



# EAST LAKE COVE

## East Lake Cove HOA - End of Summer News Letter 2013

Topics and updates for the neighborhood:

- Trees
- Proposed Neighborhood Improvements
- Recycle Bins
- Budget and Board Meetings/ Status of Rentals and Rental Income
- Gates Open at Resident Request
- Fall Yard Sale
- Fall/Spring Picnic
- Last Printed Newsletter

Greetings,

Since our last newsletter, there have been some new faces elected to the East Lake Cove Board of Directors. The current board members are: Brad Danker, Tab Bartlett, Jeffrey Clark, Toni Johnson, Frank Bermudez and Mike Hileman. Some of these board members are new and many have served the community for several years. It is the intent of the board to mirror the wishes of the community. In order for us to do that effectively, participation and feedback from the neighborhood is critical. Please attend meetings or speak with the board members when you see us if you have questions suggestions or comments.

The board would like to say thank you to Michael Lassiter the original World of Homes Community Association Manager, (CAM) for East Lake Cove. Michael has moved on from WOH, and his dedication and institutional knowledge will be missed. With that being said the board would like to welcome Jorge Miranda the new CAM. Jorge has been assisting with the management of the neighborhood for the last year and took over as the CAM when Michael departed.

### **Trees!!**

As you may have noticed the crew from D'Best Lawn Service has been trimming trees around all of the light poles. As a safety consideration, the board voted to have

the trees cut back a minimum of 6 feet from the light poles. This is a function that should be done by the property owners and we ask that the homeowners continue to keep the trees cut back in the future.

This leads to the next issue regarding trees. Many homeowners have complained about the height of the oaks over not only the sidewalks but the streets as well. WOH consulted the county who recommended a minimum of 8 feet above sidewalks and 12-14 feet above the streets. We are asking the individual homeowners to take responsibility for the trees that are on your property and trim them to these recommended heights.

On Lazy Oaks Way where the trees are the most mature, these heights make sense and should significantly decrease traffic flow down the middle of the street by commercial vehicles. The streets where the trees are less mature and it would not be feasible to trim to these heights please make a reasonable effort to trim them to a level that won't scratch the average truck, SUV, or minivan when passing under them and on the sidewalk side trim to a height that an adult can walk under.

### **Proposed Improvements to the Neighborhood**

Several owner requests have been researched and are either on hold or still being evaluated. The first request was for a sidewalk that continues along the northern edge of the pond in the back of the neighborhood. This would tie the sidewalk at the end of Lazy Oaks Way into the sidewalk on Big Cypress. 3 bids were provided with a cost ranging from roughly \$15,00 to \$ 20,000. The board solicited interest within the neighborhood and it was decided that not enough of the membership supported this proposal at this time so the item was tabled.

The next major proposal was the possibility of adding a boat ramp next to the existing community dock and repairing/renovating the existing dock. WOH has been soliciting the county regarding the appropriate permits and have received several bids for possible renovations. More updates will follow regarding this topic in future publications. If this project seems feasible, the entire membership will be asked to vote on it.

### **Recycle Bins/Trash Cans**

WOH really doesn't like writing violation notices. WOH has asked that we remind the homeowners that the recycle cans and trash cans need to be hidden from view of the street. Also, recycle cans and trash cans are to be placed at the curb no earlier than 5 PM the night before pick-up.

### **Budget and Board Meeting Agenda**

October 15<sup>th</sup> is the next board meeting. ALL meetings are open to ALL homeowners.

It is also the annual budget review meeting. We encourage as many owners as possible to attend. It is really fun for the whole family! OK, maybe not that fun, but it is a great time to see where and how the HOA funds are being allocated for the next fiscal year. We will give an accounting of how much the HOA has earned from rental units and properties that the association has taken title of. Thus far, for FY 2013, the HOA has earned in excess of \$23, 000 through rental properties and taking title of foreclosed homes. Not only has the HOA recouped losses through this process, but we have been able to fill these empty homes ensuring these homes are maintained as they should be.

The dates for the rest of the board meetings for the year are: October 15<sup>th</sup> and December 18<sup>th</sup> 2013.

They are held at Narcoossee Community Center at 7:00 on the 3<sup>rd</sup> Wednesday of every other month, unless it needs to be rescheduled. The Narcoossee Community Center is located off of Wiggins Road.

### **Resident Request**

At the last HOA meeting, a homeowner addressed the board regarding his desire to have the gates of the neighborhood open so that he could hold an open house. This homeowner had previously addressed WOH and the board in writing and had his request denied. Again the board denied the request at the HOA meeting. The belief of the board is that we all chose to live in a gated community and we shouldn't open the gates unless it is a community event that the entire membership has the opportunity to participate. The homeowner made the argument that this type of event was good for everybody's property values. IF the neighborhood feels differently then the board will change its policy.

### **Fall Yard Sale**

The fall yard sale will be held on November 2<sup>nd</sup>, 2013. We are attempting to hold the sale on a day where other Narcoossee corridor neighborhoods are holding their sales.

### **Fall/Summer Picnic**

We are looking for volunteers from the neighborhood to assist with organizing and coordinating these events. At this late stage in the year we will probably pass on the Fall Picnic but would like to plan a Spring event. Please contact Jorge Miranda at WOH with your name and contact information and we will get back to you about getting this underway. Jorge Miranda can be reached at: [jmiranda@worldofhomes.net](mailto:jmiranda@worldofhomes.net) or 407-770-1748 ext. 211.

### **Printed News Letter**

Until further notice, this will be the last printed Newsletter. The board took a survey of homeowners at the last board meeting and came to the conclusion that an

emailed newsletter and updated website were the most desired mediums within the community. This is also the most economical way of passing on updates and news items. If World of Homes does not have an updated email address for you please contact Jorge Miranda at WOH to update your contact information.

The community website is <http://www.eastlakecovehoa.com>