



Forest Park I  
Homeowners  
Association

**P.O. Box 3364. Plant City, Florida 33563**

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February 2022

Neighbors,

Fiscal year 2021 brought numerous property ownership changes to our community. Fifteen properties were sold at an average price of \$388,000. During December, prices trended well about \$400K, setting a new benchmark for Forest Park property values. The majority of those sales were for owner occupied properties.

An interesting trend was observed as properties went to market --- prospective owners proactively reached out to the Forest Park Board of Directors to inquire about deed restrictions, covenant enforcement experience and processes for gaining approval of plans for property improvements. These questions clearly indicate that new members of our community are interested in quality-of-life as well as investment protection.

The President's letter of last year spoke to the need for enforcement of covenants and included the statement "these measures have served to reinforce the concept that vigilance is necessary in our efforts to protect both our image and reputation as a desirable community". This statement is as true today as it was a year ago. Demands upon the volunteers who keep our community safe, appealing and inviting are intense.

To this point, the Board of Directors engaged a management company, last year, in an effort to promote a more business-like image intended to attract and retain those who wish to join our community. The effort was less than successful as we quickly discovered that property managers simply don't provide the same level of attention as our Board and Committee members.

In September, we chose to revert to our self-managed model and invest in technologies to help improve efficiencies. Our self-managed model, however, comes at the cost of increased reliance upon external resources to help us with legal and governance functions.

These costs will require an adjustment to our annual assessment. Forest Park annual dues will now increase to \$75.00 per lot. This increase, while modest, will help ensure our financial resources are sufficient to cover anticipated operating expenses.

Maintaining the business of our community isn't just about enforcing covenants. In actuality, enforcement action is a distraction which consumes far too much of your elected representative's time. With your help and participation in adhering to the covenants of our community, board members will be able to focus on business objectives and you will continue to enjoy an enviable neighborhood.

I'd like to close, on a positive note, by extending an invitation for you to attend a board meeting. We enjoy greeting our neighbors and hearing your viewpoints. While we still operate under COVID precautions, there is almost always room for neighbors to attend a meeting.

If you have either questions or curiosities as to what is required to maintain a property compliant with deed restrictions and covenants, please refer to the HOALife portal, (<https://www.hoalife.com/>) click on Login to create an account. Once you have created an account, click on "Document

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Repository". You will be able to browse the covenants, conditions, restrictions and rules pertaining to Forest Park. If you can't find the answer you need, please contact any one of the following neighbors:

**FOREST PARK BOARD OF DIRECTORS**

VANCE BAKER / President/Dir / 813-704-5224 / v\_k\_baker@outlook.com

CHAD ELDRIDGE / Vice President/Dir / 813-299-6227 / chad.eldridge@usfoods.com

MIKE PARKIN / Treasurer/Dir / 813-210-1972 / mparkinfhoa@gmail.com

ASHLEY MARCHESE / Director / 813-716-1500 / tamarchese@hotmail.com

Please include your email address and a telephone phone number with your membership dues payment. From time to time, we like to share community updates and news items with our neighbors. You'll also find us on Facebook ... look for the "Forest Park-Walden Lake" group.

Kindest Regards,

Vance Baker, President