

Van Dyke Farms

THE OFFICIAL NEWSLETTER FOR VAN DYKE FARMS RESIDENTS

UPDATE ON PHASE THREE WATER SHORTAGE

The Southwest Florida Water Management District (SWFWMD) declared a Phase III water shortage order on March 24, 2026. The associated water restrictions went into effect on April 3 and remain in effect until July 1, 2026, at which time they may be extended. This order applies to all of Hillsborough County, therefore Van Dyke Farms. The focus is on reduction of potable and domestic self-supplied (irrigation wells) water use. Reclaimed water is exempt, except the year-round requirement that reclaim water not be used for irrigation between the hours of 10 am and 4 pm. Fortunately, except for a handful of the 423 owners in Van Dyke Farms that elected not to receive reclaimed water in Van Dyke Farms over 20 years ago, nearly all owners irrigate with reclaim water.

The original order included a statement: *“No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing (i.e., driveways).”* Some owners have pointed to this statement as a reason not to pressure wash their driveways and sidewalks, or to plant new landscape.

Based on these comments, the President of the Association contacted the SWFWMD for clarification. The President suggested SWFWMD add clarification language to the above statement to address the order’s intent, which is to minimize the use of potable and domestic self-supplied (irrigation wells) water use, not reclaimed water. SWFWMD agreed and on May 8 added the following clarification language: *“No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in potable or domestic well water use, including replacement of plant material to meet aesthetic standards or pressure washing (i.e., driveways).”*

This is an important clarification for the Van Dyke Farms HOA and its members. Relative to the need to add landscape, because nearly all owners have full access to reclaimed water, the water shortage order cannot be used to avoid adding such landscape, if needed. Also, when the reclaimed water system was installed throughout Van Dyke Farms there was an offer to each owner from Hillsborough County to add a reclaimed water spigot for an extra charge. Many owners added such a spigot. Using those reclaimed water spigots as the source water to pressure wash is exempt from the water shortage order.

Further, for those who do not have such a spigot, driveways, sidewalks and walkways can be easily cleaned without the use of pressure washing. The Association routinely touches up discolored sidewalks in the common areas with a mixture of one-third chlorine and two-thirds water in a spray container - see photo on page 5. Of note, you can also purchase a number of similar products at Home Depot, Lowes, ACE Hardware or from other vendors. Cleaning sidewalks, driveways and walkways with chlorine-based mixtures is arguably easier, quicker and more effective than pressure washing, as the chlorine kills the organisms causing much of the discoloration.

With all this said, the Association will continue to enforce “Discolored Driveway, Sidewalk and Walkway”, but will not issue any new violations until after July 1, 2026.

COMMUNITY MEETING ROOM AND PRO SHOP REPAIRED AND PAINTED

During the recent roofing of the Clubhouse, Guardhouse and Park Gazebo, significant wood repairs were made, especially to the copulas. Additionally, there is water damage to the ceilings in the tennis pro shop and Clubhouse meeting room. At its February 26, 2026, meeting, the Board authorized up to \$8,000 to complete these repairs. Lou Phillips Painting was hired and completed the work in April for a total cost of \$7,800. Funding is from the \$20,000 General Maintenance line item in the Association’s 2026 budget.

IT’S TIME FOR SPRING CLEANING

Now’s the time to check your palms and trees for the need to prune. Also, please give your lawn and landscape some TLC as we’re in a prolonged drought. Proper weed control, fertilization and irrigation is critical. And, though our region is in a water shortage we are fortunate to have reclaimed water with its associated watering exemptions. **Finally, there has been an uptick lately in owners not properly storing their trash and recycle bins. Please make sure these bins are concealed from public view be it in your garage or behind a wall or shrubs if kept outside.** Maintaining the Van Dyke Farms Community benefits us all with improved aesthetics and increased property values.



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SPRING OUTING

The Association held its annual Spring Outing on Sunday March 29, it was another huge success. About 200 members and guests attended and especially enjoyed the hunt for over 2,000 pre-filled eggs donated by the Association. Members and guests were entertained by a DJ, limbo contests, face painters, a petting zoo sponsored by the FFA from Martinez Middle School and much more. Finally, the Easter Bunny joined us for the day and was a major, major hit!!!



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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 Vantaca web portal by going to your Dashboard then hit the New Request tab. **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.** You can now submit your ACC request online via the Association's Vantaca web portal.

