



# *North Fork News*

*From your Board of Directors*

*June 2017*

Each year, as we engage in the process of electing our Association's Board of Directors one or more of the candidates address the need for improved communications and transparency. At one time there was a quarterly newsletter called the "North Fork Adviser" which over the years became less frequently published and finally faded away. Last year, two newsletters, one in June, the other in October, were published by the Association for the first time in a few years. This was an excellent start and we intend to do our best to continue to expand on last year's efforts. It is with this thought that we are publishing our first 2017 issue of the North Fork News. This publication will focus on projects and committees formed to address issues that have evolved over the years. It will also be the first step in changing when and how Association news reaches you. Events in North Fork occur on an ongoing basis, Board decisions and resulting actions occur monthly, and actions need to be taken with unexpected situations. This dynamic

will be especially true over the next few years as we implement our plan to resurface and repair our roads, sidewalks and valley gutters. For this reason we are moving to a faster and more activity driven approach. Beginning with this copy, North Fork News will be delivered to you by email. The issue you are currently reading should have already been received via email if you have provided the Association with your current email address. Future publications, only available by email or on our website, will be based on emerging events. If you do not have computer or text access we need to know so we can make special arrangements to ensure you are kept informed.

## **Roads and Sidewalks Project Update**

Recently you received a Board of Directors advisory letter informing you of the Association's plan to resurface our roads and perform extensive repairs to our sidewalks and valley gutters. This is to thank those of you who

responded to the maps accompanying the letter. The information you provided was referred to our project engineer, added to the maps and included in the Request for Bid proposals sent to prospective firms in the bid process. We also want to thank Joe Penkala and Cliff Danley for the many hours they have spent working on the project. Bid requests have been sent out and responses will be opened on June 12<sup>th</sup>. A contractor will then be chosen at our June 22<sup>nd</sup> Board of Directors Meeting. Shortly thereafter a Town Hall Meeting will be scheduled to answer any questions you may have. Following this, initial work schedules will be established, beginning with the sidewalks and valley gutter work. The initial schedule information will be subject to changes based on material availability and weather. For this reason we ask again that you provide Campbell Property Management with your email address. This can most easily be accomplished by sending an email or text to [DOrtiz@campbellproperty.com](mailto:DOrtiz@campbellproperty.com) requesting that your email address be added to the Association's email address list.

### **New Web Site Category, "Opinions and Resolutions"**

Most Association decisions are based on provisions and restrictions found in our Governing Document. There are times however when the Governing Document doesn't directly answer a question or is completely silent on the topic. In these cases the Board turns to Association Counsel for an opinion. These answers, referred to as Attorney Opinions, often set a precedent for future decisions. In the past, the problem has been that there is no place to permanently archive them for future reference. As a result, subsequent decisions may be in conflict with previous decisions. The new web site category will prevent this from happening and also allow you to have access to the rationale for these Association decisions.

### **Governing Document Evaluation Committee**

The Developers of North Fork created our Governing Documents twenty-seven years ago. Although comprehensive, they need to be updated. Locating specific topics is difficult. The full detail of a particular provision or restriction may also require reading different parts of the document. For example, Property Owner Leasing Provisions, located on page 9 of our Declaration of Covenants and in item number 11 of our Rules and Regulations sections must both be read and followed in order to execute a lease in compliance with our Governing Document. Finally, Florida's Home Owner Association Statutes, enacted after our Governing Documents, need to be addressed. For these reasons, a "Documents Evaluation Committee" has been established to bring the documents up to date and make them easier to use. Document Evaluation Committee Members Bruce Green, Martin Hamburg and Nora Palladino have gathered all the Governing Documents of the Association, including past amendments, and converted them into Microsoft Word format so they can be edited. Having completed this very necessary administrative step the Committee is now pursuing the ultimate goal of eliminating redundant and conflicting provisions, consolidating and clarifying fragmented, incomplete or ambiguous restrictions, restoring areas of Board authority lost during the "Developer" to "Elected Board" transition, and ensuring compliance with Florida's HOA Statutes. The final product of the Committee's efforts is expected by year end following Board and Attorney review. After this, the General Membership will vote, in accordance with the Governing Document amendment process, on each proposed change.

