

Van Dyke Farms

THE OFFICIAL NEWSLETTER FOR VAN DYKE FARMS RESIDENTS

SPRING OUTING SUNDAY APRIL 13

Spring is upon us! Please come celebrate with your neighbors and friends as the Van Dyke Farms Homeowners Association holds its Annual Spring Outing from 12:30 until 2:30 the afternoon of Sunday, April 13, at the Association's Park. We're looking forward to a family-friendly afternoon highlighted by "the hunt" for over 2,000 pre-filled eggs provided by the Association. The hunt is open to all children ten (10) and under of Van Dyke Farms HOA Members and their guests, and will begin promptly at 1:00 PM. Please make sure to bring a basket for all your egg hunting bunnies!

The Association has also arranged extra activities including a DJ, face painter, hula hoop and limbo contests, an animal farm and at least one treat vendor. Last year more than 200 members and guests attended and had a great time. We're looking forward to an exciting afternoon and hope to see everyone there! Special thanks to Jessica Dashner (Meadows) and Dave Moore (Lakes) for making all the arrangements.



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Summer fun at

CAMPS

age 3-6 8:30-12
age 7+ 8:30-3

Villains!
June 9-13

Defy Gravity
June 16-20

INTENSIVES

ages 7-20 10am-3pm

Ballet/Contemporary
July 7-25

Musical Theatre workshop
July 28-Aug 1
with a Broadway director

OVATIONS

Dance Academy of Tampa
Orlando Peña, Artistic Director

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TEEN COMEDY
ages 12+ 10am-4pm
June 9-27
Culminating in a full-scale stage performance!

ages 5-13 10am-3pm
June 23-July 3
Culminating in a full-scale staged musical!

& introducing

Pre-Professional

AGES 7-16 homeschool

Ballet
MON-FRI 10AM - 2PM

Musical Theatre
TUE/THU 1 - 3PM

Enrollment opens Feb 2025.
Musical Theatre Program runs Feb-April and Aug-Nov.
Ballet Conservatory runs Aug-May.

+ afternoon classes continue all summer!

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for more info & to register

RESURFACING OF COURTS 3, 4, 7 & 8

At its January 23, 2025 meeting, the Board approved entering into contract with Welch Tennis to resurface four of our eight tennis courts, 3, 4, 7 & 8. These courts are resurfaced about every six years, fairly standard for Florida hard courts. The contract was signed January 24, and the resurfacing is scheduled for the end of March and beginning of April. During resurfacing, two of the Association's eight courts will be closed for a week to ten days. The contractor will then move to the other two courts, which will subsequently be closed for a week to ten days. Courts 7 and 8 will again be double lined for both tennis and pickleball. A subcommittee headed up by Allan Dickson (Southfork) is investigating the most cost effective way to replace or rehabilitating four existing court benches, and adding permanent shading. Funding is from the \$132,536 balance in the Reserves for Special Projects. The total cost to resurface the four courts is \$37,400. The remaining four courts are scheduled to be resurfaced in 2026.



REPAIRING OR REPLACING LAWNS CONTINUES

As reported in the last several newsletters, the Association has placed a major focus having owners repair or replace lawns that had become infested with weeds or other grass types such as Rye or Bermuda. The Association's Master Declaration of Conditions, Covenants and Restrictions require all lots be sodded with St. Augustine and maintained in a neat and attractive manner. The other option is to replace sod with an certified Florida Friendly landscape. Over the years, about 25 percent of the lawns in Van Dyke Farms had degraded to below these standards. As a result, 100 of the 423 owners have received violations to Repair or Replace their lawn. Of these, 79 have been remedied and closed. Another 16 are being actively managed with significant progress made. There are 5 that show little if any improvement and the Association is pursuing fines and further enforcement action, if needed. To date, 45 of the 100 owners issued a violation to repair or replace their lawn have completely or partially remedied their violation by partially or completely removing the older weed/insect/mold infested, or otherwise dead, diseased or other sod types in their front and side lots and re-sodded with new St. Augustine (e.g., 6903 Aqueduct, 6908, 6918 Arabian, 17302 Carriage Way, 17001, 17104, 17105, 17106, 17108, 17111, 17116, 17120, 17126, 17130, 17137 and 17138 Downs, 17008, 17108, 17116, 17127 and 17209 Equestrian, 6501, 6505 and 6519 Grazing, 7601, 7602, 7604, 7611 and 7613 Lake Cypress, 17122 and 17123 Pasture, 17507, 17518 and 17519 Tally Ho, 6405, 6411, 6523, 6528, 6529 and 6624 Thoroughbred, and 17020, 17024, 17032, 17035 and 17038 Winners). The other 34 were able to remedy their lawns with improved pest and weed control, fertigation, removing weeds by hand and repair of sprinkler systems. It is critical that all owners maintain their lawns in a neat and attractive condition with either St. Augustine sod or an approved Florida Friendly landscape. Doing so enhances the aesthetics and property values in Van Dyke Farms.