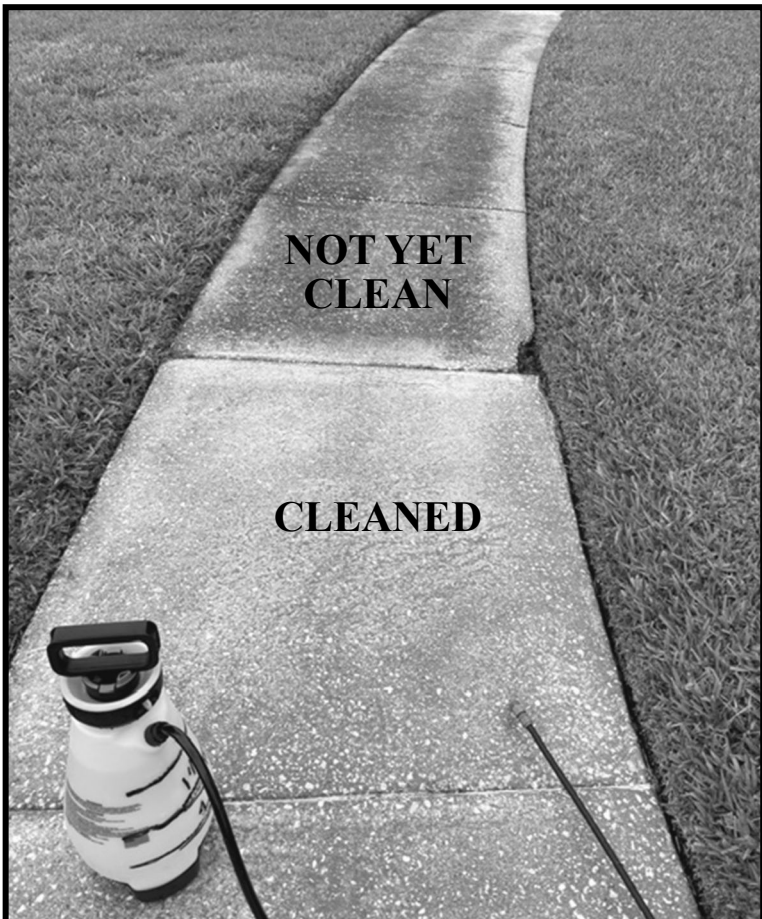
Please keep in mind that the Association members who comprise the ACC are your neighbors and are simply trying to ensure the owner's request are compliant with the Association governing documents. The purpose of the Declaration is to maintain the aesthetics and property values in Van Dyke Farms. Finally, 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.



How to Submit

An ACC Request



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

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 ap-

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TENNIS TEAMS AND PLAYERS AT VAN DYKE FARMS EXCEL

A big shoutout to our VDF Ladies 2.5 USTA tennis team! Under the guidance of Coach Eric Dobsha, and Team Captain, Sheryl Cornell (Paddock), the team was undefeated, 8-0, last season. They went on to win their playoff match against Tampa Palms Country Club to become the Hillsborough County Champions, Ladies 2.5, Winter League. The league is comprised of 14 USTA teams throughout Hillsborough County. Our VDF team includes residents and non-residents who are coached by Eric Dobsha and Dobsha Tennis, our resident pro. Team members are Sheryl Cornell, Dori Siverio-Minardi, Angela Herren, Andrea Victoriano, Becky Dressler, Linda Frank, Joanne Hurley, Karalee Luzy, Helena Taranoff, Dhara Patel, Robin Feocco and Nikki Fernandes. The next stop for the team will be to compete at Sectionals at the gorgeous USTA campus in Orlando this summer - Go VDF!!!

There're four other Lady Teams that use the Van Dyke Farms Facilities as their home courts, they too have had success at the district and regional levels. Team captains and co-captains include Sally Farkas (Trails); Pam Moore (Lakes); Lisa Dean (Trails); Lee Kampsen (Southfork) and Mindi Zink (Paddocks). Van Dyke Farms ALOT Fillies won their division this past fall.

Finally, our Assistant Pro, Sukhwa Young, had the privilege of coaching 2025 Wimbledon Men's Junior (Under 18) Finalist at the 2025 Wimbledon Tournament. The player he coached was Ronit Karki that occasionally trains at the Van Dyke Farms facilities. Ronit lost in the finals 6-2, 6-3, to Bulgarian Ivan Ivanov, who didn't lose a set the entire tournament. Ivan is an outstanding trainee at the Rafa Nadal Tennis Academy in Mallorca Spain. Congrats to all!!!



