



**FAIRVIEW COMMUNITY
ASSOCIATION
NEWSLETTER**

September 2024

The FAIRVIEW newsletter will be used to promote neighborhood events, encourage owner participation, and provide information to keep you updated on Fairview projects and residents.

Board meetings

**Rescheduled board meeting
October 10 @ 3:00 P.M. Rm # 4,
Community Hall**

**Fairview Annual Meeting
November 4 @ 4:30 P.M. @ the Eberhardt Rm.**



President	Rich Quintanilla	303-250-0569
Vice President	Myron Brokaw	817-228-7937
Secretary/Treasurer	Ellen Jones	941-545-2551
Director	Lisa Law	813-784-2979
Director	Jim Thompson	937-209-1270
Newsletter Editor	Becky Rahe/Paula Brokaw	813-362-8671/817-228-9278

FAIRVIEW MGR.	FAIRVIEW ASST.	FAIRVIEW NOTARY	FAIRVIEW WEBSITE	SCC WEBSITE
NEW Candis Farberov	Tina Farrell	Lisa Law	Newsletters, activities & forms.	Consumer affairs registry for bonded/licensed contractors
813-333-1047 Cfarberov@CFirstAm.com	813-333-1047 Tfarrell@CFirstAM.com	813-784-2979 Call/text for arrangements.	www.fairviewpoa.com	www.suncitycenter.org



Hi all! What a great summer we have had. I hope yours was filled with enjoyment. I'm aware we have some neighbors battling health adversities. God bless us all for being a great community of love and friendships.

As a community, we have a sense of growing interest to be involved as the number of HOA meeting attendance has trended upwards. I hope to see even more of you as time goes on. We've had some new issues of high interest and many are unusual. The board is going to having some turnover as a few members are reaching their term maturity. I'd like to see some of you offer to participate in the next round of duties as a board member.

We've rescheduled our latest meeting to October 10. Please join in on the progress and the stability of this grand neighborhood of Fairview.

Rich Quintanilla
1628 Woodmar Dr
Sun City Center FL 33573
303-250-0569

Welcome to **OUR GOOD NEIGHBORS** portion of the newsletter!

If you have any questions, please contact Ellen Jones
at 941-545-2551 or e-mail her at Ellenj720@gmail.com



WELCOME NEW OWNERS

Fernando and Rhonda Lobo closed on their seasonal home at 1005 Athens in June. Both are still working, are presently coming down quarterly to work on their home, but look forward to being permanent FL residents in 3 years. Fernando is self employed as an HVAC contractor in CT. Rhonda works for him. What brought them to FL was their son attending/graduating from the University of South Florida. They have a pet multi poo dog named Charlie! Right now they have no time for hobbies but are looking forward to experiencing our clubs...especially stained glass. WELCOME to Fairview Lobo's!

ARCHITECTURAL REQUESTS REMINDER

The committee that approved the new guidelines (found on the Fairview website) did an excellent job of simplifying things. For most items, as long as they are within the stated guidelines, no approval is necessary; however, there are still about a dozen things that DO need approval. Some of these are: Driveways, Exterior paint color change, New lanai enclosures, Roofs, New trees, Shutters, including hurricane shutters.

After you submit your architectural request form (found on the Fairview website) to the MANAGEMENT COMPANY, it's forwarded to the Committee which has 10 days to review the request. Keep in mind that there are 3 people on the ARC who all have to see your request (sometimes together and sometimes separately) to make a decision. This could take a day or two but it is done as quickly as possible. They will submit their decision back to the management company who then notifies you by mail of the decision.

If the ARC cannot approve the request, they will meet with you to see if there can be a compromise. **THIS is why you should NEVER book a date for work until you have the approval in your hand.**

Thank you for your cooperation.

Florida in September

#1- Florida Weather in September is Rainy, But Better Than in Summer.

September is still pretty warm with average temperatures around 86-90°. However, there is quite a bit of rainfall in September to tame the summer's heat and give some reprieve. Expect about 4.2-5.6 inches of rainfall in September (an average of 19 days), with less rainfall expected as the month goes on.

The good news is rainfall does not necessarily mean that plans are ruined. Amusement parks and theme parks typically will not close down due to rain unless there is thunder or lightning nearby. While most people clear out of the parks when it rains, those with rain gear get the park to themselves so always be prepared with rain gear.

