

# VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

## Calendar

Water Aerobics, Mon. - Fri.,  
10:00 am, Villa Pool

Villa Coffee, Sat., Feb. 5 at 9  
am\*

Book Club, Wed., Feb. 9, 3 pm

Villa Potluck, Tues., Feb. 15, 5  
pm\*

Bobcat Trail CDD Board Mtg,  
Thurs., Feb. 17, 3:00 pm,  
Bobcat Community Center

Bobcat Trail Master HOA Mtg,  
Wed., Feb. 23, 3:30 pm,  
Bobcat Community Center

Euchre, Mon., Feb. 28 at 7 pm,  
Villa Clubhouse

Villa Annual Mtg., Mon., Feb.  
28, 3 pm, Bobcat Trail  
Community Center

*Other events may be scheduled throughout the month. Be sure to check the message boards at each post office station and in the breezeway of the Clubhouse for event notices and sign-up sheets. Items above marked with a (\*) require sign-up.*



## From the January 20 Villa Board Meeting...

The Villa Board met on Thursday, January 20 at 4:00 pm in the Villa Clubhouse.

### Landscape Vendor Introduced

Bill Gipp, owner of our newly appointed landscape vendor LMP, attended the meeting to discuss his company's plans for our community. He reported that LMP has already completed a full audit of the Villa's irrigation system and has identified some repairs that need to be made to get the system up to full speed. The Board will work with LMP to secure the necessary hardware so their landscapers can install it where needed. Bill also reported that the Villa's mowing day will now be Monday



## Use of Fire Pits Banned

Fire pits are showing up more and more in ads and displays as inviting additions to outdoor settings, bringing the warmth and comfort reminiscent of a campfire to the at-home setting.

But fire pits also can present both a danger and a nuisance when used in a typical residential neighborhood.

That is why the Villa Board has banned outdoor fire pits from use by Villa residents.

According to Article 10, Section Zaa of the Villas' CRE's (Covenants, Restrictions and Easements), "There shall not be maintained any plants, or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or of a nature as may destroy the enjoyment of the Property. **No outside burning of wood**, leaves, trash, garbage or household refuse shall be permitted within the property."

The smell of burning wood may enhance the ambiance of a cool autumn night, but for everyone's safety and convenience, their use within the Villas is not appropriate.

and that as part of their contract, on-going trimming of the sea grapes along Lynx Run along Toledo Blade will begin January 21.

## Landscape Report

Jean Liesmann, Landscape Committee Chair, reported that mulching will be delayed until LMP gets the community in better shape. However, she did indicate that sod will be put in places where needed as soon as possible.

## Power Washing

While the Villa roofs cannot be power washed until our insurance claim for full replacement is resolved, the gutters, downspouts, facias and sidewalks can be cleaned and bids are being collected so that project can move forward. Residents will be informed when that effort will get underway should any outside furniture or decor need to be removed or cars moved away from the building.

## Owner Comments

In response to an owner asking if she could add an additional electrical outlet on the outside of her villa, the Board confirmed that the outdoor electrical outlets are the responsibility of the owner and they can add outlets as long as they are installed by a licensed electrician.

## Next Board Meeting

The next meeting of the Villa Board of Directors is the Annual Meeting of Villa Homeowners and scheduled for Monday, February 28 at 3:00 pm in the Bobcat Trail Community Center.

## Annual Meeting of Villa Homeowners Coming Up

The Annual Meeting of Villa Homeowners is scheduled for Monday, February 28 at 3:00 pm in the Bobcat Trail Community Center.

The first notice of this meeting has been sent out and provides instruction for running for one of the three

Villa Board of Director positions up for election. Included in the mailing is a “Notice of Intent to be a Candidate for the Board” form which must be completed and returned to the Association on or before February 3.

A second notice will be sent out shortly that will include an agenda for the Annual Meeting. If you did not receive this first notice or have any questions about running for a position the Villa Board, contact Chris McCluskey at [c.mccluskey@starhospitalitymanagement.com](mailto:c.mccluskey@starhospitalitymanagement.com).

### **Villa Pool for Residents and Guests Only**

Residents have reported that non-Villa individuals have been seen using the Villa pool. The Villa pool is for Villa residents and their guests only. The main pool located across from the Bobcat Trail Community Center is open to all Bobcat Trail residents. Remember we pay for the Villa pool through our monthly HOA fees; the pool near the Community Center is paid for by everyone through the CDD taxes we all pay each year. If you have friends or family outside the Villa community who want to use the pool, you must accompany them. If your friends or family are actually staying at your villa, you do not have to be with them at the pool. Please do not give the gate code out to anyone outside the Villas.

### **Upcoming Social Events**

Mark your calendar for the February Villa Coffee on Saturday, February 5 beginning at 9:00 am. We do ask that you sign up if you’re planning to attend. See the sign-up sheet in the Breezeway of the Clubhouse.

Then on Tuesday, February 15, the monthly Villa Potluck will be Soup Night! Plan on bringing your favorite soup recipe for all to enjoy. Or if you can bring an appetizer, bread or dessert to round out the meal. This is always a popular event with delicious selection of soups. You won’t want to miss it!

Other events in the works, in addition to the Coffees and Potlucks, include our end-of-the-season BBQ. Watch for more details!

### **Welcome to These New Residents of the Bobcat Villas**

We welcome New Owners who join us each month. Be sure to welcome them to our Community!

Patti Barbato - 2054

Kevin & Patti Sowersby - 2033

Hunter & Donna Slaton - 2031