



Spring 2022

In the spirit of improving communication within the Laurel Hollow Community we will be sharing a regular newsletter regarding various topics with residents. Our goal is to share timely issues that are of interest. If you like it, let us know. If you don't you are welcome to offer *kind* suggestions at lhoffice@laurelhollowfl.com.

Board Members 2022

Board members for 2022 are Joice Fairchild, Pres., Carol Phillippe, Vice-Pres., Molly Kesmodel, Treasurer, Maura Raftery, Secretary and Jeff Bench, Director of Facilities Management

Message from the Pres

I'm very excited about our new board members. As many of you know from serving on Boards in the past, there's a lot of information for new board members to absorb. I've sifted through history, rules and regulations, by-laws, declarations and condominium law, and determined that a top priority for board members to understand is our fiduciary responsibility.

The purpose of condominium fiduciary laws is to require the Board to act in the best interests of the association. When our board members volunteered to assume a fiduciary responsibility for the assets of Laurel Hollow, we agreed to be bound, both legally and ethically, by three duties. First, we have the obligation to act with care. Second, we have the commitment of loyalty. Third, we have a duty to act within the scope of our authority.

The obligation to care requires the Board to make informed decisions, act prudently, and use sound business judgement. Even though it takes longer, we must do the needed research before making decisions. This includes getting additional bids on jobs when possible.

The commitment of loyalty means board members must act in good faith for the benefit of the Association. The Board must make decisions based on the best interests of the full membership, not on personal interests or gains. The obligation to loyalty prevents the Board, or Board appointed executive committee members, from receiving remuneration from the association. Due to the loyalty provisions, a board member must not act where there could be a conflict of interest. Loyalty also includes the requirements of confidentiality. The Board must protect our members' confidentiality by not divulging information provided in confidence.

The duty to act within the scope of our authority requires the Board to complete the jobs that we're obligated to do. This means that we must act to maintain the roads, buildings, land, irrigation system, and other components of maintenance. While acting for the Board, we must obey all applicable laws, Federal, state and county, as well as our Governing Documents and rules. The duty to act also requires that we don't do the jobs that are not under our authority.

Our fiduciary responsibilities guide us toward proper stewardship of our resources. But there is another aspect of fiduciary leadership that is not mentioned in legal resources. The Board makes decisions for the benefit of our 93 owners and their families. Like parents, board members must have the ability to listen, to understand, and even sometimes, to draw a line in the sand. It's our job to protect our community from exposure to liability. Sometimes doing that job will make us unpopular. By volunteering to be on the Board, we agree to accept that inevitability.

Joice Fairchild, President

Welcome New Residents

We have welcomed two new families to our community in recent weeks. Paul and Tiffany Spakousky and children are new residents at 330 LH Drive. Tiffany is the daughter of Barry and Sue Libengood who live next door in

328 and has been visiting Laurel Hollow for many years. In February we welcomed Jeff Kratz, Kim Markiewicz and daughter Anya to 324 LH Drive. They also have familiarity with LH as Jeff's mother was former resident Martha Kratz. Please introduce yourself to these new residents when you see them out in the neighborhood.

No Solicitation in LH

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Solicitation or **trespassing** is not permitted as noted on the Laurel Hollow entry gates. On rare occasions a "company" will find their way into the Hollow and begin going door-to-door to sell windows or other items. Many times they are "window" salesmen. **If someone is at your door and you are concerned for your safety immediately call 911. Do not answer the door.** If you see them from a distance at someone else's door immediately call Jeff Bench (828-290-3600), Dave Harrison (215-869-3543) or Bub Phillippe (217-898-9333). They are all full time residents in Laurel Hollow. They will confront the solicitor(s) and personally escort the individuals out of the front or back gate.

How It Works - New Website Feature

Want to see how our Conformance Process works? "**How It Works**" is a new feature on our LH website. Here are the steps to get you there:

1. Open the LH webpage at www.laurelhollowfl.com
2. Click on **Members Section** in the blue ribbon near the top of the page - this takes you to the **LH Members Information Page**.
3. Click on "How It Works" again located on the blue ribbon near the top of the page. Several boxes appear with various topics.
4. Click on the **Conformance Response** box. Then sit back and watch the show. **How It Works** will take you through the entire process. You can also see other **How It Works** boxes. Thinking of selling your home? Visit **How It Works**. Want to know when your irrigation time is scheduled? Visit **How It Works**. More processes will be added in the future as this portion of the website continues to develop.

Cabana Committee...who they are and what they do

If you visit our LH website you will see the official description for our CABANA COMMITTEE. It says "CABANA Committee members meet weekly to keep the cabana furniture and area clean and fresh, change light bulbs, or whatever might "need doing." If you want to see what other things "need doing" stop by the CABANA on Thursday morning around 9:00. A group of very dedicated community members spray weeds, clean sinks and toilets and floors as needed, blow leaves off the decking and pavers around the pool, empty the trash and recycling, wipe down cobwebs, clean the lights and much more. The committee changes as the seasons change and members come and go. The hours are somewhat flexible and they can always use extra hands to make the work go quicker. It is a great way for new members to become involved in the community and meet others. Lorie Lettinga (616-813-3700) is the Chair and welcomes anyone who wants to know more.

Rules & Regulations Regarding Pets

Pet types and numbers are adequately covered in Article XII, Item 6 in the Declaration (see below). Dogs are permitted to walk in common areas while on a leash and under the control of an owner or visitor. Homeowners' yards are not common areas. Clean up must be performed promptly. This clean up includes owner's property. Lawns must be free of pet waste for landscape and irrigation maintenance. Pet waste must NOT be deposited in nature preserves or common areas. The privilege of having a pet may be terminated if a pet becomes a nuisance or an unreasonable annoyance to other condominium unit owners. Pets are excluded from the pool area.

Declaration, Article XII, Item 6: Pets may be permitted and maintained on any unit and in any dwelling, provided, however, that the Association may at any time terminate such privilege for any unit owner upon a nuisance or is an unreasonable annoyance to the condominium. However, there shall be no pets other than dogs, cats and birds, each in reasonable numbers, for the pleasure and use of the occupants of any unit, and not for any commercial use or purpose. No pets shall be permitted out of a dwelling except for dogs on a leash and in the charge of a resident or visitor, and except cats. Maintenance and keeping of pets on the condominium property and in any dwelling may be otherwise regulated in any manner, whether or not consistent herewith, by rules and regulations as may, from time to time, be established by the Association.

As a side note for dog owners, the new dog park at 300 Bay St, Osprey, FL 34229 opened in late February. They have a large dog and a small dog area. There is grass, large shade trees and shaded benches. Check it out!

Social Events...Past & Future



Coffee anyone? Saturday, March 5 found many LH residents enjoying coffee, quiche, pastries and conversation at the monthly morning coffee event. Thank you Don Parsons for reminding everyone at the Annual Meeting that Coffee Hour was sorely lacking attendance in February. Attached to this NL are photos of the event shared by Carol Keller-Michaelis.



Next up.....

LAUREL HOLLOW RESIDENTS AND GUESTS
SOUP SUPPER

MARCH 17, 2022 - Starting at 5:30 p.m.

LAUREL HOLLOW CABANA

\$10 per person or

Volunteer to bring a soup or desert - contact Robin Waters
(443) 880-8881

Bring your own

soup bowl & adult Beverage

PLEASE RSVP: Robin Waters (443) 880-8881

YESTERDAY IS HISTORY
TOMORROW A MYSTERY
TODAY IS A GIFT
THAT IS WHY WE CALL IT THE PRESENT

As promised, resident photos from the March 5 Coffee at the Cabana.

