



Smoke Signals Fall 2023

Happy Fall Indian Trails Residents! We would like to welcome all of the new residents to our community. If you are brand new and have not already been greeted by our hospitality committee, please reach out to Gina Moss at gmoss31@gmail.com with your contact info. We look forward to meeting you when you are out and about in the neighborhood.

Your best source of community information is our website www.ITHOA.org. for homeowners information and the By-Laws.

For events and community information, please check our Facebook page listed as “Indian Trails, Palm Harbor, FL”. <https://www.facebook.com/groups/115839488658> For the Facebook page, it must be verified that you are actually a resident of the community. Therefore, it might take a day or two before your request is approved.

Moving forward, this newsletter will be posted on the Facebook page or send a copy directly to your email if you are not on Facebook. If neither is a realistic option for you please reach out to the Board and we will gladly hand deliver you a copy.

Below is an abbreviated list of frequently requested contact information. For a full list, please visit the ITHOA website. The Board Members remained the same this year, but there will be at least one opening next year. Please consider joining the Board.

Michael Clark
President
president@ithoa.org

Susan Korabek
Hospitality Committee
susank@ithoa.org

Carl Brink
Vice President
vicepresident@ithoa.org

Kelly Levey
Social Committee
social@ithoa.org

Diane Budman
Secretary
secretary@ithoa.org

Christa Dasher, LCAM
Property Manager
manager@ithoa.org

Tim Kluis
Treasurer
treasurer@ithoa.org

Deed Restriction Committee
drc@ithoa.org



From the ITHOA President, Michael Clark:

I would like to extend a personal warm welcome to our newest residents and a thank you to all our residents for helping make Indian Trails one of the most desirable subdivisions for a family to reside in Pinellas County. This is a great place to raise a family and I am pleased to see young children as part of the new families moving in.

I have lived in Indian Trails for over 36 years and every time I return home from just shopping or a long trip, I am thankful for having such a nice neighborhood with great people to live in. Over these years I have served as chair of the deed restriction committee and on the board as secretary, treasurer, and now president. I believe it is important to the continued success of our subdivision for each resident to contribute time and talent to their community. When the call goes out for committee and board members, please consider volunteering your time and talent as a contribution to the success of our community.

Our homeowner's association is responsible for maintaining the common areas and enforcing the deed restrictions, all of which helps to keep our property values high. Additionally, we have a few organized social activities each year to help promote a sense of community to all that would like to participate.

Last year we planted some new shrubbery in our Alderman Road planters and I am pleased to see that it continues to do well with a minimum of maintenance. Our common areas include the brick and vinyl walls surrounding our subdivision on Alderman Road and Omaha, planters at the subdivision entrance at Alderman Road, corner of Alderman Road and Omaha, and exit at Rolling Ridge Road and Omaha. Additionally, we agreed many years ago to maintain the area outside the fence of the Pinellas County owned retention pond adjacent to Silver Lake Drive and Rolling Ridge Road.

Due to the complexity of the many State of Florida laws concerning home owner associations we continue to engage the services of Premier Management Services, Christa Dasher, to provide management and record keeping services, including financial, to keep us in compliance.

Over the years there has been some confusion over our retention areas which are actually not considered common areas. These areas are for proper drainage of stormwater so that our properties will not be flooded in heavy rains. A portion of each retention area is owned by the property owner that has property adjacent. Check the plat on the last page of the ITHOA website to see how each property lines up. The property appraiser's office indicates it is Wasteland/Marsh/Sand Dunes (96) with minimal value assigned to it. The four retention areas are behind properties on Indian Trail North, Indian Trail West, and Indian Oak Court. The retention areas are subject to control by the Southwest Florida Water Management District (SWFWMD) with Pinellas County generally handling enforcement of the



restrictions. No structures may be built on retention areas. Natural waterways leading to the retention areas may not be obstructed and must be properly maintained by each homeowner.

Block Captains

Block Captains connect homeowners with the Board of Directors and other neighbors. There is not a lot of time commitment in this role. Please consider filling the vacant positions.

Tree Top Drive- Wes Wingate

Indian Oak Court- Jenny Butler

Rolling Ridge Rd- Sue Schramek

Seneca Court- Chuck Moore

Indian Trl S- Vacant

Indian Trl N- Vacant

Indian Trl E- Tommy Davis

Indian Trl W- Vacant

Deed Restrictions

Our deed restrictions guidelines are on the community website. To be in compliance with our deed restrictions, please take the time to read or re-read the expectations. At this time, the main violations that have been noted are:

- Sidewalks and driveways need to be pressure washed, to prevent falls from slippery sidewalks due to mold.
- Pruning or clearing of shrubbery or trees hanging over sidewalks making it difficult to walk by. (especially at Holiday time when many folks walk to see the lights). Please go take a look at your sidewalk.
- Outside of homes needing TLC such as painting of front doors and exterior paint
- Trash cans left in the driveways after trash pick up.

