



# EAST LAKE COVE

NEWSLETTER

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

Fall 2009

## **REMINDER- Quarterly Homeowners Assessment Fees were due October 1<sup>st</sup>**

### **ASSESSMENT FEE and BUDGET APPROVED**

The Board of Directors, at the meeting on September 29<sup>th</sup>, voted approval of the the budget and assessment fee for next year. The assessment fee for 2010 was voted to remain the same as this year. The annual assessment will be \$1,080.00 per year per lot, or can be paid in four quarterly payments of \$270.00 each. **The annual assessment due date is January 1, 2010. If electing to pay assessment by quartely payments, due dates are January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>.**

The Board would like to remind all homeowners that failure to pay assessment fees by the due date will cause the owner to incur additional expense in the form of late fees and interest. Failure to pay assessment fees will also result in the Association bringing an action at law against the owner(s) personally obligated to pay the same and/ or foreclosure of the lien against the property. Any expense or attorney fees the Association incurs in collection of the assessment will also be the obligation of the owner, per our Association documents and state law. As some homeowners have learned, these expenses can far exceed the original assessment.

### **BOARD OF DIRECTORS ELECTION and ANNUAL MEETING**

The annual East Lake Cove Homeowners Association Membership meeting and election of the Board of Directors will be held on December 1<sup>st</sup>, 2009 starting at 7 p.m. at the St Cloud Veterans Memorial Library located at 810 13<sup>th</sup> Street in St Cloud. This is your chance to elect the Board that will run the Association for the next year. It is important that if you are unable to attend the meeting/election that you at least return your proxy (which will arrive by mail closer to the meeting date) so we may have a quorum of members. If a quorum of members is not obtained, the current Board continues to serve for next year. If this happens and a Board member resigns or sells their property, the remaining Board members can appoint someone to fill the postion. Of the seven current Board Members, Dave Coates and Diane Charbonneau have announced they will not be seeking reelection to the Board of Directors. This means we will have at least two open postions on the Board that we will need volunteers to seek election or appointment to fill. We also need volunteers to serve on the Resolution Committee, Architectural Review Committee (ARC), and the Recreation Committee. The Resolution Committee meets when a homeowner's violation of the Association documents has not been resolved after notification. It can impose a fine or recommend further legal action. The Architectural Review Committee meets to approve or deny requests that homeowners submit to make changes to their property. The Recreation Committee plans events for the community. **Please consider volunteering to serve on the Board or a Committee. Many homeowners complain about how the community is run, but few want to volunteer their time or talents to improve our neighborhood.**

### **ISSUES WITH SCHOOL BUS STOP**

The Association has had to spend considerable funds to get the pedestrian gate at the front of the community repaired twice in the past year. These are funds that come from each owner's assessment fee. The pedestrian gate is getting broken due to children not using their keys to open the gate when utilizing the school bus stop. There have been reports of children forcing the gate open by various means which has caused the locks, springs, and hinges to become broken. The Board does not want to have a camera installed to monitor the gates but may need to do so if the pedestrian gates continue to get broken. If someone is found breaking the gate, criminal charges may be filed and the repair expense may be the responsibility of the individual or their parents. Please talk to your children about not abusing the pedestrian gate and using their gate keys. Please contact our management company at 407-770-1748 if you need a replacement key. Please also remind your children of the safety hazard of trying to go out the vehicle gate by squeezing between the gates or following a vehicle. The Board has also received complaints of parents blocking the exit lanes for right hand turns, by parking in them, while waiting for the bus with their children. Please keep in mind these are roadways and, as such, are non parking areas.

### **FALL COMMUNITY GARAGE SALE**

Mark your calendars! The neighborhood will have the fall community garage sale on Saturday, November 7th. 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. It's a great time and easy way to make some extra money heading into the holiday season.

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

The recreation committee has decided to have the community picnic and get together on Saturday, November 14<sup>th</sup>. They will be providing music, bounce house(s), games and more for the kids. The committee will provide hot dogs and cookies. 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 area in the middle of the community. Activities will start at noon. To volunteer services or to help with setup or cleanup please contact Vida Ricketts at 407-891-8411.

### **CONDITION OF YARDS IN THE COMMUNITY**

All of you should have noticed the condition of the yards in our neighborhood has deteriorated in the last year. The weather we had earlier this year had a large part to play in the abundance of insect damage that was found. Many yards started out with only small patches with an issue that then seemed to take over the whole yard. This is an important issue that affects everyone's property values. The Board has received many complaints from homeowners that are taking care and maintaining their yards but are having issues due to a neighbor NOT taking care of their yard by mowing or by treating for weeds and bugs. The responsibility to maintain and penalties for failure to maintain are outlined in our Association documents. This would include treating your yard for weeds, bugs and disease. If a homeowner is not able to treat their yards themselves, they should hire a service. Many people have found it costs about the same to have a service treat your yard as to do it yourself. Brown or dead areas need to be repaired or replaced. The lawn needs to be mowed and irrigated if needed, shrubs and trees trimmed and maintained, and also weeds need to be pulled or treated. Our management company sends out violation letters to any property that is not maintaining their property according to our Association documents. There are many properties that have received violation notification letters that have not responded to the letters nor corrected the violation. The Board is making every property owner aware that further action including fining and further legal action will be taken. The Board of Directors does not like having to take legal action against our neighbors, but we are required to enforce our Association documents. We understand that there are difficult economic issues that may be having an effect, but it only costs a couple dollars for gas to mow a yard and it costs nothing to pull the weeds.