

THE GAZETTE

MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF OCALA, INC.

The official newsletter Vol. 24, No. 3, Whole number 182

Ocala, Florida, April 27, 2023

Gerry Couch, President.....267-566-6260 *Kim Bockenstedt, Secretary.....515-201-1852*
Matt Sigmon, Treasurer.....803-972-1872 *Herb Zabroski, Director/Grounds.....352-509-3026*
Mark Deutsh, Director/ACR.....608-574-1693

From The President

Sorry I missed the last meeting, unfortunately, I was sick! I appreciate the board handling it! (I was on the phone conferenced in.)

New Business- Presented by board members

Matt Sigmon, VP, and Treasurer

Payment by Card on Website-

We are pursuing a method that will allow payment of Dues, Fines etc. electronically. Not required but available.

Kim Bockenstedt, Secretary

Majestic Oaks Official Website

Landscape refresh and updates of the front entrances on 60th and one entrance on 80th, along with the center island and flagpole area. The work will be held in May with assistance from Linda Johnson, Marion County Master Gardener, UF/IFAS Extension, along with volunteers from the neighborhood. A motion was made by Matt, seconded by Kim, and approved unanimously.

NOTE: a lot of this has been accomplished with more to do! I want to recognize the hard work done by our board members, Kim and Mark plus Ron Eaglewells has overseen a lot of initial clean-up and trimmings, plus initial plantings. You can see the difference already and more to come. We have been assisted by a lot of rain. (MHOA is green right now)

Mark Deutsch –_ACR’s (Architectural/Landscaping Change Request)

ACR’s Approved

ACR’s for past 3 months with approval was read. Please reach out to Mark or Gerry if you have any questions as to interpreting the Covenant or how Board interprets it. The motion to approve was made by Kim and seconded by Herb for the ACR report. Let it be noted we have been very busy on roofs because of the recent Hailstorm! You might want to be checking with your insurance companies!

Covenants Copies

A lot of new members (owners) to Majestic Oaks. Twenty new residents in the neighborhood from the beginning of 2023 have been provided a copy of the covenants. Mark has been taking the initiative to provide to residents as they move in. (We cannot count on Real estate agents to do this as many of you have experienced)

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Herb Zabroski- Board Member, Facilities and Grounds (report was provided in Treasure report)

Gopher Guy

The Gopher Guy was contracted to assist in the mounds of dirt piling in our common areas around the neighborhood. He continues to keep an eye on this problem for future varmints! Many gophers were removed by the company since January.

Presidents Report- Given by Gerry Couch over the phone.

Covenant Change to 1.14.8 votes

There will be a vote in your mail in the coming months. This will be to amend the covenant on the fence 1.14.8 this proposed change will read from "15 feet from the rear of house" to "15 feet FORWARD from the rear corner of the house". This is important, we got very close to doing this last year except a Hurricane was expected at the time of our vote. So, this is a redo.

Violations-

This year, I have taken the initiative to talk directly to homeowners and renters if there is an apparent violation to try to resolve without writing violations, passing out fines, and sending people "Certified Mail". This seems to be working but we will see if cooperation continues.

-This Spring/Summer we have the usual issues and want to give you an idea of those so maybe we can eliminate or diminish the need for a conversation/violation.

Consider _

-Garbage cans in the garage, out of sight in the back yard behind a fence

-Mold on your house or vinyl fence or your driveway, needs cleaning, note if you share a fence with your neighbor, please take responsibility for your side of fence even if you don't own it. Talk to your neighbor and work it out.

-ARCs are needed for changes in outside paint colors

- Grass and landscaping. You are responsible for having grass on your lawns (mowed) and landscaping, bushes, and trees (trimmed).

- Licensed Vehicles must be parked in Driveway (not on lawns) Temporary parking for guests or parties on the road is allowed but not overnight.

Covenant in Spanish

The covenant is being produced in Spanish for a version for non-English residents. The translation is available now if you would like one just a let a board member know.

Volunteer's Needed for Committees on Fines and Violations

We have a couple, but we need more.

Refreshing of Landscape

We are making good progress, We have done a lot of plantings added mulch, removed dead bushes on berm on 89th street, and are making repairs in lots of places to the irrigation system. So, Stay tuned!