#2- Water Temperatures are Still Warm Off the August Heat

September should include lots of swimming at the beach. Both the Atlantic and Gulf of Mexico have waters that are warm enough to snorkel in, ride jet-skis, and surf.

Average water temperatures are at 86°F. Take advantage of less crowds to deal with at the beaches.

#3- Halloween Events Kick Off in Orlando and Around the State

If you are a Halloween fanatic, you will be pleased to know that Florida starts the season of terror a whole month early with some of the best deals for theme parks.

Halloween Horror Nights at **Universal Studios** has spooky movie set-quality haunted houses, scare zones scattered throughout the park, and a Terror Tram in September.

Busch Gardens has Howl-O-Scream nights which have spooky sinister shows, unpredictable hordes, and haunted houses that will make you scream.

Disney has Mickey's not so Scary Halloween Party which is a great alternative to those who don't enjoy the scary parts of Halloween. The four big attractions during this time are the Mad Hatter Tea Party, Monsters, Inc. Laugh Floor, Space Mountain, and the Pirates of the Caribbean which all feature a Halloween Special. Kids will love the fantastic Halloween parades with favorite characters like the Hocus Pocus Sisters and Jack Skellington. Even Constance from The Haunted Mansion joins the celebration too!

Many hotels will feature low prices at some of the best vacation spots.

These events are well known, super fun, and sell out quickly in the month of October.

#4- September in Florida is the Most Active Month for Hurricanes

While hurricane season extends from June 1- November 30, September is the month with the highest chance for hurricanes to hit landfall in Florida.

An average hurricane season in the month of September will see four named storms. Specifically, Florida in September on average has one major hurricane of a CAT 3, or higher, and two hurricanes CAT 2, or lower. Tropical storms are also highly likely during these months. While tropical storms do not reach high enough wind speeds to be labeled a hurricane, these storms will still bring lots of rainfall and wind.

Hurricanes are dangerous due to flooding, storm surge, and windspeeds capable of causing damage to structures. Hurricanes can change course within a matter of hours so it is very important to stay aware of the changing weather during these months.

#5- Prices are the Cheapest of the Year for Visiting the Florida Keys

September and November are the cheapest months to visit the Florida Keys because of the unpredictable weather. By saving money on booking hotels and activities, there is more leftover to spend on the things that truly make a vacation feel like a getaway.

Make sure to look at the cancellation policies before booking your trip to the Florida Keys in September.

#6- Clearwater Beach is the Best Florida beach to Visit in September

While the school season has kicked off, the beach is less busy during this time which gives you more time to relax on a beach towel along the sugary white shores, or take a dip in the warm waters.

Clearwater Beach has many great attractions for everyone to enjoy. Discover yummy places to eat, a cool fishing pier to walk down, a grand theater, pirate ships, and more.

#7- The Florida Springs Start to Clear Out in September

Natural Florida springs make for great vacation spots in Florida in September. The Sunshine State is well known for its impressive crystal clear blue water springs scattered throughout the land of the pines and mangroves. Not only are the natural springs absolutely gorgeous this time of year, but taking a dip can be so refreshing because they will feel a bit colder. The water temperatures of most springs stay around 68-72°F all year long.

Many of the springs have deep underwater cave systems that are awesome for scuba diving. However, with miles of complex underwater systems, it is critical that you are either scuba certified or with an instructor before diving at any of these locations. The great news is that a few springs do offer scuba diving courses for anyone interested. Otherwise, floating down the springs is fun with floaties and paddle boards too!

If you are wanting to avoid crowds altogether, try visiting the springs during the weekdays.

#8-Fishing Florida in September

Fall fishing is the best kept secret. The crowds start dying down but the fish aren't going anywhere. In fact, some favorites return to these shores, providing even more diversity. Florida fishing seasons keep on giving.

Tuna make a comeback to the Keys, adding to the deep sea fishing frenzy, while **Sailfish** have never been more plentiful in Miami. In the Panhandle, it's all about Bull Redfish in the shallows, but the warm weather still means you can head offshore while the pelagics are still biting. Head around the coast to [Homosassa](#) and you can combine fishing with swimming with manatees – while reef fishing is as good as ever!

As for freshwater, shorter days mean more time to target the favorites. Largemouth Bass return to the topwaters, joining Bluegill and all sorts of Panfish. Hit anywhere from Okeechobee to Kissimmee, to Harris, and beyond, and you'll be in for a treat.

#9-55 Festivals

[55+ Sizzling September Festivals In Florida - Wander Florida](#)