



Date: December 1, 2025
From: Ryan S. Kearns, HOA President
To: Homeowners of Carrollton Lakes
Re: 2025 State of the Community

Dear Neighbors,

Last year, I wrote to you for the first time as your HOA President. At that time, many of us were frustrated. Communication was inconsistent, maintenance was falling behind, and there wasn't much clarity about what was happening in our own community. My commitment then was simple: show up, rebuild trust, and help bring our neighborhood back to a place we could all feel proud of.

One year later, I want to share where we started, what we've made progress on, where we stand today, and what the road ahead looks like.

Where We Started

When this board stepped in last year, we faced several challenges:

- Deferred maintenance
- Rising costs without assessments keeping pace
- Infrastructure that was showing years of wear
- Limited communication and low transparency
- Rules that were not being applied consistently

It was clear that the community needed structure, consistency, and attention — not just for a few months, but for the long term.

The Progress We've Made Together

Instead of listing every project, I want to focus on what matters most: **Carrollton Lakes is moving in the right direction.**

1. Communication has improved across the board

We now have monthly newsletters, virtual board meetings, an updated website, social media for reminders, and easier ways for homeowners to reach us. People are more connected and informed, and that matters.

2. The board is working steadily and transparently

We meet monthly, stay on top of projects, and follow through. Our governance is more organized and accessible than it has been in years.

3. Maintenance is no longer being pushed aside

This year, we uncovered just how much had been delayed. Instead of temporary fixes, we focused on long-term solutions, especially with water systems that affect everything from landscaping to the park.

4. The irrigation system underwent major repair and rebuilding



This was one of the most critical projects of the year. Before improving landscaping or entrances, we needed reliable irrigation. Over the past year, we:

- Restored the park irrigation system and replaced a pump damaged during the 2024 hurricane
- Repaired irrigation at the front of the park, entrances, and along the wall
- Replaced more than 60 broken components in one section alone

Now that these systems are working properly, we can begin planning upgrades that will actually last.

5. Fountain and lake issues remain challenges, but progress is being made

Our fountain was repaired under warranty last year, and although it failed again, we are using the warranty process again rather than paying out thousands in new equipment. Warranty claims take time, but they save the community significant cost. As soon as the repaired unit is returned, our aquatics vendor will reinstall it.

The lakes are also healthier than they were a year ago. With more consistent treatment and cooperation among neighboring communities around Lake Heather, we are seeing steady improvement.

6. We restored fairness and consistency in enforcement

Over time, enforcement in our community had become inconsistent, which can happen when boards change and procedures shift. One of our goals this year was to bring everything back into alignment so the rules are applied fairly to everyone.

To do that, we worked with our HOA attorney early in the year to review our governing documents and ensure our processes were correct and up to date. This required some initial legal guidance and notices so that everyone started from the same place again.

The good news is that after resetting these procedures, enforcement has become much more straightforward and consistent. We've also needed far less legal involvement in the second half of the year, which helps keep costs down while maintaining fairness.

7. The community is engaged and recognized again

For the first time, Carrollton Lakes received recognition from Hillsborough County for community engagement. We also held our most successful community yard sale in years. These signs show that neighbors are more connected and that the positive changes are being noticed.

Where We Stand Today

We're in a better place than we were a year ago. Communication is stronger, maintenance is being addressed, and the board is functioning with stability and purpose. Still, we have work to do.

Some of our systems were neglected for decades, and the cost of everything our community depends on has increased significantly. One year of progress can't undo years of underfunding, but it does put us on a stronger path.

This year was about rebuilding the foundation.
Next year is about building on it.



The Part No One Loves: Assessments

I want to be clear and respectful.

Yes, assessments are increasing again. This is not because of new projects or poor decisions. It is the result of many years when assessments stayed almost the same while costs went up every year.

This increase allows us to:

- Keep up with rising operating costs
- Maintain our common areas responsibly
- Build reserves for future repairs
- Avoid falling behind again and facing large special assessments

I know increases are frustrating. They affect every one of us. But bringing assessments in line with today's costs is necessary to preserve the health and long-term value of our community.

Where We're Going Next

In the coming year, our focus will be on:

- Continuing to rebuild reserves
- Improving landscaping now that irrigation is working
- Addressing speeding and safety
- Strengthening communication
- Enhancing common areas
- Staying proactive and avoiding crisis-driven decisions

Progress doesn't happen all at once, but it does happen with consistent effort, and that is exactly what we intend to continue.

Thank You

I want to thank every resident who has reached out, asked questions, attended meetings, or simply noticed the improvements around the neighborhood. This community means a lot to me and my family. I'm grateful for your trust, your patience, and the chance to serve our neighborhood.

Warmly,

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