



**FAIRVIEW COMMUNITY
ASSOCIATION
NEWSLETTER**

April 2026

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 meeting
September 28 at 3pm in Room 3 of
Community Hall**



President	Ellen Jones	941-545-2551
Vice President	Myron Brokaw	817-228-7937
Secretary/Treasurer	Maryrose Ramacci	815-263-7462
Director	Lisa Law	813-784-2979
Director	Joe Zimmer	770-815-8648
Newsletter Editor	Becky Rahe/Paula Brokaw	813-362-8671/817-228-9278

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



We had a great potluck picnic Sat, April 11th with wonderful food (as always!) and great conversations with our neighbors. Some of us even tried our hand at corn hole.

A big thanks to Sandy Zimmer and her committee for planning the picnic.

We look forward to having another get together in the fall when our snowbirds return.

If you haven't noticed yet, Mr. Parrish and his crew have completed the landscaping at the front entrances. The beds look good now and will look even better as the newer plants grow and fill out.

For those who missed the special Board meeting on March 26th, there was some further discussion regarding tree removal and replacement. A motion was then made and approved which changed the ARC Guidelines to include replacing trees that are removed.

Take care of yourselves and your neighbors and I'll see you around the neighborhood.

Ellen

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



SINCE THE PRICE OF GAS IS SO HIGH RIGHT NOW, TIPS ON PUMPING GAS:

Some ways to get more of your money's worth for every gallon:

1. Only fill your vehicle in the early morning when the ground temperature is cooler. Remember that all service stations have their storage tanks buried below ground. The colder the ground the more dense the gasoline, when it gets warmer gasoline expands. So, filling your vehicle in the afternoon or evening, your gallon is not exactly a gallon.
2. When you're filling up do not squeeze the trigger of the nozzle to a fast mode. If you look you will see that the trigger has three (3) stages: low, middle, and high. You should be pumping on low mode, thereby minimizing the vapors that are created while you are pumping. All hoses at the pump have a vapor return. If you are pumping on the fast rate, some of the liquid that goes to your tank becomes vapor. Those vapors are being sucked up and back into the underground storage tank so you're getting less for your money.
3. One of the most important tips is to fill up when your gas tank is HALF FULL. The more gas in your tank, the less air occupying its empty space. Gasoline evaporates faster than you can imagine.
4. Lastly, if a gasoline truck is pumping into the storage tanks when you stop to buy gas, DO NOT fill up; most likely the gasoline is being stirred up as the gas is being delivered, and you might pick up some of the dirt that normally settles on the bottom.
5. Check your tires.
6. Reduce your speed.
7. Avoid starts and stops.
8. Get rid of any extra weight.

BECAUSE OF THE CONFLICT IN IRAN...

The Department of Homeland Security has warned of potential lone wolf attacks and cyberattacks in the wake of the strikes on Iran. State and local authorities have moved to heighten alerts for any retaliation on American soil. We must be vigilant of our surroundings and report anything or anyone deemed suspicious.

Also, be aware there may be more scammer attacks. NEVER share your personal information, such as social security number, credit card, bank information, or account passwords, with people you do not know. Please copy this link into your browser and read this article...

<https://malwaretips.com/blogs/fake-microsoft-security-alerts>

SUMMER ENERGY EFFICIENCY HINTS

In Florida homes, maintaining a well-functioning plumbing system is key to avoiding costly repairs and ensuring a comfortable living environment. Starting in March, with warm temperatures and high humidity, Florida homeowners can face unique challenges in maintaining their plumbing systems. As a homeowner, it's essential to both monitor and maintain your plumbing system by adopting a proactive approach.

