



# EAST LAKE COVE

NEWSLETTER

[www.eastlakecovehoa.com](http://www.eastlakecovehoa.com)

Fall 2008

## **REMINDER- Quarterly Homeowners Assessment Fees are due OCTOBER 1<sup>st</sup>**

### **FALL PICNIC and NEIGHBORHOOD GET TOGETHER**

The recreation committee has decided to have the community picnic and get together on Saturday, November 1<sup>st</sup>. They will be providing music, bounce house(s) and games for the kids, basketball competitions and more. The committee will provide desert. There is **no cost** to participate so please bring your picnic and blanket, meet your neighbors, and join the fun. It will be held at the playground / tennis court/pond area in the middle of the community. Activities will start at noon. To volunteer services or to help with setup, please contact Vida Ricketts at 407-891-8411.

### **FALL COMMUNITY GARAGE SALE**

The Board has had some inquiries wondering if we were having a community wide garage sale this fall. We have decided to have the community garage sale on Saturday, November 15<sup>th</sup> with the time being from 8 a.m. until 2 p.m. The front gates will be open on this date, during this time, to allow access to the garage sale. We will put an advertisement in the local paper and post signs about the garage sale out on Narcoosee Rd. Please start getting your items together if you want to participate. It's a fun and easy way to make some money. Use your driveway to display your items for sale and enjoy the day. Many homeowners have had great success with our community garage sales in the past.

### **STREET TREES AND SIDEWALKS**

There have been some complaints about overgrown trees in front of people's homes between the sidewalk and street. These trees are the individual homeowner's responsibility to maintain since they are on their property. Please be sure to keep your tree(s) trimmed so that they don't interfere with people utilizing the sidewalks. A good rule of thumb is to keep the bottom branches at least 6.5 feet above the sidewalk. They should not obstruct or interfere with anyone using the sidewalk. Another item that we have received complaints about are people parking their vehicles across and blocking the sidewalks. Please remember we have many people, including children, that utilize the sidewalks and they should not be blocked by cars. It is a real safety issue when children walking to or from the bus have to go out in the street to get around a car, or cars, in someone's driveway blocking the sidewalk.

### **PROPOSED BUDGET FOR 2009**

The Board of Directors will be discussing and voting on a budget for 2009 at the next Board meeting which is scheduled for October 21<sup>st</sup>. Please plan on attending the meeting that evening. Remember that the budget affects what you pay in association fees and what funds the association has to service and maintain the community.

## **VOLUNTEER TO SERVE ON THE BOARD of DIRECTORS or a COMMITTEE**

There has been much discussion in the local news concerning Homeowner's Associations, both positive and negative. Many people in HOA communities (including our own) complain about the Board of Directors and decisions that they make that affect their property and neighborhoods. One way anyone that has a concern about the community can make a difference is to attend the Board meetings or even volunteer to be on the Board of Directors or serve on a committee. Every year there is an election for individuals to serve on the Board of Directors of our Homeowner's Association. Any member of the Association can serve on the Board of Directors. The election of the Board is at the annual Membership meeting that will be held this year in December. According to our documents and law, there has to be a certain percentage of people that are at the meeting or that return their proxy for an election to be held. If there is not enough people or proxies at the meeting, then the current Board members continue serving until an individual resigns or is removed. **Voting for the people you want serving as your Board of Directors is one of the most important responsibilities of being a homeowner in our (or any) homeowner's association.** The Board of Directors are responsible for setting the amount of the association fees you pay, and how those funds are used. They are responsible for maintaining and "running" the community according to the governing documents of the Association and state law. There will be a notice of the meeting and elections that will be mailed out to each homeowner approximately a month prior to the meeting. It will have a proxy form for you to use if you cannot attend the meeting. Please be sure to attend the annual membership meeting, or submit your proxy so that you have the choice of who serves as your Board of Directors and governs your association. You could also volunteer to serve on the Board prior to, or at, the annual meeting and have your name submitted for the election. There are also positions open for volunteers on committees, such as the Architectural Review Committee, the Recreation Committee, the Beautification Committee, or the Resolution committee. Please contact our manager, Michael Laster at World of Homes, or a Board member if you would be interested in serving on one of these committees or if you need more information.

## **VIOLATIONS OF COVENANTS & RESTRICTIONS**

Have you reviewed your Association documents including the covenants and restrictions? They are available at our website [www.eastlakecovehoa.com](http://www.eastlakecovehoa.com) if you can't find your copy. These are the "rules" of the community. They will explain what you can (and can't) do on, or with, your property and home. They are part of the contract you agreed to when you purchased your home in East Lake Cove. The most common complaint of violation that the Board and management company receives is about homeowners not maintaining their yards. The Board is required by law to follow and enforce these documents. If someone notifies the Board of a violation, we are required to notify the homeowner of the violation so it can be corrected. According to the documents and law, if the homeowner does not correct the violation after receiving notice(s), they can face fines or additional cost if the Association has to pay to have the violation corrected. The Board of Directors does not enjoy having to send violation letters or having to take further action against homeowners that are in violation of the documents. Please take some time to familiarize yourself with these documents. **If you do receive a letter of violation, please be sure to take corrective action or contact our Association Manager, Michael Laster, at World of Homes to explain the issue you may be having.**

## **SCHOOL BUS STOP**

The Board is working with the Osceola School District Transportation office to try to get the elementary and middle school bus stop moved back to inside the community by the park as it was last year. Last school year we had a contract with the district for the bus to pickup and drop off the children inside the community. We are working on getting a new contract, but have experienced delays since there have been staff changes in the transportation office and we were delayed in getting our request in. As soon as we have an update we will be sure to let everyone know.