. Once a delinquent account is forwarded to the attorney, the BOD and Property Manager cannot write off legal fees.

Pay online or submit payment to:  
FAWN RIDGE Maintenance Association, Inc.  
C/O Wise Property Management  
3902 Northdale Blvd #350W  
Tampa FL 33624  
813-968 5665



**FIND ACCOUNT INFORMATION & COMMUNITY DOCUMENTS:**

**CREATE AN ACCOUNT**

<https://fawnridge.frontsteps.com/>

<https://wisepropertymanagement.com/associations/> (Resident Portal) tab



**ELECTRONIC VOTING**

The BOD and Wise Property Management have tabled electronic voting until 2027.



**SOCIAL COMMITTEE – Volunteer(s) needed**

**WEB MASTER – Volunteer needed**



**FAWN RIDGE COMMITTEE SPOTLIGHT**

**BEAUTIFICATION COMMITTEE – No updates from the committee. They work hard behind the scenes and looking forward to their next project.**



**Babysitter available in Fawn Ridge:**

Alayna Robertson,  
age 15  
Text or call 813-454-4384

Responsible, mature, straight-A student with experience working with young children through weekly dance-class volunteering.

# Health Care Designed for Your Convenience

When life is nonstop, health care appointments shouldn't slow you down. At AdventHealth Care Pavilion Westchase, we provide comprehensive services for your whole health — all in one place. Flexible and extended hours help you schedule an appointment that works for you, so you can focus on the moments that matter most.

## THURSDAY AFTER WORK:


- IMAGING APPT.
- GROCERY STORE
- COOK ANNIVERSARY DINNER

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**AdventHealth**  
Care Pavilion

# Architectural Review Committee

## ARC COMMITTEE

- ◆ 7 submissions for the March 9th meeting.
- ◆ The Arc Committee meets via Zoom once per month to officially approve exterior submissions.
- ◆ Please include drawings and materials from contractor of choice.
- ◆ If planning to paint your home, please visit: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>



## Homeowners Association Color Archive

Ready to paint your home exterior but are worried about your Homeowners Association color guidelines? Browse our HOA color Archive to find the approved colors for your home. Sherwin Williams is proud to work with associations. Please contact your HOA Community Manager to help you obtain the correct colors.

## Make Someone Smile Today!

Has a stranger ever done something that **made your whole day look brighter**? Perhaps they opened the door at the bank for you or let you go ahead of them in the queue? Remember how good it made you feel? Making someone smile and brightening their day is one of the most generous things you can do. It has a ripple effect that touches the whole community; if you are nice to someone it is likely they will be nice to someone as well.

### Why bother trying to make people smile?

Try to think back to when someone last did something that made you smile or brightened your day. A simple smile or friendly gesture by that stranger had an effect on your whole world, even if only for a few hours. It rippled through the people in your life. Quite amazing when you think about it.

So we know that making someone smile can change the whole community. But what else can it do? Why else should we bother trying to make people smile? Well there are a lot of reasons actually.

Firstly, it makes you feel good about yourself. When you make someone happy you really feel like you have done something good. So making other people happy makes you happy. Secondly, it is healthy. If you smile at someone and make them smile you are actively causing chemicals to

be released in to your body that battle stress and cause feelings of joy. This is good. Making other people smile benefits both yourself and others.

Making someone else smile or brightening their day is all about putting them before you. When you engage in this type or practice (and it is a practice) you also develop positive qualities in your mind like patience and kindness. But the main quality that you will develop is generosity. If you go out everyday and try to make the people around you smile you will develop the inner qualities of a very generous person. This is one of the most respectable and admirable qualities a person can possess.

### Ways to make someone smile and brighten their whole day

Here are some simple and easy ways to make the people around you smile or brighten their day. They are small acts that have big effects.

**Smile first** - The easiest and possibly the most effective way to get someone to smile is to smile at them first. People don't seem to do this anymore. I remember when I was a kid walking through the park with my family and everyone would smile at each other and say hello. Now people sort of just power walk through the park and avert their eyes when they get near you. Perhaps it is because we have so much more fear now. I don't know. But what I do know is that if you smile at someone first they will almost always

smile back and walk away feeling happier.

**Be chivalrous** - Chivalry is a term dating back to the medieval knights and their values of honor, courtesy and good manners. It is a very simple practice where you endeavor to behave in a kind and courteous way to the people around you and especially to members of the opposite sex.