1. Prevent clogs and buildup in your pipes by adopting healthy habits in your daily routine. In the kitchen, avoid pouring grease or oil down the drain; instead, let it solidify and dispose of it in the trash. Use a sink strainer to catch food particles and regularly clean it out to keep your drains flowing freely. In the bathroom, use a drain strainer in the shower to prevent hair and soap scum from clogging your pipes. It's also wise to schedule regular drain cleaning services with a professional plumber. This ensures your pipes remain clear and prevents more severe issues such as blockages or sewer backups.
2. Checking for leaks is a vital maintenance task for Florida homeowners. To detect concealed leaks, keep an eye on your water bill for any unexplained increases in usage. Inspect any exposed pipes in your home for signs of moisture or corrosion. Toilets can often develop slow, hidden leaks; add a few drops of food coloring to the toilet tank and, without flushing, check the bowl after 30 minutes. If the color is present in the bowl, you likely have a leak that needs repair. Pay attention to your home's exterior, too. Inspect your yard for any unusually damp or sunk-in areas, which could indicate a hidden leak in buried pipes.
3. Maintaining your water heater helps prevent unexpected breakdowns, extends the lifespan of the unit, and ensures optimal efficiency. Regularly inspect the tank for any signs of leaks or corrosion. Check the pressure relief valve to ensure it's in working order, as it protects the tank from excess pressure buildup. Flushing your water heater periodically removes sediment and mineral deposits that can reduce its efficiency. Consider enlisting the services of a professional plumber to assess your water heater's condition and perform maintenance tasks, such as replacing a malfunctioning pressure relief valve or addressing issues with the heating element.
4. While Florida is not prone to freezing temperatures, properly insulating your pipes can still provide various benefits. Insulated pipes can reduce heat loss in your hot water system, resulting in increased energy efficiency, and can also decrease the risk of condensation, which can contribute to mold growth or water damage. Pipe insulation can be easily purchased at home improvement stores and installed as a DIY project. Alternatively, a professional plumber can assess your home's needs and install the appropriate insulation for your pipe.
5. Florida's water supply is known for its hardness, which can lead to mineral deposits building up in your plumbing system. Installing a water softener helps to reduce the minerals in your water supply that cause scaling, extending the lifespan of your pipes and appliances. A licensed plumber can recommend and install the ideal water softener system for your home based on your specific water quality and need.
6. Keeping your sewer lines in good condition is essential to prevent costly damage and health hazards. Be mindful of what you flush down the toilet; avoid flushing "flushable" wipes, feminine hygiene products, and other non-biodegradable items, as these can cause blockages. Install a backwater prevention valve in your sewer line to protect your home from sewer backups. Periodic inspection and cleaning of your sewer lines by a professional plumber also help maintain their functionality. Plumbers use video inspection services to diagnose any potential issues, such as tree root infiltration or pipe damage and can address them promptly to prevent more severe problems.

7. Consider new hurricane proof energy efficient windows with film can lower electric costs and keep your home cooler. At the least, have your window and door casings caulked every few years.
8. Make sure you have adequate insulation in your attic. You can schedule an energy audit from TECO, which they will do for free. They will evaluate your home and make suggestions on energy efficiency for you.
9. Consider a new energy efficient HVAC system to lower electric costs. This will also improve your chances of retaining homeowner insurance.
10. Consider installing a programmable thermostat to adjust the temperature according to your schedule and preferences that can be linked to your phone so you can use it when you are gone. The best summer settings are: 76 when at home, 80 when away from home, and 72 at night. Don't overwork your system by changing the temperature more than 3 degrees.
11. Make sure you are changing your filters once a month.
12. Ceiling fans don't actually cool the room, they cool you through evaporation. Think of a cool breeze on a hot day. Ceiling fans don't actually make the temperature drop. A running fan is cheaper than dropping the temp on your AC and save on your electric bill.
13. Use smart plugs, power strips, and dimmer switches to control the power usage of your appliances and lights.
14. Use appliances in the off peak times when the rates are lower.
15. Replace shower heads and take shorter showers.
16. Replacing your regular light bulbs with energy-efficient versions can help you save energy and money, too. LED light bulbs cost a bit more, but they consume at least 90% less energy and last 25 times longer. The average household saves about \$225 per year by making this switch.
17. When you wash your clothes in warm or hot water, about 75% of the electricity used goes toward heating that water. Lowering the temperature from 75 degrees to just 60 degrees can help you save at least \$60 a year. Cold water is better for your clothes, too, since it helps prevent shrinking, fading and wrinkling.
18. When you need to replace a major appliance — like your washer, dryer, refrigerator or dishwasher — consider getting a model that's endorsed by the federally run Energy Star program. The yellow Energy Star label helps you identify products that save the most energy and money. Energy-efficient dishwashers are designed to use much less water than older models, so they'll help you save thousands of gallons of water compared to washing by hand. But they also reduce your utility costs not to mention hours of your time. For further savings, make sure your dishwasher is full and turn off the heat-dry setting, which uses more energy to heat the dishes.
19. For those of us who have an air conditioner pipe that runs underneath our home to the outside, this pipe needs to be blown out occasionally because of a mold and mildew buildup inside the pipe. By adding a cup of white vinegar down the tube bimonthly, this helps prevent a build up which shuts off the air conditioner. There are also Pro-treatment tablets which do an even better job of eating away the mold and mildew.
20. Keep your blinds closed as much as possible...especially on the south side of your home. Remember doing this up north to keep the cold outside and keep the house warmer?
21. Keep doors and air vents open. Closing a vent just increases pressure in the system and can cause air leaks or an unbalanced flow. That makes your HVAC system work harder to cool your home, and use more energy.
22. Unplug countertop appliances when not in use. They are all still drawing electricity.
23. Instead of using your oven, consider using an electric skillet, toaster oven, etc. that uses 1/3-1/2 the electricity your oven does. Also consider combining food prep to a few times a week to use less electricity and keep your home cooler.