Please feel free to contact the property manager for any violations you have noted. There is also an online form on our ithoa.org website. If you have not received a response within 48 hours, please email manager@ithoa.org directly. This is a gentle reminder to please abide by our deed restrictions. The restrictions are minimal compared to other neighborhoods, and it is a lot easier for each of the residents to self-correct issues rather than be sent a notice from the Board.

The Deed Restriction Committee (DRC) meets the 3rd Monday of each month to review requests. It is best to send requests in advance of the meeting, in case additional information is needed. Email drc@ithoa.org. This way, it can be approved at the monthly meeting.



HOA Dues

Owners will receive a mailing in December 2023 for the 2024 dues.

Next Board Meeting - TBD

Hospitality and Social

Welcome New Homeowners!!

Susan Korabek – ITHOA Board – Hospitality Liaison

Gina Moss – Hospitality Chairperson

Many new families have moved into Indian Trails these past several months. Welcome to our neighborhood and we are glad you've chosen this wonderful community as your home.

As a reminder, stay in touch with Indian Trails via:

- Indian Trails website: ithoa.org
- Facebook group: Indian Trails, Palm Harbor, FL. Please "like" our **Facebook** page to stay up to date with all the neighborhood happenings! The correct neighborhood page is **Indian Trails, Palm Harbor, FL**. The page is a private page and access is granted after answering the security questions with your address to be approved!

Not-So-Gourmet Club –

The Indian Trails Not-So-Gourmet Club (affectionately known as NSG) is open to all residents of Indian Trails. The purpose is to provide an evening of good fellowship and food while becoming better acquainted with your neighbors. The comradery and friendships we all have enjoyed over the years is one of the many reasons that makes Indian Trails a highly desirable neighborhood to live in. There are usually about 5-6 parties a year which are scheduled from September to May. There is flexibility in scheduling. This group is for *Adults Only*, but there are plenty of babysitters in the neighborhood should you choose to join. Gina Moss is the coordinator, so contact her *via email* with questions and for the guidelines at gmoss31@gmail.com

Here is the NSG schedule for this year:

December 9th: Holiday party at the home of John and Arlene Banacki

February (date TBA): Valentine's party at the home of Diane and Mitch Budman

March (date TBA): at the home of Susan and Greg Korabek

April (date TBA): Potential Family Block Party?

May (date TBA): at the home of Annie and Nick Rojas

Indian Trails

Social and Events -

Hi Everyone! I am Kelly Levey, the social chair of the Indian Trails HOA. Here is a list of upcoming neighborhood events. If you haven't already, please like our **Facebook** page to stay up to date with all the neighborhood happenings! The correct neighborhood page is **Indian Trails, Palm Harbor, FL**. The page is a private page for all our events, so please answer the security questions with your address to be approved!

*Please note these events are for the current residents and families of Indian Trails.



Halloween: Trick-or-Treating is usually from 6:30ish-9pm. For any of our new neighbors I am sure you have heard of the craziness that takes place in our neighborhood on Halloween! Please be prepared for approx. 300 trick or treaters if not more! Have fun and please drive slowly if driving through the neighborhood on Halloween night.



Pictures with Santa: Sunday 11/5 - from 10:00-11:00am (Santa will leave promptly at 11am!) Location: 1356 Indian Trail N. (Kelly and Justin Levey's house). This is a free event for families of the neighborhood only! You will get approximately 3-5 pictures from a professional photographer. Come get family pictures for the Holidays and have the kids bring their lists for their visit with Santa! Our Santa is amazing for anyone who hasn't met him yet!



Holiday house lighting ceremony and Potluck and BYOD Neighborhood Block party: 11/25 at 6pm Location: 1303 Indian Trail N (the Phillips residence). Come join us for a fun neighborhood get together and help us kick off the holiday season! Thank you to the Phillips family for their amazing decorations and hospitality for this event! Please bring a dish to share, your own drinks, toys the kids might want to play with, and chairs or a blanket to sit on if you wish. Please do not sit in the street or block the street as cars will be driving through.



Luminaries will be distributed mid-December. The luminaries will have full instructions for set up on Christmas Eve. The luminaries are so beautiful and very well known in the community! Many people have made it their family tradition to drive through our neighborhood on Christmas Eve just to see the luminaries!