## Welcome Committee



Although the Welcome Committee has been around for many years it is worth taking a moment to express our appreciation for the time they spend welcoming our new neighbors and helping to make their transition into North Fork a pleasant experience. One of their greatest challenges has been knowing when new homeowners arrive so they can be welcomed and provided with essential information for living in North Fork. Recently a new and significant improvement has been implemented, courtesy of the combined efforts of Committee Members Bruce Green and Nora Palladino and Campbell Property Management. Under the revised process new home owners will be required to sign an informational document as part of the Warranty Deed application process prior to moving in. The information will be forwarded to the Welcome Committee, thereby facilitating more timely contact with the new owners. Let's extend a warm welcome to our most recent arriving neighbors:

**Gary & Alissa Helene 128 North River Drive West**

**Jeremy & Lisa Kokalis 118 North River Drive West**

**Martha Russell 137 North River Drive East**

**Dennis & Kim Munchel 109 North River Drive East**

**John & Sarah Hunt 129 Victorian Lane**

**Paul & Patty Chmielewicz 140 Victorian Lane**

**Milton & Alanna Jacobs 103 Victorian Lane**

## Street Tree Committee

For at least ten years, the Association has struggled to adopt an acceptable and sustainable approach to deal with Street Tree root damage related issues. This problem is especially acute with the 47 homes located adjacent to our sidewalks. No one can deny the beauty and charm of the many trees that line our streets or the fact that North Fork would not be North Fork without them. The reality is that many of these 330 trees, planted many years ago, are now outgrowing their space. The most recent estimate by our Road Project Engineer is that it will cost about \$77,000 to correct the damage caused by their roots. Street Tree Committee members, Kitty Dorman, Dan Guisinger, Wally Stevens and Joe Stoeckle are exploring sustainable ways to preempt the root damage while minimizing the impact to the charm of the trees. We are hopeful that the results of their efforts will provide a documented and workable plan. We will keep you informed of their progress.

## Landscaping Committee



Everyone in North Fork has more than one front yard. In addition to the one located directly in front of our homes, there are those located along North Fork Drive, our Community entrances and the center island cul de sacs. Before anyone sees your own front yard, they are influenced by the appearance of North Fork's front yard. Although each year the Association

spends over \$60,000 maintaining them someone has to coordinate this activity. This year, as in the past, Kitty Dorman is our lead volunteer and landscape coordinator for this very important aspect of our Community's attractiveness. Thanks, Kitty!

**A Message from Our ARB Chairman**  
**Joe Stoeckle** [josephstoeckle@gmail.com](mailto:josephstoeckle@gmail.com)

The Architectural Review Board (ARB) must have at least three members and not more than six according to the North Fork Covenants. Right now there are only 3 members. If there is an illness or other absence we would not be able to establish a quorum to consider requests. Please consider nominating yourself for membership on this important committee. Please contact either Joe Stoeckle, Dan Perez, or any other member of the Board if you are interested.

We have been seeing an increase in the number of projects requiring ARB approval that are being undertaken without seeking that approval. Most of these projects can be approved quickly. However, if a project is undertaken that does not satisfy the Architectural Review Board's

Guidelines, it could be costly to have to have the work undone. The ARB does not drive the neighborhood looking for such violations. If you notice a project being undertaken that may not be appropriate under the Guidelines, you should report that to Campbell Property Management. They will know whether the project is approved or appropriate.

### **Presidents Message**

There is a lot of work being done by your fellow Association Members which we hope you agree is worthwhile. The more we know about our Association, how it operates and why it operates the way it does, including our fellow Association Members who donate their time, the better off we will all be. As this is our first 2017 publication we hope to hear from you with your comments and suggestions. Our common goal is to protect our collective interests by continuing to make North Fork a great place to live. Please help by sending your comments and suggestions to [DOrtiz@campbellproperty.com](mailto:DOrtiz@campbellproperty.com). If you have an interest to serve as a committee volunteer let us know.

Thanks, Dan Perez

### **2017 Board of Directors**

<b>President –Dan Perez</b>	<a href="mailto:danjperez1@comcast.net">danjperez1@comcast.net</a>
<b>Vice President –Joe Penkala</b>	<a href="mailto:jpenkala@compassstrategies.com">jpenkala@compassstrategies.com</a>
<b>Treasurer -Ed Draskinis</b>	<a href="mailto:edraskinis@eadcpa.com">edraskinis@eadcpa.com</a>
<b>Secretary -Bruce Green</b>	<a href="mailto:pbjkhgreen@comcast.net">pbjkhgreen@comcast.net</a>
<b>Director Cliff Danley</b>	<a href="mailto:clifforddanley@bellsouth.net">clifforddanley@bellsouth.net</a>
<b>Director Ryan -Cihowiak,</b>	<a href="mailto:skahowiak@hotmail.com">skahowiak@hotmail.com</a>
<b>Director -Martin Hamburg</b>	<a href="mailto:mhamburg@att.net">mhamburg@att.net</a>

### **Property Manager**

**Debbie Ortiz** [DOrtiz@campbellproperty.com](mailto:DOrtiz@campbellproperty.com).