CLUBHOUSE RESTROOMS UPGRADES

At its October 2024 meeting, the Board set aside up to \$5,000 to upgrade the two Clubhouse bathrooms. The upgrades take advantage of granite counter tops donated by member volunteers (Blain and Karen Sanford – Paddocks). The improvements were managed by three member volunteers: Pam Moore (Lakes), Jeff Thiel (Southfork) and Mindy Zink (Paddocks). The upgrades included new granite counter tops, sinks, and accessories, improvements to the counter tops, and painting. The improvements were completed for a total cost of \$4,339 and was funded from the \$26,000 General Maintenance line item in the Association's 2025 approved budget.

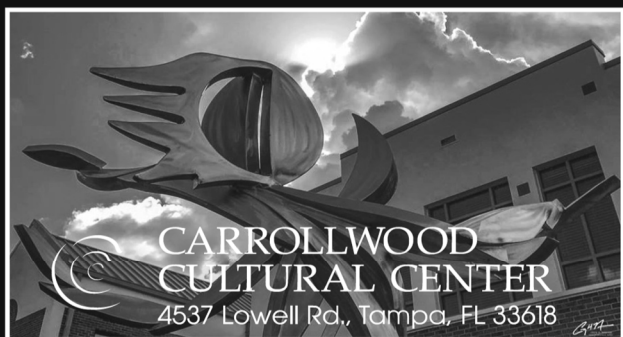


RIDE FOR WOUNDED WARRIORS

Van Dyke Farms resident, Don Coffey, heads out for another bike ride across America, HIS THIRD, to raise money for the Wounded Warrior project. **On April 1, Don and his cousin will head out** on their bikes and ride from Tampa to Tacoma, Washington. They will be assisted by a childhood friend of Don's driving a support car with supplies. They will ride about 4,000 miles over 90 days through 15 states. Every week nearly 500 injured veterans and their families sign up for critical help offered by WWP. Thanks to the generosity of people like all of us, these programs will be available to our warriors and their families. If you can, please help Don in honoring wounded warriors by donating to their fundraising efforts. If you want to donate: <https://qrify.io/r/8teHmnb9f0>.

CLUBHOUSE RESTROOM KEY

Any member is entitled to have a key to the Clubhouse Restrooms that service the Clubhouse, Playground, Courts and Athletic Fields and remainder of the Association. Please visit the Clubhouse Restroom Key Page on <http://www.vandykefarms.com>. There is a \$25 deposit fee. The locks were just replaced but the key members already have should work in the new locks.



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■ THINGS TO DO

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April 12 • 7:30 pm



**CONCERT FEATURING
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April 26 • 7 pm

IN THE GALLERY



Black Art Matters
presented by The Gallery

Urban Paradise
by Sue Graef

Halcyon Days
by Mike King

Photography
by Craig Nowicke

Spiritual Beginnings
by Cheryl Yellowhawk



**FREE MOVIE SCREENING
GHOSTBUSTERS**
April 27 • 2 pm

DISCOVER MORE



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had written Ghostbusters?
Who wilt thou call?*

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Parody of Ghostbusters

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Directed by Neil Bleiweiss

May 17 • 7:30 pm
May 18 • 2 pm

TICKETS: \$5



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2025 ANNUAL SIDEWALK PRESSURE WASHING

Tampa Power Washing completed the annual sidewalk and monument pressure washing for \$7,398, the same cost as in 2023 and 2024. The pressure washing was completed in February and included the common area sidewalks and monuments. Additionally, the Playground and Fitness Stations were cleaned. One key aspect of the pressure washing is the cleaning of the gutters next to all the common areas, including the entire length of Van Dyke Farms Boulevard. As a reminder, please consider cleaning the gutters in front of your home when you clean the sidewalks. Many members do and it looks great!

2025 TOP CHOICE ANT CONTROL APPLICATION

For the past several years the Association has treated the Park, Playground, Athletic Fields and Courts for ant infestation. The product Top Choice has been used very effectively. Natural Design applied this spring's application in mid-March for a cost of \$3,100. This allows members and their guests to fully enjoy the Athletic Fields. This includes the Spring Outing, football and baseball practices, regular Sunday morning volleyball, etc.

