



EAST LAKE COVE

NEWSLETTER

www.eastlakecovehoa.com

Summer 2009

REMINDER- Quarterly Homeowners Assessment Fees are due July 1st

OPENING ON THE BOARD OF DIRECTORS

The Board of Directors have received the resignation of Harvey Schwartz as a Director. We greatly appreciate the time and effort that Harvey volunteered to the community as a Board member. His resignation has created an opening that the Board will vote on to appoint a new Board member to fill at our next meeting on July 28th. If you are interested in volunteering to serve on the Board of Directors, please email through the East Lake Cove website, notify one of the current Board members, call our management company, World of Homes, at 407-770-1748 so they can let the Board know, or attend the meeting on July 28th.

VIOLATION LETTERS

The Board of Directors of East Lake Cove have received a few complaints and inquiries regarding the appearance of some properties in our community. We wanted to explain a little about the procedures that happen when a violation of our Association documents occurs. The Covenants and Restrictions of East Lake Cove were part of the closing documents you received when you bought your home. There are also copies of these documents on our website. They will explain what is required as a homeowner in East Lake Cove and also, what is not permitted. A homeowner would receive a notice of violation letter if there is something on their property that is in violation of the Covenants and Restrictions. Our Association's management company, World of Homes (WOH), goes through our neighborhood regularly and notes any properties that have a violation according to our Association's governing documents. A letter would also be mailed when WOH receives an email or call from someone in the neighborhood about a violation they have noticed or are concerned about. The violation letters are mailed by our management company at the direction of the Board of Directors. The letter will explain to the homeowner what the violation is, and ask that it be corrected. The most common violation in our community is dead spots in yards and not maintaining the lawn. If you read the Association documents they explain that it is the homeowner's responsibility to maintain the sprinkler system, mow, edge and weed the yard, and also to replace any dead areas. If the homeowner does not correct the violation, normally there is another letter mailed explaining that the violation has not been corrected and that the Association will take further action, or, have the violation corrected and billed to the homeowner. There are also provision in Florida law for the Association to fine a homeowner in violation, or refer the matter to the Association attorney to have legal action taken against the homeowner. If the Board has to have action taken, such as mowing the lawn or something else corrected, any expense incurred by the Board will be billed to the homeowner as per our documents and state law. If the matter has to be referred to the attorney for court action, any attorney fees may also be billed to the homeowner.

Some people have inquired as to why the Association can't maintain the properties that have been vacant or foreclosed and have dead lawns. Most of these homes have had the electric and water service turned off. The Board has no legal authority to turn the water or electric back on. As most of you are aware, our lawns will die quickly during dry periods without regular watering from an irrigation system. This is also why the Board will not pay to replace a lawn that is dead on a vacant property. There are approximately 6 empty properties that the Board is having mowed twice a month at \$50.00 per mow, and billed to the homeowners. This is where some of your assessment fees go, as the Board has to pay the lawn service company after service is provided, and then attempt to collect from the homeowner. The Board has the authority, per our documents, to have these properties mowed and then billed to the property owner. This is an attempt to keep the yards looking somewhat presentable and to keep the weeds from growing to tall. The Board is aware how bad some of these properties appear, as we all live in this neighborhood and see them daily along with everyone else. The Board is attempting to use all legal means available, but remember, following all required legal actions and requirements takes time along with additional expense. Also, be aware that the Board is required to treat ANY violation of the governing documents equally.

A few other restrictions that people may be unaware are part of the Association documents are below:

Section 9 -Barbecues (grills) may be located or permitted only on the back patio of a home.

Section 10-Parking- No overnight parking in the streets shall be permitted for any vehicle.

Section 12- Standing Cycles or Other Items- No bicycles, scooters, wagons, carriages, chairs, benches, tables, toys, or other such items shall be parked or be permitted to stand for any period of time on any part of the Community lands, except if in the garage of each home or on a patio of a home if said rear yard or patio is completely fenced in.