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GARDEN CALENDAR

What to plant...

Annuals: Annuals that can take full sun during the increasingly hot summer months include celosia, portulacas, vinca and some coleus.

Palms: Summer's warm, rainy weather is the perfect time to plant palms.

Herbs: Plant heat loving herbs, including basil, Mexican tarragon, and rosemary.

Vegetables: Vegetables to plant now are okra, southern peas and sweet potatoes.

What to do...

Pests: Monitor the garden weekly for harmful insects. Knowing which insects attack a plant can aid in identification and treatment.

Irrigation: June is normally the start of the rainy season, but if rainfall has been spotty, monitor lawns for drought stress and water as needed.

Propagation: Now is a good time to produce more plants by air layering, grafting, division or cuttings.

Palms and Cycads: Watch for nutrient deficiencies or environmental problems with palms and correct using an appropriate treatment.

Pruning: Many summer flowering shrubs, like hibiscus, oleander, and crepe myrtle benefit from frequent light pruning during the warmer months.

Lawn problems: Lawn insects are very active during the warm months. Check frequently for damaged areas and keep insects in check with early treatment.



What to plant...

Annuals: Summer annuals to plant now include celosia, coleus, torenia and ornamental peppers.

Bulbs: Butterfly lily, gladiolus and society garlic are bulbs that can be planted during the middle of summer.

Palms: Continue planting palms while the rainy season is in full swing. Support large palms with braces for 6-8 months after planting. Nails should not be driven directly into a palm trunk.

Herbs: While summer is too hot to start herbs from seeds, many will do well if started from small plants.

What to do...

Trees: Prepare for hurricane season by checking trees for damaged or weakened branches and pruning if needed.

Lawn Insects: Lawn pests can be a problem this time of year. Before treating, find out if an insect is the culprit and treat only the affected area.

Irrigation: An inexpensive rain shut off device can save money by overriding an irrigation system when it rains. If one is already installed, check that it is operating properly.

Pests on Ornamental Plants: Small white dots on the leaves of azaleas and other ornamental plants may indicate lace bugs at work. Spraying forcefully with water helps control this pest.

Citrus: Check citrus trees for damage to fruit or leaves and take action to minimize the effect on developing fruit or the overall health of the tree.

What to Do Every Month:

- Adjust irrigation based on rainfall
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.
- Mow lawns at recommended heights: St. Augustine: 3-4"

Where's the Curb Appeal?

Most real estate professionals advise that a home offered for sale must make a good first impression, commonly referred to as "curb appeal." It appears some still-resident owners aren't doing all they can to make their property ready to sell and increase this appeal. If you're a seller, the bottom line is to convert your home to cash, pack up, and move on. That's hard enough to do in today's market glut, so why not make the product look as good as possible? **Some obvious things to do include:**

1. Stow tools, bikes, ladders, trashcans, and other materials out of sight. Put scattered toys away.
2. Mow the lawn regularly and edge sidewalks and curbs; kill and pull vegetation in sidewalk and driveways.
3. Trim tree limbs and remove dead or drooping palm fronds and seed clusters.
4. Pressure wash gutters, driveways, walks, and building areas where mildew has formed.
5. Wash your windows, porch and deck areas.
6. Tidy back yard areas; potential buyers may also try to take a peek behind the home.
7. Replace tattered screening on patios and pool cages.
8. Last, but not least, do not have cars parked on the front lawn.

In the early evening hours, potential buyers will still do "drive-bys" of your property. Professionals advise that you should:

- Keep interior lights on and shades open to show a warm interior appearance.
- Use low-voltage decorative lawn lighting to highlight the home and landscaping.

We don't want to lose good neighbors, but we do want those that want to have the greatest return possible from their largest possession – their home. We also welcome new residents who appreciate and maintain the attractiveness and "curb appeal" of our neighborhood.





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■ THINGS TO DO

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SUMMER CAMP (AGES 4-17)

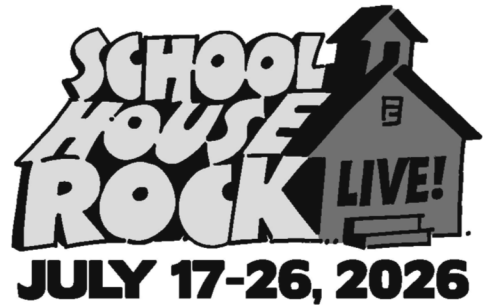
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June 13 • 10 am - 2 pm

Presented by Tampa Bay Markets



SATURDAY NIGHT DANCING

June 13 • 7:30 pm



CYPRESS CREEK JAZZ BAND

June 20 • 7:30 pm



SOUNDS OF SIMON & GARFUNKEL

June 27 • 7:30 pm

IN THE GALLERY



This summer's main exhibit, *Field of View*, is a photography show featuring a group of local artists highlighting their collective effort while meeting the individual styles.

