



## Mariner Hills Property Owners Association

c/o Frank O'Brien, Treasurer

Phone: 813-486-6490

4104 W. Platt Street

Tampa, FL 33609

MarinerHills@AOL.Com

### Winter Newsletter / Annual Fee Announcement 2005

Hope everyone's New Year is going well, Best Wishes for a Great 2005 from your Board. **The 2005 ANNUAL ASSOCIATION FEE IS DUE.** The Board is proud to keep the annual assessment at \$150.<sup>00</sup> per lot (developed or otherwise). The Board's tight control on expenditures and a re-finance of the old mortgage has deferred the need for any increases. This is the 5<sup>th</sup> straight year in a roll with no increases in the annual fee.

This assessment fee is due by **March 1, 2005**, for the year 2005. Your check should be made payable to **Mariner Hills Property Owners Assn.** and this year **DO NOT** include your pool key. Kindly return the invoice sheet for our records in the pre-addressed envelope enclosed. The reverse side of this newsletter contains the annual financial report and the 2005 budget. Please address any questions to Frank O'Brien at the email address above.

In 2004 we concluded the final renovation projects started in 2001 with the repainting of the pool. At 15 years old, our fiberglass pool interior walls are showing age related issues. Hopefully our maintenance should defer any major need for replacement for several more years. Special thanks to Director **Tom Hanson** for serving as Pool Czar in 2004 and overseeing the pool repainting project and to VP **Mark Ambelang** for starting the pier area fence project.

**ELECTRONIC LOCK SYSTEM:** The Board is currently reviewing new electronic lock system bids to replace the current lock mechanism at the pool house. The new system's plastic card or key fob would be retained by the owner from year to year and could be turned on or off from the system at year end, non-payment of dues, or any violations of pool rules as determined by the Pool Czar, etc. This new system will assist in tracking the pool usage and could be used to verify which key was used to enter the pool area and when, etc. New card keys would be issued at the annual meeting and would be expected to transfer to new owners at selling of the property. Cost for key replacement, due to the programming nature and key features would be around \$25 to replace – so exercise caution not to lose. **Please retain old 2004 keys in case the new lock system is not working or installed in time.**

**WEBSITE ADDRESS:** at **www.marinerhills.com** The website is updated periodically with Board Meeting Minutes, 2005 Meeting Dates, Treasurer Reports and other Association news. The Association BY-LAWS and RESTRICTIONS/COVENANTS are posted for your reference - please check it out.

**TREASURER NEEDED:** As mentioned last year, I am looking to resign my Director position and hand off my responsibilities as your Treasurer. Interested candidates will need Quicken or another financial tracking software experience and roughly 5 hours per month of time to the position. If you have the time and experience, please contact me to discuss the opportunity to serve your local community.

**MARK YOUR CALENDARS:** Annual meeting will be **May 28<sup>th</sup>**, (Memorial Day Saturday Weekend) at **NOON** on the pool house lawn, rain or shine. **Please mark the date and time.** Two Director terms (Dennis Schauer and VP, Mark Ambelang's), are expiring in 2005, and will be up for re-election at the annual meeting.

**REMEMBER:** As in the past, assessments not returned by April 15, 2004 will have a lien file against the property at the County Courthouse. Your compliance and prompt attention to this request is greatly appreciated. **Retain your canceled check as proof of assessment paid, this will save you paying the \$50.<sup>00</sup> assessment verifications fee at the time of a real estate loan closing and any verification related delays and please retain your 2004 pool key at this time.**