



# EAST LAKE COVE

NEWSLETTER

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

Spring 2009

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

### **NEW BOARD MEMBERS**

There have been two new members appointed to the Board of Directors of the East Lake Cove Homeowners Association due to resignations from the Board. John Barfield and Charles Duncker resigned from the Board at the beginning of the year. The Board would like to extend our most heartfelt thanks to John and Charlie in appreciation of their time and talent spent volunteering to be on the Board and helping to make our neighborhood the great community that it is. At the January 27<sup>th</sup> Board meeting the remaining Board voted and appointed Vida Ricketts and Frank Murphy to fill the vacant Board seats. The Board of Directors welcome Frank and Vida and thank them for volunteering. Please feel free to contact any of the Board of Directors through our email on our community website ([www.eastlakecovehoa.com](http://www.eastlakecovehoa.com)) with any ideas, concerns, or questions you may have.

The current Board of Directors are:

Dave Coates – 1914 Lazy Oaks Way

Diane Charbonneau – 4962 Lazy Oaks Way

Frank Bermudez – 4939 Lazy Oaks Way

Frank Murphy – 1934 Lazy Oaks Loop

Dennis Howard – 1938 Big Cypress Drive

Harvey Schwartz – 4972 Lazy Oaks Way

Vida Ricketts – 4902 East Lake Cove Blvd

### **GATE CODE BOX REPAIR**

The gate code box with the display screen and dialing pad were damaged at the beginning of the year. It appeared that someone may have opened their car door and banged the display screen. This caused it to have a blackened section making it difficult or impossible to read peoples names and numbers. The Board obtained bids on replacing the damaged screen. That is what caused some delay with getting it repaired, as all bidders stated the part would have to be ordered. The Board went with the lowest bid of \$469.73. Please keep in mind we all pay to repair community items when damaged, so please exercise caution. If you do not have a remote gate opener or a security card that opens the gate, please contact our community Manager, Michael Laster at 407-932-4777, to receive one.

### **WATERING RESTRICTIONS**

Please keep in mind that lawn watering restrictions are in effect. **What happens if I don't follow these restrictions?** Residential water restrictions are mandatory and will be enforced by Water Management District staff, local governments, and law enforcement agencies. Residential fines typically range from \$25 to \$125 for a first offense. We do know the county has been monitoring in our neighborhood as some people have had violations. This is enforced by the county and not the Association. Please visit <http://sjr.state.fl.us/wateringrestrictions/index.html> for more information.

### **SPRING COMMUNITY GARAGE SALE**

Mark your calendars! The neighborhood will have it's spring community garage sale on Saturday, April 25<sup>th</sup>. The hours will be from 8 am until 2 pm. The gate at the front of the community will be open on this date during these hours. Use your garage, driveway, or yard to display and sell your items and make some money. We will have an advertisement in the paper and on Craigslist, and will post signs.

### **LANDSCAPE & CONTRACT MODIFICATION**

The Board of Directors was able to renegotiate our contract with the community's lawn service contractor. We were able to modify a section of the contract pertaining to the spring and fall cleanup and planting of annual flowers in the front sign/gate area and in the traffic circles. This should show a cost savings of approximately \$5000 a year for the community. The Board voted to replace the annual flowers with roses and spend a one time charge of up to \$1500 to install the roses. Some of this work has been completed already and the remainder of the replacement should be completed soon. Our thanks go to Dave Coates for handling the negotiations and to him, and his wife, for doing the work to install and plant the roses.

### **SPEEDING AND TRAFFIC VIOLATIONS**

There are continued reports of people speeding and violating traffic laws in East Lake Cove. Even though this is a private gated community, all state traffic laws still apply. There have been complaints of children riding motorcycles on the roads, people not stopping at stop signs, and drivers speeding. The Board of Directors have received approval from the County Commissioners to have the County Sherriffs Department enforce state traffic laws and issue citations in our neighborhood. The Board would have to pay for whatever hours we have off duty officers patrol/monitor in East Lake Cove, but the officers would have full authority and power to issue traffic tickets for violations. The Board feels this may be the best way to bring these issues under control.

### **FORECLOSURES and EAST LAKE COVE**

Everyone has heard the news about foreclosures throughout the country. Our neighborhood has been affected as much as the rest of Florida and the country. In East Lake Cove we have over 10 properties (out of 170) that are in some state of foreclosure or have been foreclosed by the bank. This affects everyone's property values and also affects the budget of the Association due to assessment fees that are not being collected from these homeowner's. The Board also has to spend money having some of these lawns mowed so they do not become eyesores or health hazards. The Association may collect some of the delinquent assessment fees and other money spent by the Association from the bank after it forecloses, but we are limited in the amounts by state law. Normally, the Board has to wait to collect until after the bank has sold the property to a new owner.

The Board stated in the last newsletter and at Board meetings, we are trying to do everything we can to keep our assessment fees reasonable and at the same time maintain our community. We have also stated in previous communications, if assessments are not paid on time it affects the whole community. The Board has been performing it's fiduciary duty by following state law and our community documents and taking legal action on property owners that have not paid their assessment fees. We again remind all homeowners that if your account has unpaid assessment fees and is referred to the Association attorney for collections, you will incur additional costs that may far exceed the original amount that is owed.

We have heard from some homeowners that did not pay their assessments and were referred to the attorney for collection. They were shocked and upset that the amount they now owed was far above their original assessment fees. The additional money they were charged, and are responsible for by law, is for attorney's fees, filing fees, and additional costs due to the collection process.

**Please pay your assessment fees on time and avoid additional expense.**