



# EAST LAKE COVE

NEWSLETTER

Spring 2008

The Board of Directors have started this newsletter to keep members of the Homeowners Association up to date on issues within our community. Please feel free to contact our management company or a member of the Board with any questions or concerns. Homeowners are always encouraged to attend meetings of the Board of Directors as they are always open to all homeowners.

## **New Board for 2008**

There was a new Board of Directors appointed at the annual membership meeting in January. The officers and directors are as follow-

**President:** Dave Coates

**Vice President:** Dennis Howard

**Secretary/Treasurer:** Diane Charbonneau

**Directors:** John Barfield

Frank Bermudez

Harvey Schwartz

Charles Duncker

## **ASSOCIATION ANNUAL ASSESSMENT FEES**

When you purchased a home in East Lake Cove you became a member of the homeowners association. At closing you should have received a copy of the Covenants and Restrictions for East Lake Cove. In the documents it contains information on Assessment Fees that are to be paid to the Association. The fees are used to cover common expenses, such as: Lawn care maintenance of common areas including retention ponds, maintenance of the gate and wall for the community, payment for the management company hired by the Association, along with other items listed in the annual budget. It is important to all members of the association that the fees due from each homeowner are paid by the due dates, as this is the money used to pay the community expenses. In your documents it lists actions that the association may take to collect any unpaid amounts and costs associated with collecting past due amounts. If fees are not paid when due, actions the Association may take can include filing a lien against the homeowner's property and starting foreclosure action on the property. Notices are sent out indicating if payments are past due. To avoid any additional expense to the homeowner, such as late fees, attorney fees, or court costs, please be sure your payments are made by the due date.

## **ASSOCIATION WEBSITE**

**The web address is:** [www.eastlakecovehoa.com](http://www.eastlakecovehoa.com)

There is much information on the Association website including a calendar of meetings, minutes of meetings, copies of homeowner documents, forms, and also contact information for the board and management company. Please be sure to check it out!

### **ARCHITECTURAL REVIEW COMMITTEE**

In our Association documents it refers to homeowners getting approval for any changes made outside of your home or on your property. There are forms available on the website or you may contact the management company to submit your request to the Architectural Review Committee (ARC). Requests should be made for **ANY** alterations done outside your home, including but not limited to: changes in paint color of the home, requests to install a fence or pool, any changes to the landscaping including adding or removing plants or trees. Failure to get approval **before** starting a project or change would result in a violation of our documents and could cause the homeowner additional expense.

### **IRRIGATION AND LAWN MAINTENANCE**

It has been brought to the Boards attention that several homeowners in our community have received notices from the South Florida Water Management District that they are in violation of mandatory water restrictions. The SFWMD has the authority to impose fines on homeowners that are not following watering restrictions. Due to drought conditions, according to law, the times that you may be irrigating your lawn are as follows:  
**Even Addresses (ending in 0,2,4,6,8) may water Thursday and Sunday before 10 am or after 4 pm**  
**Odd Addresses (ending in 1,3,5,7,9) may water Wednesday and Saturday before 10 am or after 4pm**

It is also the homeowner's responsibility to maintain their yards by mowing, edging, trimming, and maintaining weed prevention. **Please do not blow lawn clippings or leaves into the street as these end up in the drainage system causing additional expense to the community to get the system cleaned or repaired.**

### **WORLD OF HOMES - Association Management Company**

Our Association has a contract with World Of Homes for management of our community. They assist the Board with handling the affairs of the community at the Boards direction. The contact information for our manager at World of Homes is:

**Michael W Laster, LCAM**

**World of Homes**

**2884 South Osceola Avenue, Orlando, FL 32806**

**Phone 407-770-1748 Fax 407-770-1792**

### **SPEED BUMPS / SPEEDING IN THE COMMUNITY**

There have been numerous complaints made to the Board concerning vehicles speeding in our community. The Board has considered the installation of speed bumps throughout the community. There are many members of the community concerned with the installation of speed bumps since it would increase wear and tear on vehicles and also increase noise as vehicles pass over them to any homes located near a speed bump. The Board has decided to table the issue at this time and not have them installed. We are asking that all residents (and remind any guests) to be mindful of the speed limit of **15 MPH** in our community. If we can all follow the posted speed limit, we will increase the safety of everyone in our neighborhood and also prevent the expense and other issues with having speed bumps installed.

### **COMMUNITY WIDE GARAGE SALE**

The neighborhood will have a community wide garage sale **SATURDAY, APRIL 19, 2008** from 9am - 4pm. Mark your calendars and plan on participating if you have any items you want to sell. Please set up on your driveway or in your garage and hopefully this will be a huge success for all participating. We will have a sign out on Narcoossee Road and also will be advertising in the papers. The gate to the community will remain open on this date during the hours of 9 am until 4 pm for the garage sale.