Section 15- Litter and Garbage Collection-No garbage, trash, refuse, or rubbish shall be deposited, dumped, or kept on any part of the Community except in closed containers in the storage areas, garages, or fenced in patio areas at the side or rear of the home prior to collection by the refuse service.

Section 20- Games and Play Structures- All game and play structures, including permanent or temporary roll-out basketball hoops and backboards, tree houses, and other recreational equipment shall be located or screened so they cannot be seen from any street and are shielded from view from any adjoining lot.

As the Board of Directors have recommended in the past, please take time to read the governing documents and be aware of your responsibilities as a homeowner in East Lake Cove. The Board is legally required to follow and enforce the Association documents.

WATERING RESTRICTIONS

Please keep in mind that lawn watering restrictions are still in effect even though we have had recent rains. **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.

UPDATE ON REQUEST TO MODIFY THE APPROVED PLAN FOR EAST LAKE PARK

You should be aware that there have been meetings in recent months concerning a request before the County Planning Commission by Orleans Home Builders to change the approved plans for our adjoining community, East Lake Park. The Public Hearing when the County Planning Commission should make a vote on this request is scheduled for Thursday, July 2nd at 6 p.m.. The meeting will be held at the Osceola County Administration Building, 1 Courthouse Square, Board of County Commission Chambers, 4th floor, Kissimmee, Florida, 34741. The request and all information is on our website, but basically, the builder is requesting to decrease lot sizes to be able to fit 17 more homes in the community, and also requesting to decrease the minimum square footage of homes to be built from 1,400 square feet down to 1,150 square feet. These changes could affect the value of your home. The Board of Directors of East Lake Cove would request that ALL homeowners attend the meeting July 2nd so that the County Planning Commission is aware of your thoughts and feelings on the requested change.

EAST LAKE COVE WEBSITE

We would like to inform our new members of East Lake Cove and to remind our other homeowners of our community website. The address is at the top of each newsletter and is www.eastlakecovehoa.com. On the website you will find important information and useful links. We list all Board of Director meeting dates, times, and locations and also have copies of previous meeting minutes if you were unable to attend and want to know what happened at a meeting. (Remember- all homeowners are always welcome at any Board meeting). There are many links on our main page to local government websites, local attractions, and you can even pay your assessment fees online from our main page. You can report a street light issue or outage so that OUC can have it repaired. You can also see current and past winners of Yard of the Month. Please take a moment to check it out, and please feel free at anytime to email any comments, suggestions, or questions that you may have about East Lake Cove to the Board of Directors or our management company, World of Homes. Just use the links or form on the contact page of the website.

HURRICANE SEASON

Hurricane season started June 1st and runs through November 30th. Please review your safety plan for your family and home. Remember to secure or move indoors anything outside that could become a flying projectile during a hurricane. This would include solar lights, patio furniture, toys, small potted plants, and wind chimes among other things. This will help insure your safety and that of your neighbors. If a storm is approaching and projected to hit our area within 72 hours, you may cover windows at that time. You should also remove any coverings that were put up within 72 hours after the storm passes. There is a link at the bottom of our website to the Osceola County Hurricane Center for more helpful information to assist you prepare for a hurricane.

EMAIL LIST FOR NOTIFYING RESIDENTS

The Board has discussed at meetings and in previous newsletters that we would like to have email addresses for community members so that when there are urgent notices, such as reports of crime or reports of suspicious activity, we would be able to quickly email residents so they are aware. We do try to post any urgent information of this type on the community website. Not all residents may check the website daily, so they may not be aware of the notices, and the newsletters only come out quarterly which is not timely for this type of information. We have some residents email addresses and used them to send notices regarding the meetings on East Lake Park's request to change its plans. We do not sell or use these email addresses for purposes other than notices of timely information regarding our community. If you are interested in having your email address added to the list to receive notifications, please email Dennis Howard at dhoward@cfl.rr.com.