2025 PLAYGROUND MULCHING

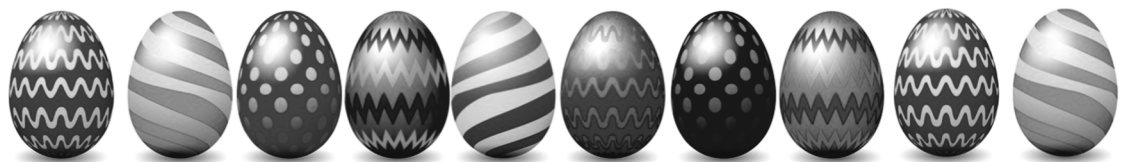
Member volunteers Jeff Thiel (Southfork), Bob Sheehan (Meadows) and Mark Euliano (Paddocks) completed the annual mulching of the Playground. About 15 cubic yards of playground specific mulch chips were added for a cost of about \$1,200. The Playground is a great place to enjoy a morning with your children or grandkids, which many families are now doing. It's also a great way to meet your neighbors!

PLAN YOUR ACC APPROVAL

As a reminder, major additions, improvements and renovations are required to be approved by the Association's Architectural Control Committee (ACC), a five (5) person committee of Association members appointed by, but independent of, the Board. These owners meet monthly (typically the first Monday of the month) to review owner's requests per Article VI of the Association's Master Declaration of Conditions, Covenants and Restrictions (Declaration). Every owner should be familiar with the Declaration and the supporting Guidelines and Standards. These documents clearly define the Association's deed restrictions, what needs to be approved by the ACC, and the process by which to gain approval. These documents can be reviewed by visiting the Governing Document page on <http://www.vandykefarms.com> or on the Association's G360 web portal in the My Association/Association Documents/Governing Documents folder. **IT IS CRITICAL THAT OWNER'S GAIN ACC APPROVAL FOR ADDITIONS, IMPROVEMENTS AND RENOVATIONS PRIOR TO MAKING IMPROVEMENTS. FAILURE TO DO SO MAY RESULT IN THE REMOVAL OF THE ADDITIONS, IMPROVEMENTS AND RENOVATION, AND RESTORATION OF PREVIOUS CONDITIONS.** Further, please keep in mind that the Association members who comprise the ACC are your neighbors and are simply trying to ensure the owner's request are compliant with the Association governing documents. The purpose of the Declaration is to maintain the aesthetics and property values in Van Dyke Farms. Finally, as the ACC meets monthly, PLEASE ENSURE REQUESTS ARE SUBMITTED WELL AHEAD (AT LEAST THREE BUSINESS DAYS) OF MEETINGS TO ENSURE ADEQUATE TIME FOR REVIEW.

LET'S KEEP OUR STREETS OPEN

One of the most annoying encounters in Van Dyke Farms is to see vehicles chronically parked in the street when there is ample space for the vehicle to be parked in the garage or driveway. Please be respectful of your neighbors. Parking in the street limits views and creates hazards. Parking on your lot and not on the public street is greatly appreciated.



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Dog Owner Responsibility



Keep your dog's vaccinations up to date. Over-vaccination can be a concern for pet owners, but rabies, distemper, and parvo vaccines are required as is Bordatella if you plan on boarding your dog.



Keep your dog inside whenever possible, especially during extreme weather conditions. Do not tether your dog unsupervised as this can result in injury or death. If you must keep your dog outside, provide adequate shelter, food, and water. Make sure your fence is secure. If your dog is an escape artist, line the fence line with materials the animal cannot dig through or under. Keep the gate closed and latched at all times.



Prevent your dog from injuring any person, property or other animal. Train your dog properly and give him plenty of daily exercise to release any pent-up anxiety or tension.



Do not confine your dog in a vehicle in extreme (hot or cold) weather.



Keep your dog leashed when off your property unless you are within the off-leash exercise areas in parks where dogs are allowed. Not keeping your dog leashed can result in fines. If a fight occurs, while off leash your dog is most likely to be blamed and could potentially be taken away from you.



Clean up after your dog and adequately dispose of their droppings.



Van Dyke Farms

Publication deadlines are the second Friday of every other month. Distribution: 430 copies.

Articles of general interest and letters to the Editor are welcomed for inclusion. All written communication may be edited for length and clarity and cannot be returned. The Editor reserves the right to change policies and advertising rates without prior notice. The views expressed in articles in the newsletter do not necessarily represent the views of IKare Publishing, Inc.

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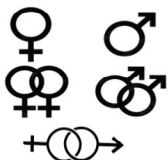
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