(thru August 29)

DISCOVER MORE





Turtle Egg-Laying Season:

Freshwater turtle egg laying season generally runs from late March through July. These turtles are seeking higher ground to make their nests and will generally make several during a season. Freshwater turtles are a very important part of our ecosystem as they help filter impurities from the waters they live in.

Be careful driving as turtles will cross streets to get to a place to lay their eggs. If you happen to spot one crossing the road, just pick it up and carry it off the road in the direction it is going. Do not relocate the turtle or take it home. There is an outbreak of TSV1 virus, which cannot be contracted by humans or other animals but is fatal for turtles and is easily spread among them.

If a turtle chooses your yard as a great place to build a nest, just leave mom alone and let her do her thing. Once mom leaves, it's fine to put something like a wire guard over the nest to help protect it from predators while allowing air, sunlight and water in. It typically takes about 80 days for the eggs to hatch.



Port Tampa Bay to build fourth cruise terminal as demand grows Port Tampa Bay, Florida's fourth busiest cruise port, is set to become bigger and busier.

Local officials are moving forward with plans to build a fourth cruise terminal as demand continues to grow. According to Port Tampa Bay data, the cruise port welcomed a record 1.66 million passengers in 2025.

Alligators - Swampy and Single and Snapping to Mingle

Alligators start courting potential mates in early April, and the actual mating usually happens in May or June. You may hear a bull alligator 'bellow', making a low rumbly sound to let the girls know he's interested. The bellow also sends vibrations out across the water, hopefully piquing the interest of any scaly ladies not in earshot and encouraging them to investigate.

For the next three or four months, alligators will be more aggressive than usual, so this is a good time to review some general safety rules.

- 1. NEVER FEED THE ALLIGATORS.** Not only is it illegal, but it is also downright dangerous.
- 2. NO PART OF YOUR BODY SHOULD BE IN A POND.** Don't sit on the bank and cool your feet, and don't let kids play near the pond.
- 3. KEEP YOUR DISTANCE.** Even if you don't see an alligator in the pond, assume that there is an alligator somewhere in that pond. Be especially careful at night as gators are more active when it's dark.
- 4. LEASH YOUR PETS.** Don't allow your pets to be near ponds unsupervised.
- 5. EDUCATE THE FAMILY AND YOUR NEIGHBORS.** Make sure your kids know the rules, as well as any new neighbors.



School's Out for Summer

We enjoy seeing the kids when they are outside playing! We love seeing a kid playing outside without their eyes glued to their Nintendo Switch – riding a bike (sometimes an electric bike) or scooter, playing hockey, baseball, skateboarding, etc.

We all need to take extra care when driving in the neighborhood in the summer. Please drive slowly and keep your head on a swivel. Balls roll away and kids come darting out from blind spots to retrieve them. Nets and ramps may need to be moved to allow you to get by, so be sure to give yourself plenty of time to respond to these possible scenarios.

COUNTY NEWS



If Tampa were to suffer a direct hit from a hurricane, it would be impossible to evacuate all 20,000 animals from the downtown aquarium's waterfront location. The aquarium announced Tuesday morning that AquaFence, a flood barrier company that garnered local and national recognition after its barriers protected Tampa General Hospital from Helene's 7-foot storm surge, would be donating barriers ahead of the 2026 hurricane season.



Free compost bin program for Tampa residents: learn, register, and start composting

A program called the "Background Composting Program" will send participating City of Tampa residents a free backyard composting bin. According to City of Tampa, "Being a part of the solid waste process, individuals will get the chance to learn and start composting as they recycle select organic waste."

Hillsborough residents can check out the UF IFAS event calendar for composting, Florida-friendly landscaping, and many more resources.

Please remember that if you do manage to get one of these bins that it has to be stored within a fenced rear yard.



Famous hurricane forecast map gets a big makeover

The new graphic, to debut when the first tropical storm forms, is one of several changes the hurricane center is making for the Atlantic season that starts June 1. The new graphic adds the inland tropical storm and hurricane watches and warnings in the continental United States, shading them in with bright colors.



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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