



To All Residents:

We would like to wish everyone a very Happy and Healthy New Year. 2012 is now behind us. It was a very busy year, new signs and landscaping at the north entrance, decorative stone instead of mulch at the Home Depot walkway, several small landscaping projects, new spa filter tanks, flag pole and LED landscape lighting for the new signs and flag pole. We were able to accomplish this through good financial management of the HOA funds with no need for a special assessment and being able to keep the 2013 assessments at \$435.00 a quarter. The Board of Directors is in final negotiations with Comcast on an 8-year contract that will save all of us considerable money over the 8-years.

This month we will also be starting landscaping of the south entrance center island and the roundabout. The annual meeting will be held at the Port St. Lucie Community Center on February 28, 2013 at 7:00pm. There will also be a Board of Directors meeting January 31, 2013 at 7:00pm at the clubhouse. We would like for you to know everyone is invited to attend Board of Directors meetings.

To our Committee Chairman, Committee Members and volunteers, thank you for serving our community. Remember, we can only keep improving our community through participation and discussion not dissenting anonymous notes and emails.

We thank everyone for being allowed to serve as your Board of Directors in 2012 it was our pleasure and we look forward to serving you again 2013.

Sincerely,

Jack, Jane, Jim, Maria and Frank



Treasury Report Period Ending 12/31/2012

\$191,547.00 Dollars in the operating account.

\$449,486.00 Dollars invested in MM, CD's, CDR's accounts.

\$314,551.00 Dollars in reserve accounts.

\$246,187.00 Dollars owed the HOA by residents.

58 homes have pending legal action, 10 of which are in possession of the HOA.

34 homes are delinquent on HOA payments.

50 Homes were sold during 2012

Jim Russello, Treasurer



Irrigation Issues:

It is not possible to instruct you with the particulars of all the varied irrigation controllers

SPRINKLER SYSTEMS

It's been some time since we published a reference on irrigation controllers (April, 2009). Each home was issued a manual explaining the programming of their irrigation system. **You may in fact find this manual with the papers you received at your closing.**

There are, however, a number of homes where these papers are no longer available. While it is not possible to instruct you on the particulars of all the varied irrigation controllers, we can readily outline the commonality and discuss the usual problems causing system failure.

POWER FAILURE

The most frequent problem causing system failure is a disruption of electrical power. You may not be aware that your system has no power because the batteries will maintain the LED date and time display. If the display is no longer visible after the battery is removed, your system has no power. **First check the ground default reset** at your electrical outlet. Storms and the accompanying moisture most often trips the circuit causing power loss to your irrigation system. As an aside, this will also eliminate power to any receptacles outside at the back of your home. A reset here or at your breaker panel should restore power to your system. Do not be dismayed if nonsense is displayed in the LED window.

A power outage may readily cause your system to lose the programmed information. You will need to reenter this information.

Programming Mode Switch

Most systems have an indicator to place the system in program mode.

There are three positions on most mode switches:

- Auto - Setting for day to day operation
- Program - Readies system to receive program instructions
- Off - Turns off system

Program Switch

- A Use level A for all system information
- B Disregard (should be blank)
- C Disregard (should be blank)

Zone/Run Time

Currently regulated as 30 minutes. Use the adjust switch to advance to 30 minutes. If there is an **enter** key, use **enter** to record the data. Most systems do not require the enter instruction and register the information shown on the LED when the next zone is selected. For single zone systems, be sure run time is entered for one zone only, as multiple zone times can cause some systems to operate two or three times per day.

Most standard lots at Lake Forest are single zone. The larger lots should have no more than two zones.

Program Start Time

This is the time designated by the water district as to when you are allowed to use your system. A **PM** (evening) time is usually designated on a sticker inside your system. **The district warns and fines individuals for watering at unauthorized times.** With the dial directed at program start time, use the advance switch until the designation. Please also note that often systems properly set to operate during the evening instead will run in the morning. This is the result of incorrect programming of the current time (AM vs. PM).

Percent (%) of Water

Seldom used. Set this at 100%.



Schedule Using the select and advance keys, designate the days you are authorized to water. Most system when entered correctly will show a raindrop over the selected days and unauthorized days will have a blank LED above those days. **Because the water district turns the water off from 9:00am Friday to 9:00am on Monday, you are effectively limited to two thirty-minute intervals per week.**

There is no water pressure on Friday and Saturday evenings, even though your sticker may show these times as an authorized watering time. It is important not to program times when pressure is off, as this can cause your solenoid to fail.

Current Time

Using the select and advance keys, enter the current time. Note that you need to adjust this when daylight savings time changes. Again, **be sure you have AM or PM correct.**

Date

Using the select and advance keys, enter the current month, date, and year.

Manual

This switch is used to place the system in one time manual mode. If no time is displayed on the LED display panel, you may have to advance a time and push an **enter** button. Most systems default to ten (10) minutes for zone one. The advance and select buttons may be used to add time or switch to zone two. **Manual mode can be used to inspect the operation of your spray heads.** You are authorized to operate your system at non designated times provided you are outside and monitoring the systems operation.

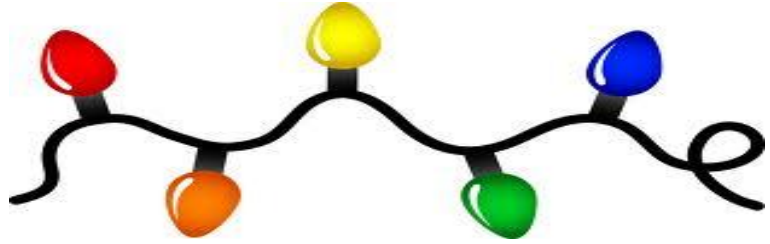
Damaged Controller

A blinking LED panel may only indicate that your battery has lost its charge. A prolonged loss of power can cause the rechargeable battery to run out. Reestablishing power usually restores the battery, but will require you to update the program information. **A system not displaying your entered information is defective and will need replacement.** You may need to have a qualified technician install a new clock unless you are comfortable installing apparatus requiring electrical wiring. A technician should not be required to correct most simple problems.

Doug Duckett, Chair, Landscape Committee



Christmas Lights



A number of residents have expressed some disappointment in the amount of Holiday lights displayed this season at Lake Forest. It is important to note that the wonderful job done by our own "Father Christmas", Dennis Prinz was truly remarkable. Without Dennis and the dedication he and his buddy, Hank Schauder dedicated toward holiday decorations, something was missing this year within our community. This year's lighting has been limited to what is manageable without a sizeable volunteer decoration team.

Some residents have contrasted our community to the decorations at Lake Forest Point, where some thirty-five participants installed an impressive display this year. Lake Forest has several very dedicated people who assist in putting up and removing our decoration, but we have but a hand full. For now we must content ourselves with a manageable program. Let's look to having a greater level of participation next year.

Doug Duckett, Chair-Landscape Committee



Landscaping Plans

The North Entrance is now complete and many of you have commented on the sign area improvements. This planting project was performed by Native Control, our in house landscape contractor. Work will now begin (January) on the South Entry and Native Control will rework that entry from the circle to Cashmere. We have lost a number of palms within the center island and a number of plants are ill suited for that area.

Other smaller projects for this year include plantings across the street from the south pool, the fenced area behind the pool, Lake Forest Way, near Indian Key, the clubhouse area next to the storage shed, the church berm on Cashmere, and



the Lake Forest sign near the Home Depot center. It is interesting to note that the palms we will use on these projects were raised in pots from three inch plants near the clubhouse shed and cost the community \$1.50 each.

Native Control will be planting all the plants for these projects.

Doug Duckett, Chair-Landscape Committee