

Wedgewood Owners' Association, Inc
PO Box 5738
Ruskin, FL 33571

To my Neighbors in the Wedgewood Owners' Association, Inc:

You may ask "why do we have a Homeowner's Association or HOA"?

The answer is quite simple. The HOAs were created by Del Webb, when Sun City Center was being developed. But Del Webb created not only a series of Homeowner's Associations. **Wedgewood Owners' Association, Inc.** (the Association), was created as a Florida corporation. We are actually a small village of 84 residences and our board is our village "government", which is legally charged with enforcing the Deed Restrictions. This corporation was set up under Articles of Incorporation with a Declaration of Covenants and Restrictions, which are legally binding on the Association.

But this answer inevitably creates another question. "Do we need to keep an HOA"?

Again, the answer is "yes".

The Association does not exist solely to tell us what we cannot do with our individual properties. The Association's rules can be changed; and they have changed over time. As a case in point, Dell Webb's original rules required that all lawns be Bermuda grass. The Association now requires only that lawns would be "Florida-friendly" grass.

While it is possible to dissolve an HOA, we are in a position where the Association cannot be legally dissolved without the unanimous agreement of all of the individual property owners and a way to legally dispose of the common parcels of land which the Association owns.

If we just gave up self-management of our village, we would find that we have surrendered our right to self-manage to some unfaced bureaucrats in Tallahassee, since the State would take over management and charge us for the privilege.

Many of us are probably unaware that the Association also owns land.

The Association owns **Parcel 057472-1872**, as identified in Hillsborough County records:

This parcel is the land which surrounds the Hillsborough County sewage pumping station at the intersection of Deep Lake Lane and New Bedford Drive.

The Association is responsible for maintaining the landscaping around this pumping station. The Association has a contract with a local groundskeeper to perform this task.

The County owns the actual land within the pumping station.

The County is fully responsible for maintaining their physical plant, and the county provides water and the power required to maintain the irrigation system which waters the landscaping.

The Association also owns Parcel **057472-1870**:

This parcel is composed of the woods and part of the retention pond behind the odd-numbered houses on Berry Roberts Drive from 2013 through part of 2055.

The woods behind the remainder of 2055 through 2059 belongs to the Wedgewood II HOA.

This parcel is legally set aside as an environmental and drainage area. As an environmental area, neither the Association nor adjoining property owners are permitted to make modifications to this parcel.

The twelve "lakeside" property owners, who draw irrigation water from their deeded portions of the retention pond, support lake maintenance and the periodic mowing of the grassy berm on the north side of the pond. The Association maintains this contract for the owners.

This parcel also includes a "dry lake" behind 2013-2017 Berry Roberts which was foreseen by Dell Webb as another retention pond. This pond, however, would not retain water, and presently is essentially a wooded floodplain.

These two parcels, as property of the Association, are undivided which means that each homeowner owns 1/84th of the acreage. These lots each have an assessed value of \$100. and no taxes are assessed.

To the North of parts of the Association's common acreage, you will see narrow parcels. Most of these belong to the Sun City Center West Master Association, and all are set aside as drainage easements and retention ponds. These parcels are actually the ditch through which Cypress Creek flows toward the Little Manatee River.

Finally, can we afford the board?

Absolutely. Board members are volunteers. We are paid nothing for our time.

Without a board, we would need to hire a for-profit management company. This would require that annual assessments be increased to cover the management company's fees. Any management company would tend to be more bureaucratic and less willing to listen to our issues and complaints than our friends and neighbors.

A thought regarding management companies: Even if we hired a management company, we would still require a functioning board to oversee their work, decisions, and proper fiduciary use of our bank accounts. This is an expensive route to take and does not lessen the work load for a small HOA (other than printing and mailing which are extra charges).

Or worse: If we just stop being self-administrators, we will be obliged/obligated rather than permitted to pay the State of Florida to administer our Association!

Pete Pullen
Treasurer

Bob Henriquez, CFA

Base Maps Layers Sales Identify Tools Print

Owner Name Address Folio Parcel Number

Clear Results WEDGEWOOD OWNERS Search

Identify

Identify

NAVIGATE AERIAL IMAGERY

GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC Tax Collector

Info Building Land Misc Sales

Parcel U-13-32-18-187-00000-0000-0

Folio 057472-1870

Market Value 100

Owner Name WEDGEWOOD OWNERS ASSOCIATION INC

Mailing Address PO BOX 5738 SUN CITY CENTER FL 33571-5738

Physical Address SUN CITY CENTER

Property Type RESIDENTIAL HOA

Homestead NO

Tax District U - UNINCORPORATED

GIS Acres 12.18 (523 650 sq ft)

Legal Desc SUN CITY CENTER UNIT 82 TRACT A

-9168475 326 3211718 083

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Folio 057472-1870

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Mailing Address PO BOX 5738 SUN CITY CENTER FL 33571-5738

Physical Address SUN CITY CENTER

Property Type RESIDENTIAL HOA

Homestead NO

Tax District U - UNINCORPORATED

GIS Acres 0.03 (1 307 sq ft)

Legal Desc SUN CITY CENTER UNIT 82 PARCELS

Deep Lake Ln

New Bedford Dr

0574721868 0574721816 0574721814 0574721812 0574721810 0574721808 0574721806 0574721804 0574721802 0574721870 0574721866 0574721864 0574721862 0574721860 0574721858 0574721856 0574721854 0574721852 0574721850 0574721848 0574721846 0574721844 0574721842 0574721840 0574721838 0574721836 0574721834 0574721832 0574721830 0574721828 0574721826 0574721824 0574721822 0574721820 0574721818 0574721816 0574721814 0574721812 0574721810 0574721808 0574721806 0574721804 0574721802

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