

Van Dyke Farms

THE OFFICIAL NEWSLETTER FOR VAN DYKE FARMS RESIDENTS

COMMUNITY-WIDE GARAGE SALE



It's that time of year once again, for the **Van Dyke Farms Annual Community Garage Sale**. The sale will be held from 8 until 1 PM, **Saturday October 17**. Participation has declined in recent years to just a couple dozen homes. The Association will post banners and signs, and will place an ad in the Tampa Bay Times Garage Sale section. So clean out the closets and attics and earn some extra funds for the upcoming holiday season. If you have any questions please contact the Association's Community Manager, Laura Coleman, at lcoleman@greenacre.com



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.



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 remained in effect until July 1, 2026, at which time it was extended until October 1, 2026. 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 it 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. Hillsborough County has requested that owners with reclaimed water use it judiciously. Now that the rainy season has begun it's a good time to reduce the number of days you need to water.

On July 9, 2026, Michelle Sager, SWFWMD Lead Communications Strategist published the following clarification relative to pressure washing during these water shortage restrictions. "Here's a water restriction reminder, pressure washing in preparation for painting and sealing is allowed. Pressure washing of driveways, sidewalks and other impervious surfaces is allowed for

necessary maintenance, such as to either maintain a warranty or remove mold, mildew and other potentially hazardous material that cannot be removed by mechanical means (such as a broom or leaf blower), and as a construction practice (such as cleaning a concrete surface prior to painting or sealing). Compliance with homeowner association or other aesthetic standards does not constitute necessary maintenance."

This clarification allows for use of both potable and reclaimed water to clean discoloration from sidewalks and driveways. It's only materials that can't be moved by broom or leaf blower that is prohibited. Further, for those who have a reclaim water spigot, driveways, sidewalks and walkways can be cleaned without the use of potable water. Also, as explained in last month's Newsletter, driveways, sidewalks and walkways can also be cleaned without the use of pressure washing through the use of chlorine mixture or similar products at products at Home Depot, Lowes, ACE Hardware and other such stores. 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.

Based on the above, the Association has resumed enforcement of all "Discolored Driveway, Sidewalk and Walkway" violations.

Continued on page 5

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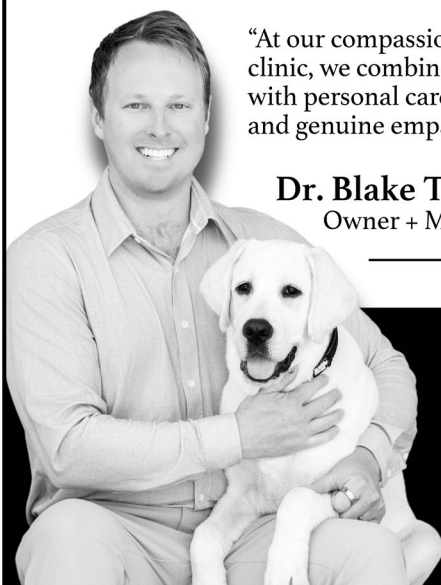
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HOURS:

Mon & Fri: 8am-8pm
Tues-Thurs: 8am-5pm
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ANNUAL TREE TRIMMING AND LIFTING

The Association manages nearly 150 oaks, 40 palms and dozens of other trees in the common areas. On an annual basis, the Association hires a contractor to trim and lift these trees. At its June meeting, the Board reviewed a proposal by Arborist Aboard, our arborist for the past several years to again trim and lift for a cost of \$28,950. The Board approved the proposal and Arborist Aboard will spend a week or more in late July completing this initiative. The tree lined Van Dyke Farms Boulevard and other tree lined areas are major contribute mightily to the aesthetics of Van Dyke Farms. The long-term management of these trees will continue to be a major focus of the Association.



ANNUAL SODDING

The Association manages a great deal of St. Augustine sod in the common areas. Due to recent droughts, there have been significant weed and Bermuda grass infestation. The Board has established a program or replacing approximately \$15,000 worth of sod starting last year. The area resodded last year was primarily just north of the intersection of Pasture and Van Dyke Farms Boulevard, on the west side of the Boulevard. At its July meeting, the Board authorized up to \$15,000 on new sod to be installed this summer, primarily near the Van Dyke Road entrance, on the west side of Van Dyke Farms Boulevard. This area has been heavily infested with Bermuda and there is nearly a complete absence of St. Augustine. Next year's priority will include the easement area on the north side of Equestrian Trail in the 17100 and 17200 block. The goal is to restore all of the common areas, except for the large open fields to neat and attractive St. Augustine sod.



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.

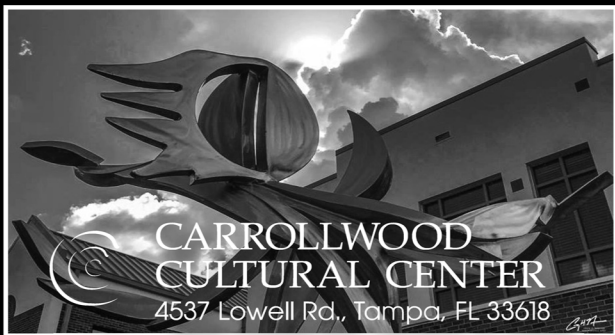
Please keep in mind that the Association members who comprise the ACC are your neighbors and are simply trying to ensure the owner's request are compliant with the Association governing documents. The purpose of the Declaration is to maintain the aesthetics and property values in Van Dyke Farms. Finally,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



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.





LIVE AT THE CENTER

■ THINGS TO DO

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AUGUST 22 / 7:30 P.M.

AUGUST 23 / 2 P.M.

\$5 TICKETS!

Before Skynet and the Clone Wars, Karel Capek's *R.U.R.* (*Rossum's Universal Robots*) was written prior to the existence of the sci-fi melodrama genre.

Find out what happens when robots replace tasks that humans consider menial in this staged reading.



SOUTH OF THE BORDER

September 12 • 7:30 pm
 A tribute to Tijuana Brass



BIG BAND & DANCING

September 26 • 7:30 pm



THE MUSIC OF JOHN COLTRANE

September 19 • 7:30 pm



JAZZ WITH JIM

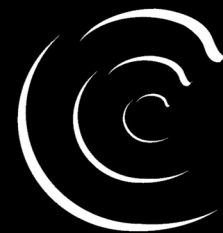
October 2 • 7:30 pm

IN THE GALLERY



This summer's main exhibit, *Inspired to Create: One Exhibition. 6 Artists.*, is a photography show featuring a group of local artists highlighting their collective effort while meeting the individual styles. (thru August 29)

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Laura Coleman
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Tampa, Florida 33618
(813) 936-4147
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lcoleman@greenacre.com

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