**Listen** - When someone is talking to you listen to them. Don't just sit there waiting for your turn to talk. Actually listen. This is one of the best ways to make people feel good about themselves.

**Surprise someone** - Have you ever brought flowers home for your wife or girlfriend because it was a Wednesday? Surprising someone for no particular reason other than to make the person smile is a fantastic way to brighten someone's day.

**Be humble** - I am always shocked at how much a truly humble person can improve my day. Their inner warmth seems to radiate outwards and makes you feel protected and comfortable. Humility is truly a great quality.

**Make eye contact** - Looking people in the eyes is a good habit to develop. It shows trust and demonstrates that you are truly trying to engage the person. When you show someone that you are trustworthy you make them feel good.

**Offer a random compliment** - This seems like a pretty obvious thing to do but it actually takes a lot more guts than people think. Compliments are a sure-fire way to make someone smile.



Useful Information:

- Older eggs are easier to peel than fresh eggs. If you are planning to make hard boiled eggs for Easter and want to make sure that the eggs are easy to peel, buy your eggs at least a week ahead of time (two weeks even better, they'll keep).
- If you need easy-to-peel eggs and you have fresh eggs, you might want to try **steaming the eggs** for 20 minutes. Somehow the steam penetrates the shell a bit making the eggs easier to peel.
- If you've boiled a batch of eggs that you are now finding difficult to peel, try cracking the shells all around without peeling them and soaking the eggs in water for a while. The water often seems to seep in enough under the shell to make the egg easier to peel.

**1. Place the eggs in a single layer at the bottom of a saucepan. Cover with at least an inch or two of cold water.** The more eggs that are crowding the pan the more water you should have over the eggs. Heat the pot on high heat and bring the water to a full rolling boil.

**2. Turn off the heat, keep the pan on the hot burner, cover, and let sit for 10-12 minutes.**

*If you have the type of stove burner that doesn't retain any heat when turned off, you might want to lower the temp to low, simmer for a minute, and then turn it off.*

Depending on how cooked you like your hard boiled eggs, the eggs should be done perfectly in 10-12 minutes. When you find a time that works for you, given your preferences, the types of eggs you buy, your pots, stove, and cooking environment, stick with it.

I also find that it is very hard to overcook eggs using this method. I can let the eggs sit, covered, for up to 15-18 minutes without the eggs getting overcooked.

**3. Strain out the water from the pan and run cold water over the eggs to cool them quickly and stop them from cooking further.** Or, if you are cooking a large batch of eggs, remove them with a slotted spoon to a large bowl of ice water.

The best way to store hard boiled eggs is in a covered container in the refrigerator. Eggs can release odors in the fridge which is why it helps to keep them covered.

They should be eaten within 5 days. [Simplyreipes.com](http://Simplyreipes.com)

## What Can We Do To Help The Earth? Earth Day April 22, 2026

Here are some extremely simple tips for things we can all do to help protect the environment. A lot of it might be common sense, but it never hurts to have a reminder.

### What Can We Do To Help The Earth?

Here are some extremely simple tips for things we can all do to help protect the environment.

#### 1. Throw less stuff away

Stick your recyclables in the recycling, put your leftover food in the compost, and try to reduce how much you send to landfill.

#### 2. Turn things off if you're not using them.

Turning your TV off at the end of the day can a difficult and time-consuming process (\*cough\*) – but leaving it on standby overnight is not only a pointless addition to your carbon footprint; it could also add up on your electricity bill each year.

#### 3. Only boil the water you need

Do you overfill the kettle when making tea? According to a study, three quarters of all households boil more water than they need, adding a hefty amount bills.

#### 4. Get a bike

Bicycle use has increasingly lowered, yet bikes use no fuel, produce no emissions, keep you fit and help you live longer. Also, bikes are cool.

#### 5. Reuse plastic bags

This will help pin the preserving ocean life. There are more than five trillion pieces of plastic in the world's oceans – of which plastic bags account for a large proportion and they strangle sea animals and wreak havoc on the food chain. Worth bearing in mind next time you get a plastic bag, try carrying a reusable bag with you on errands.

#### 6. Don't leave chargers plugged in

Another small way to reduce your energy consumption – phone chargers and laptop leads constantly left in the socket will continue to use a small amount of electricity, completely unnecessarily. Take a second to pull them out.

#### 7. Reuse plastic bottles

If you buy bottled water, *reuse* the bottle. Plastic bottles use oil in their manufacture, they've got to be shipped around on carbon-chugging vehicles, they're very rarely recycled and they take hundreds of years to biodegrade.